

OPTION #1

ORDINANCE NO. 168, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 7.5 OF THE CODE OF THE CITY OF FORT
COLLINS TO UPDATE THE CAPITAL EXPANSION FEES AND THE
TRANSPORTATION EXPANSION FEE

A. The City is a home rule municipality having the full right of self-government in local and municipal matters under the provisions of Article XX, Section 6 of the Colorado Constitution.

B. Among the home rule powers of the City is the power to regulate, as a matter of purely local concern, the development of real property within the City and establish impact fees for such development.

C. The City Council has determined that new development should contribute its proportionate share of providing the capital improvements that are typically funded with impact fees.

D. The City Council has broad legislative discretion in determining the appropriate funding mechanisms for financing the construction of public facilities in the City.

E. In 2023, City staff initiated a comprehensive review of its various impact fees now charged to new development, including its community parkland, neighborhood parkland, police, fire protection, transportation, general government and transportation capital improvement expansion fees (collectively, "Capital Expansion Fees").

F. As a result of that review, the City commissioned an impact fee study for the community parkland, neighborhood parkland, police, fire protection and general government capital improvement expansion fees that has resulted in the "Capital Expansion Fee Study" dated November 21, 2023, which has identified the need to increase such Capital Expansion Fees by various amounts.

G. The City also commissioned an impact fee study for the transportation expansion fees dated October 20, 2023, that has resulted in the "Transportation Capital Expansion Fee Study," which also identified the need to increase and decrease the transportation expansion fees by various amounts depending on the type of development proposed.

H. Adjustments to the fee schedules to levels below those identified in the fee studies result in lower levels of service, as well as delays in building new infrastructure and service capacity. The City Council directs the City Manager to explore alternative sources of funding to cover the shortfalls, including backfill from the general fund.

I. The City Council decided to adjust the Capital Expansion Fees for inflation only, similar to adjustments made for 2024 and 2025. This decision does not adopt the

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fee adjustments identified in the 2023 fee studies. Although City Code contemplates a reevaluation and revision of the Capital Expansion Fees at five-year intervals, Council is delaying the overall update of the Fees pending further discussion. Council has requested further exploration of alternative ways to approach future study of the Fees as well as the City's policies and programs regarding Impact Fees and housing affordability.

J. For the foregoing reasons, the City Council has determined that it is in the best interest of the City and its citizens and necessary for the protection of the public's health, safety and welfare, that the Capital Expansion Fees be adjusted for inflation as hereafter provided.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 7.5-28(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-28. - Community parkland capital expansion fee.

- (a) There is hereby established a community parkland capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of community parks, as such improvements may be identified in the capital improvements plan for community parkland. Such fee shall be payable prior to the issuance of any building permit for a residential structure. The amount of such fee shall be determined per dwelling unit as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	\$3,144.00	\$ 3,229.00	\$ 3,303
Resid., 701 to 1,200 sq. ft.	4,208.00	\$ 4,322.00	\$ 4,421
Resid., 1,201 to 1,700 sq. ft.	4,595.00	\$ 4,719.00	\$ 4,828
Resid., 1,701 to 2,200 sq. ft.	4,642.00	\$ 4,767.00	\$ 4,877
Resid., over 2,201 sq. ft.	5,175.00	\$ 5,315.00	\$ 5,437

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 2. Section 7.5-29(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-29. - Police capital expansion fee.

- (a) There is hereby established a police capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital

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improvements related to the provision of police services, as such improvements may be identified in the capital improvements plan for police services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	\$305.00	\$ 313.00	\$ 320
Resid., 701 to 1,200 sq. ft.	413.00	\$ 424.00	\$ 434
Resid., 1,201 to 1,700 sq. ft.	449.00	\$ 461.00	\$ 472
Resid., 1,701 to 2,200 sq. ft.	455.00	\$ 467.00	\$ 478
Resid., over 2,200 sq. ft.	507.00	\$ 521.00	\$ 533
Commercial buildings (per 1,000 sq. ft.)	384.00	\$ 394.00	\$ 403
Office and Other Services (per 1,000 sq. ft.)	384.00	\$ 394.00	\$ 403
Industrial buildings (per 1,000 sq. ft.)	90.00	\$ 92.00	\$ 94

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 3. Section 7.5-30(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-30. - Fire protection capital expansion fee.

- (a) There is hereby established a fire protection capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of fire services, as such improvements may be identified in the capital improvements plan for fire protection services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

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	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	\$545.00	\$ 560.00	\$ 573
Resid., 701 to 1,200 sq. ft.	737.00	\$ 757.00	\$ 774
Resid., 1,201 to 1,700 sq. ft.	802.00	\$ 824.00	\$ 843
Resid., 1,701 to 2,200 sq. ft.	845.00	\$ 837.00	\$ 856
Resid., over 2,200 sq. ft.	907.00	\$ 931.00	\$ 952
Commercial buildings (per 1,000 sq. ft.)	686.00	\$ 705.00	\$ 721
Office and Other Services (per 1,000 sq. ft.)	686.00	\$ 705.00	\$ 721
Industrial buildings (per 1,000 sq. ft.)	461.00	\$ 465.00	\$ 469

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 4. Section 7.5-31 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-31. General governmental capital expansion fee.

(a) There is hereby established a general governmental capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of general governmental services, as such improvements may be identified in the capital improvements plan for general governmental services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial, office and other services, or industrial structure. The amount of such fee shall be determined as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	\$742.00	\$ 762.00	\$ 780
Resid., 701 to 1,200 sq. ft.	1,001.00	\$ 1,028.00	\$ 1,052
Resid., 1,201 to 1,700 sq. ft.	1,093.00	\$ 1,123.00	\$ 1,149
Resid., 1,701 to 2,200 sq. ft.	1,110.00	\$ 1,140.00	\$ 1,166
Resid., over 2,200 sq. ft.	1,236.00	\$ 1,269.00	\$ 1,298
Commercial buildings (per 1,000 sq. ft.)	1,877.00	\$ 1,928.00	\$ 1,972
Office and Other Services (per 1,000 sq. ft.)	1,877.00	\$ 1,928.00	\$ 1,972
Industrial buildings (per 1,000 sq. ft.)	442.00	\$ 454.00	\$ 464

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In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

(b) All fees collected under this Section shall be deposited into the "general governmental capital expansion fee account" established in § 8-93. This account shall be an interest bearing account, and any interest income earned on the fees shall be credited to the account. Funds withdrawn from the general governmental capital expansion fee account shall be used only for the purposes specified in subparagraph (a) of this Section and said expenditures shall be subject to the provisions of this Article.

Section 5. Section 7.5-32 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-32. - Transportation expansion fee.

There is hereby established a transportation expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding transportation improvements related to the provision of transportation services. Such fees shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. These fees shall be deposited in the "transportation improvements fund" established in § 8-87. The amount of such fee shall be determined as follows:

TRANSPORTATION EXPANSION FEE SCHEDULE

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	2,903.00	\$ 2,958.00	\$ 2,849
Resid., 701 to 1,200 sq. ft.	5,391.00	\$ 5,493.00	\$ 5,290
Resid., 1,201 to 1,700 sq. ft.	7,000.00	\$ 7,133.00	\$ 6,869
Resid., 1,701 to 2,200 sq. ft.	8,185.00	\$ 8,341.00	\$ 8,032
Resid., over 2,200 sq. ft.	8,774.00	\$ 8,941.00	\$ 8,610
Commercial (per 1,000 sq. ft.)	10,682.00	\$ 10,885.00	\$ 10,482
Office and Other Services (per 1,000 sq. ft.)	7,869.00	\$ 8,019	\$ 7,722
Industrial/Warehouse (per 1,000 sq. ft.)	2,540.00	\$ 2,588.00	\$ 2,492

Section 6. Section 7.5-71(b) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-71. - Neighborhood parkland capital expansion fee.

(a) The amount of the fee established in this Section shall be determined for each dwelling unit as follows:

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	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>	<i>As of January 1, 2026</i>
Resid., up to 700 sq. ft.	\$2,226.00	\$ 2,286.00	\$ 2,339
Resid., 701 to 1,200 sq. ft.	2,980.00	\$ 3,060.00	\$ 3,130
Resid., 1,201 to 1,700 sq. ft.	3,255.00	\$ 3,343.00	\$ 3,420
Resid., 1,701 to 2,200 sq. ft.	3,288.00	\$ 3,377.00	\$ 3,455
Resid., over 2,200 sq. ft.	3,664.00	\$ 3,763.00	\$ 3,850

Introduced, considered favorably on first reading on October 21, 2025, and approved on second reading for final passage on November 3, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: November 13, 2025
Approving Attorney: Dianne Criswell

Exhibit: None

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ORDINANCE NO. 168, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 7.5 OF THE CODE OF THE CITY OF FORT
COLLINS TO UPDATE THE CAPITAL EXPANSION FEES AND THE
TRANSPORTATION EXPANSION FEE

A. The City is a home rule municipality having the full right of self-government in local and municipal matters under the provisions of Article XX, Section 6 of the Colorado Constitution.

B. Among the home rule powers of the City is the power to regulate, as a matter of purely local concern, the development of real property within the City and establish impact fees for such development.

C. The City Council has determined that new development should contribute its proportionate share of providing the capital improvements that are typically funded with impact fees.

D. The City Council has broad legislative discretion in determining the appropriate funding mechanisms for financing the construction of public facilities in the City.

E. In 2023, City staff initiated a comprehensive review of its various impact fees now charged to new development, including its community parkland, neighborhood parkland, police, fire protection, transportation, general government and transportation capital improvement expansion fees (collectively, "Capital Expansion Fees").

F. As a result of that review, the City commissioned an impact fee study for the community parkland, neighborhood parkland, police, fire protection and general government capital improvement expansion fees that has resulted in the "Capital Expansion Fee Study" dated November 21, 2023, which has identified the need to increase such Capital Expansion Fees by various amounts.

G. The City also commissioned an impact fee study for the transportation expansion fees dated October 20, 2023, that has resulted in the "Transportation Capital Expansion Fee Study," which also identified the need to increase and decrease the transportation expansion fees by various amounts depending on the type of development proposed.

H. Considering feedback from the Council Finance Committee on February 11, 2025, staff initiated revisions to both 2023 Studies to adjust study methodologies to align dwelling unit and other categories, along with updated data, with the City's Land Use Code ("2025 Revised Studies"). By applying updated methods and data, the 2025 Revised Studies, dated August 21 and August 26, 2025, identified categories that are more representative of household size based on product type.

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I. For the foregoing reasons, the City Council has determined that it is in the best interest of the City and its citizens and necessary for the protection of the public's health, safety and welfare, that the Capital Expansion Fees be adjusted for inflation as hereafter provided.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 7.5-16 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-16. - Intent.

The provisions of this Article are intended to impose certain fees to be collected at the time of building permit issuance in an amount calculated as shown herein for the purpose of funding the provisions of additional capital improvements as the City's population increases. The imposition of said fees is intended to regulate the use and development of land by ensuring that new growth and development in the City bear a proportionate share of the costs of capital expenditures necessary to provide community parkland, police, fire protection, general government, neighborhood parkland and transportation capital improvements. Said fees shall not be used to collect more than is necessary to fund such capital improvements. The fees provided for in this Article are based on the City's Capital Expansion Fee Study, dated August 2016, **November 21, 2023 and updated August 26, 2025, as amended**; the City's Transportation Capital Expansion Fee Study dated April 2017 **and October 20, 2023 and updated August 21, 2025, as amended**, which establish a fair and equitable allocation of costs and recognize past and future payments for new development, as well as credits for construction, dedication of land or cash contributions. Funds collected from said fees shall not be used to remedy existing deficiencies, but only to provide new capital improvements which are necessitated by new development. The amount of revenue generated by said fees shall not exceed the cost of providing the capital improvements for which they are imposed, and the same shall be expended solely to provide the specified capital improvements.

Section 2. Section 7.5-19(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-19. - Imposition, computation and collection of fees.

- (a) Payment of the fees imposed under the provisions of this Article shall be required as a condition of approval of all development in the City for which a building permit is required. The amount of such fees has been calculated using current levels of service and the data and methodologies described in the City's Capital Expansion Fee Study, dated August 2016, **November 21, 2023 and updated August 26, 2025, as amended**; the City's Transportation Capital Expansion Fee Study dated April 2017 **and October 20, 2023 and updated August 21, 2025, as amended**. The fees due for such development shall be payable by the feepayer to the Building Official prior to or at the

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time of issuance of the first building permit for the property to be developed, except to the extent that an agreement deferring all or any portion of such payment has been executed by the City providing for a different time of payment approved by the City Council by resolution. If, during the period of any such deferral, the amount of the deferred fee is increased by ordinance of the City Council, the fee rate in effect at the time of payment shall apply. If the building permit for which a fee has been paid has expired, and an application for a new building permit is thereafter filed, any amount previously paid for a capital expansion fee and not refunded by the City shall be credited against any additional amount due under the provisions of this Article at the time of application for the new building permit.

Section 3. Section 7.5-23(b) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-23. - Community parkland capital expansion fee.

- (b) The burden of proof in any such hearing shall be on the applicant to demonstrate that the amount of fee or offset or credit was not properly calculated by the City. In the event of an appeal of the amount of a fee, the feepayer shall, at his or her expense, prepare and submit to the City Manager an independent fee calculation study for the fee in question. The independent fee calculation study shall follow the methodologies used in the City's Capital Expansion Fee Study, dated ~~August 2016~~, **November 21, 2023 and updated August 26, 2025**, ~~as amended~~; the City's Transportation Capital Expansion Fee Study dated ~~April 2017~~ **and October 20, 2023 and updated August 21, 2025**, ~~as amended~~, whichever is applicable. The independent fee calculation study shall be conducted by a professional in impact fee analysis. The burden shall be on the feepayer to provide the City Manager all relevant data, analysis and reports which would assist the City Manager in determining whether the capital fee should be adjusted. The City Manager shall modify said amount only if there is substantial competent evidence in the record that the City erred, based upon the methodologies contained in the City's Capital Expansion Fee Study, dated ~~August 2016~~, **November 21, 2023 and updated August 26, 2025**, ~~as amended~~; the City's Transportation Capital Expansion Fee Study dated ~~April 2017~~ **and October 20, 2023 and updated August 21, 2025**, ~~as amended~~, whichever is applicable.

Section 4. Section 7.5-28(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-28. - Community parkland capital expansion fee.

- (a) There is hereby established a community parkland capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of community parks, as such improvements may be identified in the capital improvements plan for community parkland. Such fee shall be payable prior to the issuance of any building permit for a residential structure. The amount of such fee shall be determined per dwelling unit as follows:

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	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	\$3,144.00	\$ 3,229.00
Resid., 701 to 1,200 sq. ft.	4,208.00	\$ 4,322.00
Resid., 1,201 to 1,700 sq. ft.	4,595.00	\$ 4,719.00
Resid., 1,701 to 2,200 sq. ft.	4,642.00	\$ 4,767.00
Resid., over 2,201 sq. ft.	5,175.00	\$ 5,315.00

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 2,525
901 – 1,300 sq. ft.	\$ 2,744
1,301 – 1,800 sq. ft.	\$ 3,061
1,801 – 2,400 sq. ft.	\$ 3,342
2,401 – 3,000 sq. ft.	\$ 3,590
3,001 – 3,600 sq. ft.	\$ 3,782
Over 3,601 sq. ft.	\$ 3,940
Single Family Attached	
Up to 900 sq. ft.	\$ 2,001
901 – 1,300 sq. ft.	\$ 2,308
1,301 – 1,800 sq. ft.	\$ 2,754
1,801 – 2,400 sq. ft.	\$ 3,150
2,401 – 3,000 sq. ft.	\$ 3,499
3,001 – 3,600 sq. ft.	\$ 3,770
Over 3,601 sq. ft.	\$ 3,992
Multifamily / ADU	
Up to 750 sq. ft.	\$ 1,611
751 – 1,300 sq. ft.	\$ 2,249
Over 1,301 sq. ft.	\$ 2,494

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 5. Section 7.5-29(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

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Sec. 7.5-29. - Police capital expansion fee.

- (a) There is hereby established a police capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of police services, as such improvements may be identified in the capital improvements plan for police services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	\$305.00	\$ 313.00
Resid., 701 to 1,200 sq. ft.	413.00	\$ 424.00
Resid., 1,201 to 1,700 sq. ft.	449.00	\$ 461.00
Resid., 1,701 to 2,200 sq. ft.	455.00	\$ 467.00
Resid., over 2,200 sq. ft.	507.00	\$ 521.00
Commercial buildings (per 1,000 sq. ft.)	384.00	\$ 394.00
Office and Other Services (per 1,000 sq. ft.)	384.00	\$ 394.00
Industrial buildings (per 1,000 sq. ft.)	90.00	\$ 92.00

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 671
901 – 1,300 sq. ft.	\$ 729
1,301 – 1,800 sq. ft.	\$ 813
1,801 – 2,400 sq. ft.	\$ 888
2,401 – 3,000 sq. ft.	\$ 954
3,001 – 3,600 sq. ft.	\$ 1,006
Over 3,601 sq. ft.	\$ 1,048
Single Family Attached	
Up to 900 sq. ft.	\$ 532
901 – 1,300 sq. ft.	\$ 614
1,301 – 1,800 sq. ft.	\$ 732
1,801 – 2,400 sq. ft.	\$ 838
2,401 – 3,000 sq. ft.	\$ 930
3,001 – 3,600 sq. ft.	\$ 1,003
Over 3,601 sq. ft.	\$ 1,061

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Multifamily / ADU	
Up to 750 sq. ft.	\$ 429
751 – 1,300 sq. ft.	\$ 598
Over 1,301 sq. ft.	\$ 663
Nonresidential (per 1,000 sq. ft)	
Retail/Commercial	\$ 852
Office & Other Services	\$ 466
Industrial	\$ 221

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 6. Section 7.5-30(a) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-30. - Fire protection capital expansion fee.

- (a) There is hereby established a fire protection capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of fire services, as such improvements may be identified in the capital improvements plan for fire protection services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	\$545.00	\$ 560.00
Resid., 701 to 1,200 sq. ft.	737.00	\$ 757.00
Resid., 1,201 to 1,700 sq. ft.	802.00	\$ 824.00
Resid., 1,701 to 2,200 sq. ft.	815.00	\$ 837.00
Resid., over 2,200 sq. ft.	907.00	\$ 931.00
Commercial buildings (per 1,000 sq. ft.)	686.00	\$ 705.00
Office and Other Services (per 1,000 sq. ft.)	686.00	\$ 705.00
Industrial buildings (per 1,000 sq. ft.)	161.00	\$ 165.00

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	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 1,061
901 – 1,300 sq. ft.	\$ 1,153
1,301 – 1,800 sq. ft.	\$ 1,286
1,801 – 2,400 sq. ft.	\$ 1,404
2,401 – 3,000 sq. ft.	\$ 1,508
3,001 – 3,600 sq. ft.	\$ 1,589
Over 3,601 sq. ft.	\$ 1,655
Single Family Attached	
Up to 900 sq. ft.	\$ 841
901 – 1,300 sq. ft.	\$ 970
1,301 – 1,800 sq. ft.	\$ 1,157
1,801 – 2,400 sq. ft.	\$ 1,323
2,401 – 3,000 sq. ft.	\$ 1,470
3,001 – 3,600 sq. ft.	\$ 1,584
Over 3,601 sq. ft.	\$ 1,677
Multifamily / ADU	
Up to 750 sq. ft.	\$ 677
751 – 1,300 sq. ft.	\$ 945
Over 1,301 sq. ft.	\$ 1,048
Nonresidential (per 1,000 sq. ft)	
Retail/Commercial	\$ 1,346
Office & Other Services	\$ 737
Industrial	\$ 349

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

Section 7. **Effective January 1, 2026,** Section 7.5-31 of the Code of the City of Fort Collins is hereby repealed.

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Sec. 7.5-31. General governmental capital expansion fee.

- (a) ~~There is hereby established a general governmental capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of general governmental services, as such improvements may be identified in the capital improvements plan for general governmental services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial, office and other services, or industrial structure. The amount of such fee shall be determined as follows:~~

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	\$742.00	\$ 762.00
Resid., 701 to 1,200 sq. ft.	1,001.00	\$ 1,028.00
Resid., 1,201 to 1,700 sq. ft.	1,093.00	\$ 1,123.00
Resid., 1,701 to 2,200 sq. ft.	1,110.00	\$ 1,140.00
Resid., over 2,200 sq. ft.	1,236.00	\$ 1,269.00
Commercial buildings (per 1,000 sq. ft.)	1,877.00	\$ 1,928.00
Office and Other Services (per 1,000 sq. ft.)	1,877.00	\$ 1,928.00
Industrial buildings (per 1,000 sq. ft.)	442.00	\$ 454.00

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

- (b) ~~All fees collected under this Section shall be deposited into the "general governmental capital expansion fee account" established in § 8-93. This account shall be an interest bearing account, and any interest income earned on the fees shall be credited to the account. Funds withdrawn from the general governmental capital expansion fee account shall be used only for the purposes specified in subparagraph (a) of this Section and said expenditures shall be subject to the provisions of this Article.~~

Section 8. Effective January 1, 2026, Chapter 7.5, Article II, Division 2 of the Code of the City of Fort Collins is hereby amended by the addition of a new Section 7.5-31 which reads in its entirety as follows:

Sec. 7.5-31 - Government facilities capital expansion fee.

- (a) There is hereby established a government facilities capital expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital improvements related to the provision of governmental services, as such improvements may be identified in the capital improvements plan for governmental services. Such fee shall be payable prior to the issuance of any

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building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 1,089
901 – 1,300 sq. ft.	\$ 1,183
1,301 – 1,800 sq. ft.	\$ 1,320
1,801 – 2,400 sq. ft.	\$ 1,441
2,401 – 3,000 sq. ft.	\$ 1,548
3,001 – 3,600 sq. ft.	\$ 1,631
Over 3,601 sq. ft.	\$ 1,698
Single Family Attached	
Up to 900 sq. ft.	\$ 863
901 – 1,300 sq. ft.	\$ 995
1,301 – 1,800 sq. ft.	\$ 1,187
1,801 – 2,400 sq. ft.	\$ 1,358
2,401 – 3,000 sq. ft.	\$ 1,509
3,001 – 3,600 sq. ft.	\$ 1,626
Over 3,601 sq. ft.	\$ 1,721
Multifamily / ADU	
Up to 750 sq. ft.	\$ 695
751 – 1,300 sq. ft.	\$ 970
Over 1,301 sq. ft.	\$ 1,075
Nonresidential (per 1,000 sq. ft)	
Retail/Commercial	\$ 1,382
Office & Other Services	\$ 756
Industrial	\$ 358

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

OPTION #2

- (b) All fees collected under this Section shall be deposited into the "government facilities capital expansion fee account" established in § 8-98. This account shall be an interest bearing account, and any interest income earned on the fees shall be credited to the account. Funds withdrawn from the governmental capital expansion fee account shall be used only for the purposes specified in subparagraph (a) of this Section and said expenditures shall be subject to the provisions of this Article.

Section 9. Effective January 1, 2026, Chapter 7.5, Article II, Division 2 of the Code of the City of Fort Collins is hereby amended by the addition of a new Section 7.5-31.5 which reads in its entirety as follows:

Sec. 7.5-31.5 – Capital equipment expansion fee.

- (a) There is hereby established a capital equipment expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding capital equipment related to the provision of governmental services, as such capital equipment may be identified in the capital improvements plan for governmental services. Such fee shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. The amount of such fee shall be determined as follows:

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 222
901 – 1,300 sq. ft.	\$ 241
1,301 – 1,800 sq. ft.	\$ 268
1,801 – 2,400 sq. ft.	\$ 293
2,401 – 3,000 sq. ft.	\$ 314
3,001 – 3,600 sq. ft.	\$ 331
Over 3,601 sq. ft.	\$ 345
Single Family Attached	
Up to 900 sq. ft.	\$ 175
901 – 1,300 sq. ft.	\$ 202
1,301 – 1,800 sq. ft.	\$ 242
1,801 – 2,400 sq. ft.	\$ 276
2,401 – 3,000 sq. ft.	\$ 307
3,001 – 3,600 sq. ft.	\$ 330
Over 3,601 sq. ft.	\$ 350

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Multifamily / ADU	
Up to 750 sq. ft.	\$ 141
751 – 1,300 sq. ft.	\$ 197
Over 1,301 sq. ft.	\$ 219
Nonresidential (per 1,000 sq. ft)	
Retail/Commercial	\$ 281
Office & Other Services	\$ 154
Industrial	\$ 73

In the case of duplexes and multi-family structures, the amount of the fee for each dwelling unit shall be based upon the average size of the dwelling units contained within each such structure.

- (b) All fees collected under this Section shall be deposited into the "capital equipment expansion fee account" established in § 8-99. This account shall be an interest bearing account, and any interest income earned on the fees shall be credited to the account. Funds withdrawn from the capital equipment expansion fee account shall be used only for the purposes specified in subparagraph (a) of this Section and said expenditures shall be subject to the provisions of this Article.

Section 10. Section 7.5-32 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-32. - Transportation expansion fee.

There is hereby established a transportation expansion fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding transportation improvements related to the provision of transportation services. Such fees shall be payable prior to the issuance of any building permit for a residential, commercial or industrial structure. These fees shall be deposited in the "transportation improvements fund" established in § 8-87. The amount of such fee shall be determined as follows:

OPTION #2

TRANSPORTATION EXPANSION FEE SCHEDULE

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	2,903.00	\$ 2,958.00
Resid., 701 to 1,200 sq. ft.	5,391.00	\$ 5,493.00
Resid., 1,201 to 1,700 sq. ft.	7,000.00	\$ 7,133.00
Resid., 1,701 to 2,200 sq. ft.	8,185.00	\$ 8,341.00
Resid., over 2,200 sq. ft.	8,774.00	\$ 8,941.00
Commercial (per 1,000 sq. ft.)	10,682.00	\$ 10,885.00
Office and Other Services (per 1,000 sq. ft.)	7,869.00	\$ 8,019
Industrial/Warehouse (per 1,000 sq. ft.)	2,540.00	\$ 2,588.00

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 4,036
901 – 1,300 sq. ft.	\$ 6,165
1,301 – 1,800 sq. ft.	\$ 7,819
1,801 – 2,400 sq. ft.	\$ 9,288
2,401 – 3,000 sq. ft.	\$ 10,509
3,001 – 3,600 sq. ft.	\$ 11,477
Over 3,601 sq. ft.	\$ 12,280
Single Family Attached	
Up to 900 sq. ft.	\$ 3,103
901 – 1,300 sq. ft.	\$ 4,771
1,301 – 1,800 sq. ft.	\$ 6,086
1,801 – 2,400 sq. ft.	\$ 7,260
2,401 – 3,000 sq. ft.	\$ 8,244
3,001 – 3,600 sq. ft.	\$ 9,016
Over 3,601 sq. ft.	\$ 9,662
Multifamily / ADU	
Up to 750 sq. ft.	\$ 2,023
751 – 1,300 sq. ft.	\$ 3,188
Over 1,301 sq. ft.	\$ 3,995

OPTION #2

Nonresidential (per 1,000 sq. ft)	
Retail/Commercial	\$ 11,654
Office & Other Services	\$ 7,558
Industrial	\$ 3,917

Section 11. Section 7.5-71(b) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 7.5-71. - Neighborhood parkland capital expansion fee.

(b) The amount of the fee established in this Section shall be determined for each dwelling unit as follows:

	<i>As of March 1, 2024</i>	<i>As of January 1, 2025</i>
Resid., up to 700 sq. ft.	\$2,226.00	\$ 2,286.00
Resid., 701 to 1,200 sq. ft.	2,980.00	\$ 3,060.00
Resid., 1,201 to 1,700 sq. ft.	3,255.00	\$ 3,343.00
Resid., 1,701 to 2,200 sq. ft.	3,288.00	\$ 3,377.00
Resid., over 2,200 sq. ft.	3,664.00	\$ 3,763.00

	As of January 1, 2026
Single Family Detached	
Up to 900 sq. ft.	\$ 5,060
901 – 1,300 sq. ft.	\$ 5,497
1,301 – 1,800 sq. ft.	\$ 6,133
1,801 – 2,400 sq. ft.	\$ 6,695
2,401 – 3,000 sq. ft.	\$ 7,192
3,001 – 3,600 sq. ft.	\$ 7,579
Over 3,601 sq. ft.	\$ 7,894
Single Family Attached	
Up to 900 sq. ft.	\$ 4,010
901 – 1,300 sq. ft.	\$ 4,625
1,301 – 1,800 sq. ft.	\$ 5,519
1,801 – 2,400 sq. ft.	\$ 6,311
2,401 – 3,000 sq. ft.	\$ 7,012

OPTION #2

3,001 – 3,600 sq. ft.	\$ 7,556
Over 3,601 sq. ft.	\$ 7,999
Multifamily / ADU	
Up to 750 sq. ft.	\$ 3,228
751 – 1,300 sq. ft.	\$ 4,507
Over 1,301 sq. ft.	\$ 4,997

Section 12. Chapter 8, Article III, Division 2 of the Code of the City of Fort Collins is hereby amended by the addition of a new Section 8-98 which reads in its entirety as follows:

Sec. 8-98. - Government facilities capital expansion fee account.

There is hereby created an account within the capital expansion fee fund to account for the acquisition, construction, and development of capital improvements related to the provision of governmental services, as such improvements may be identified in the capital improvements plan for governmental services. Revenues shall include all fees collected on or after January 1, 2026, pursuant to § 7.5-31. Expenditures from this account shall be made solely for the purposes described in § 7.5-31(b) and according to all other applicable provisions of Chapter 7.5.

Section 13. Chapter 8, Article III, Division 2 of the Code of the City of Fort Collins is hereby amended by the addition of a new Section 8-99 which reads in its entirety as follows:

Sec. 8-99. - Capital equipment expansion fee account.

There is hereby created an account within the capital expansion fee fund to account for the acquisition of capital equipment related to the provision of governmental services, as such equipment may be identified in the capital improvements plan for governmental services. Revenues shall include all fees collected on or after January 1, 2026, pursuant to § 7.5-31.5. Expenditures from this account shall be made solely for the purposes described in § 7.5-31.5(b) and according to all other applicable provisions of Chapter 7.5.

OPTION #2

Introduced, considered favorably on first reading on October 21, 2025, and approved on second reading for final passage on November 3, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: November 13, 2025
Approving Attorney: Dianne Criswell

Exhibit: None