

Summary: Plant Investment/Development Fees and Charges

Residential (Effective Jan 1, 2009)

(Fees are rounded for estimation purposes.)

	Single-Family	Duplex	Multi-Family
Electric			
Cost per square foot of development excluding dedicated right-of-way	\$0.04919	\$0.04919	\$0.04919
Cost per lineal foot of developed site abutting dedicated right-of-way	\$9.77	\$9.77	\$9.77
Cost per dwelling unit:			
150 amp panel	\$1,262	\$842	\$842
200 amp panel	\$2,143	\$1,505	\$1505
50% of the 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.			
Cost per secondary service:			
1/0 service	\$658	\$658	\$658
4/0 service (typical single-family)	\$817	\$817	\$817
350 kCM service	\$903	\$903	\$903
Additional charges apply to secondary services greater than 65 feet.			
Construction power, flat charge (waived if construction power is not required)	\$199.19	\$199.19	
Secondary services and construction power charges are payable on the building permit. Contact Electrical Engineering at (970) 221-6700 for additional information.			
	Single-Family	Duplex	Multi-Family
Water			
Plant investment fee (PIF) for water tap or meter:			
Cost per dwelling unit, plus	\$730	\$490	\$490
Cost per square foot of lot	\$0.36	\$0.27	\$0.27
The raw water requirement (RWR) in acre feet is determined using this formula:			
RWR = (0.3456 x no. of living units) + (2.304 x net acres of development)	See formula.	See formula.	See formula.
The RWR can be satisfied with one of the following:	\$5,203 cash in lieu of RWR for a typical 8,600-sq. ft. lot.		
• Water rights acceptable to the City			
• City water certificates			
• Cash in lieu of water rights at \$6,500 per acre foot			
Water meter	\$149 (3/4" meter)	\$298 (2 3/4" meter)	Based on meter size. See Commercial PIFs
Development review charge, per living unit	\$53	\$43	\$43
Construction water, flat charge	\$19.08	Based on meter size	Based on meter size
Note: Irrigation taps for open space in single-family and duplex developments will be charged commercial PIFs and RWR.			
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.			
Contact Mary Young at (970) 416-2630 for additional information.			
	Single-Family	Duplex	Multi-Family
Wastewater			
PIF per living unit	\$3,194	\$2,069	\$2,069
Development review charge, per living unit	\$53	\$43	\$43
The wastewater fees and charges are payable on the building permit. Contact Mary Young at (970) 416-2630 for additional information.			
	Single-Family	Duplex	Multi-Family
Stormwater			
Stormwater PIF = runoff coefficient x \$4,420/acre x acres of gross area			
Where:	See formula. (\$740 for typical 14,576-sq. ft. gross area lot and .5 runoff coefficient.)	See formula. Varies by gross lot size and runoff coefficient.	See formula. Varies by gross lot size and runoff coefficient.
a. Gross area includes allocated open space and right of way.			
b. Runoff coefficient is determined by the percentage of impervious area (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. (Your development may vary.)			
Development review charge = rate factor x \$1,045/acre x acres of net area			
Where:	See formula. (\$111 for a typical 11,600-sq. ft. net area lot and .4 rate factor.)	See formula. Varies by lot size and rate factor.	See formula. Varies by lot size and rate factor.
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. (Your development may vary.)			
Stormwater PIFs are payable on the building permit. Contact Jean Pakech at (970) 221-6375 for additional information.			