

**2012 Summary: Plant Investment/Development Fees and Charges  
Residential (Effective January 1, 2012)**

*Fees are rounded for estimation purposes.*

The following fees are summarized from Chapter 26 of the Code of the City of Fort Collins. Information is provided for estimation purposes only since each development may have special characteristics that could impact fees. Additional rules and regulations may also apply. Please contact the Utilities for additional information and specific costs for your development.

	Single Family	Duplex	Multi Family
<b>Electric</b>			
Cost per square foot of development excluding dedicated right-of-way:	\$0.04950	\$0.04950	\$0.04950
Cost per lineal foot of developed site abutting dedicated right-of-way:	\$10.08	\$10.08	\$10.08
Cost per dwelling unit:			
150 amp panel	\$1,281	\$854	\$854
200 amp panel (and electric heat)	\$2,165	\$1,519	\$1,519
<i>50% of the above charges are payable by the developer before the start of construction of the electric system, the remaining 50% is payable before the system is energized.</i>			
Cost per secondary service:			
1/0 service	\$642	\$642	\$642
4/0 service (typical single family)	\$821	\$821	\$821
350 kCM service	\$818	\$818	\$818
Additional charges apply to secondary services greater than 65 feet.			
Construction power, flat charge (waived if construction power is not required):	\$208.10	\$208.10	
<i>Secondary services and construction power charges are payable on the building permit. Contact Electrical Engineering at (970) 221-6700 for additional information.</i>			
<b>Water</b>			
<b>Plant investment fee (PIF) for water tap or meter:</b>			
Cost per dwelling unit:	\$730	\$510	\$510
Cost per square foot of lot:	\$0.39	\$0.27	\$0.27
<b>The raw water requirement (RWR) in acre feet is determined using this formula:</b>			
RWR = (0.3456 x no. of living units) + (2.304 x net acres of development)			
The RWR can be satisfied with one of the following:			
Water rights acceptable to the City			
City water certificates			
Cash in lieu of water rights at \$6,500 per acre foot			
<b>Water meter:</b>			
	\$151 (3/4" meter)	\$302 (2-3/4" meters)	Based on size. See commercial water meter charges.
<b>Development review charge, per living unit:</b>			
	\$53	\$43	\$43
<b>Construction water:</b> in 2012 will be billed a flat monthly charge on utility bill if 3/4" or 1" service; larger services will have meters installed during construction and billed on use			
<b>Note:</b> Irrigation taps for open space in single family developments will be charged commercial PIFs and RWR.			
<i>The water fees and charges are payable on the building permit. If the RWR is satisfied with water rights or city certificates the transaction must be completed at the Utilities before a water service permit is issued.</i>			
<i>Contact Mary Young at (970) 416-2630 for additional information.</i>			
<b>Wastewater</b>			
PIF per living unit:	\$3,440	\$2,410	\$2,410
Development review charge, per living unit:	\$53	\$43	\$43
<i>The wastewater fees and charges are payable on the building permit. Contact Mary Young at (970) 416-2630 for additional information.</i>			
<b>Stormwater</b>			
<b>Stormwater PIF = runoff coefficient x \$6,390/acre x acres of gross area</b>			
Where:			
a. Gross area includes allocated open space and right of way.			
b. Runoff coefficient is determined by the percentage of impervious area in the development. Impervious surface is area that does not absorb water such as buildings and parking lots. To estimate the runoff coefficient for a residential development 0.5 can be used, however, your development may vary from this estimate.			
<b>Development review charge = rate factor x \$1,045/acre x acres of net area</b>			
Where:			
a. Net area includes allocated open space but excludes right of way.			
b. Rate factor is determined by the percentage of impervious area in the development. To estimate the rate factor for a single family development 0.4 can be used, however, your development may vary from this estimate.			
<i>Stormwater plant investment fees are payable on the building permit. Contact Jean Pakech at (970) 221-6375 for additional information.</i>			