

Fee Schedule for Utility Easement Applications

City of Fort Collins Natural Areas

Updated March 2013

The following fee structure is explained in *the City of Fort Collins (City) Utility Easement Policy (Ordinance 2012-001)* and in the *2011 Guidance Document: Compensation and Mitigation Requirements for Easements on the City of Fort Collins Natural Areas and Conserved Lands*.

This fee schedule and worksheet was created to help the applicant track expenses associated with the easement application process, restoration fees, ecological service fees, and costs associated with additional staff time. The City's Utility Easement Policy and Guidance Document explains, as a condition of approval of any easement or right-of-way, the City will require cash compensation for the administrative costs of processing and managing the easement (see #1 below); for the value of the permanent and temporary easements (see #2 below); and for the City to perform vegetation management after initial restoration (see #3 below). The City also requires compensation for the loss of ecological service values, recreation values, and other intrinsic values of the property (see #4 below). The base administrative fee (see #1 below) covers expected staff time needed to process and manage the easement. In instances where staff time exceeds the initial administrative fee, the easement holder will be charged additional staff time (see #5 below). The following fee schedule for utility easements was updated and approved in March 2012.

Note: All checks should be made out to City of Fort Collins Natural Areas Department – Utility Easement

1. Administrative Fee (*due with application packet*)

A base administrative fee of \$1,500 will be charged to process each easement request. The administrative fee should be submitted with the initial application package

Base Administrative Fee \$ 1,500

2. Appraised Value of Easement(s) (*due with signed Easement Agreement*)

This is not a fee but compensation for conveyance for the easement or right to use the property based on the market value of the property.

Temporary Construction Easement(s) \$ _____

Permanent Easement(s) \$ _____

3. Restoration Fee (if applicable, due with signed Easement Agreement)

\$3,000 an acre is based on grassland / shrubland cover types. Vegetation management fees for other cover types will be determined on a case-by-case basis.

One acre or less \$ 3,000

Or

More than one acre \$3,000/acre x _____ acres = \$ _____

4. Ecological Service Fee (if applicable, due with signed Easement Agreement)

(See Guidance Document: Compensation and Mitigation Requirements for Easements on the City of Fort Collins Natural Areas and Conserved Lands. (November 2011))

Ecosystem Type:

I. _____ = \$ _____

II. _____ = \$ _____

III. _____ = \$ _____

IV. _____ = \$ _____

TOTAL E.S. FEES = \$ _____

TOTALS:

Total due with application (#1 above) = \$ 1,500

#2 Appraised Value of Easements = \$ _____

#3 Restoration Fee = \$ _____

#4 Ecological Service Fee = \$ _____

Total due with signed Easement Agreement (Section 2+3+4) = \$ _____

5. Additional Staff Time Staff will track the cost to administer the easement and will bill the Grantee for any cost in excess of \$1,500 at the cost of staff time plus 20%. The applicant will be informed if the project exceeds the base fee and as staff time accrues.