

Residential (Effective January 01, 2017, updated 5/18/17)

Fees are rounded for estimation purposed.

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
Electric			
Cost per square foot of development excluding dedicated right-of-way:	\$0.05186	\$0.05186	\$0.05186
Cost per lineal foot of developed site abutting dedicated right-of-way:	\$10.39	\$10.39	\$10.39
Cost per dwelling unit:			
150 amp panel	\$1,408	\$939	see note
200 amp panel (and electric heat)	\$2,283	\$1,612	see note
Note: Single-family units over 200 amps and multi-family units larger than a duplex are considered non-residential commercial services			
Cost per secondary service:			
4/0 service (typical single family)	\$806	\$806	see note
350 kCM service	\$912	\$912	see note
Additional charges apply to secondary services greater than 65 feet.			
Construction power, flat charge (waived if construction power is not required): ESTIMATE	\$230	\$230	see note
Secondary services and construction power charges for single-family and duplex units are payable on the building permit. Secondary services and temporary power for multi-family units is provided and maintained by the builder/developer.			
Contact Electrical Engineering at (970) 221-6700 for additional information.			

Water

<p>Plant investment fee (PIF) for water tap or meter:</p> <p>Cost per dwelling unit: \$720</p> <p>Cost per square foot of lot: \$0.33</p> <p>The raw water requirement (RWR) in acre feet is determined using this formula: $RWR = (0.3456 \times \text{no. of living units}) + (2.304 \times \text{net acres of development})$ The RWR can be satisfied with one of the following:</p> <ul style="list-style-type: none"> - Water rights acceptable to the City - City water certificates - Cash in lieu of water rights at \$6,500 per acre foot <p>Water meter:</p> <p>(3/4" meter) \$350.02</p> <p>(2-3/4" meters) \$700.04</p> <p>Based on size. See commercial water meter charges.</p>	<p>\$5,203 cash in lieu of RWR for a typical 8,600 sq ft lot. See formula.</p>	<p>See formula.</p>	<p>See formula.</p>
<p>Development review charge, per living unit:</p> <p>Construction water will be billed a flat monthly charge on utility bill if 3/4" or 1" service; larger services will have meters installed during construction.</p> <p>Note: Irrigation taps for open space in single family developments will be charged commercial PIFs and RWR.</p> <p><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></p> <p>Contact Utility Fee/Rate Specialist at (970) 416-4252 or email utilityfees@fcgov.com for additional information.</p>	<p>\$53</p>	<p>\$43</p>	<p>\$43</p>

Wastewater

PIF per living unit:	\$3,500	\$2,520	\$2,520
Development review charge, per living unit:	\$53	\$43	\$43
<i>The wastewater fees and charges are payable on the building permit.</i>			
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Stormwater

<p>Stormwater PIF = runoff coefficient x \$8,217 / acre x acres of <u>gross</u> area</p> <p>Where:</p> <ul style="list-style-type: none"> 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 <u>estimate</u> the runoff coefficient for a residential development 0.5 can be used, however, your development may vary from this estimate. 	<p>\$1,392 for typical 14,756 sq ft gross area lot and .5 runoff coefficient. See formula.</p>	<p>Varies by gross lot size and runoff coefficient. See formula.</p>	<p>Varies by gross lot size and runoff coefficient. See formula.</p>
<p>Development review charge = rate factor x \$1,045/acre x acres of <u>net</u> area</p> <p>Where:</p> <ul style="list-style-type: none"> 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 <u>estimate</u> the rate factor for a single family development 0.4 can be used, however, your development may vary from this estimate. <p><i>Stormwater plant investment fees are payable on the building permit.</i></p>	<p>\$111 for a typical 11,600 sq ft net area lot and .4 rate factor. See formula.</p>	<p>Varies by lot size and rate factor. See formula.</p>	<p>Varies by lot size and rate factor. See formula.</p>

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