



Utilities
electric · stormwater · wastewater · water
700 Wood Street
PO Box 580
Fort Collins, CO 80522
970.221.6700
970.221.6619 – fax
970.224.6003 – TDD
utilities@fcgov.com
fcgov.com/utilities

Effective January 1, 2017

STORMWATER PLANT INVESTMENT FEE (PIF) SCHEDULE ¹

The Stormwater Plant Investment Fee (PIF) is a one-time development fee collected to pay for the growth related to capital expansion costs of the stormwater facilities that have been installed for the protection of the health, safety and welfare of the inhabitants of the City. The fee applies when a lot or parcel of land is developed and creates an impervious surface of more than 350 square feet. Impervious surface is the area that does not absorb water such as buildings and parking lots. Payment of the PIF is made at the Building and Zoning Department upon issuance of a building permit.

STORMWATER PIF FORMULA

Gross Acres = Area of development in acres, including open space and right-of-way.

Base Rate = The base rate is \$8,217 per gross acre for all areas of the city.

Runoff Coefficient = Determined based on the percentage of impervious area.

PIF = (Gross acres of development) x (\$8,217) x (Runoff coefficient)

Example for Single Family PIF:

The gross area is based on a typical lot size of 8,600 square feet plus an estimated 6,156 square feet of common area and right-of-way allocated to each lot. The actual PIF will vary depending on the lot size and allocated common area and right-of-way.

$(14,756 \text{ sq. ft.} / 43,560 \text{ sq. ft. per acre}) \times (\$8,217/\text{acre}) \times .5 \text{ runoff coefficient} = \$1,392.78$

Example for Commercial PIF:

The gross area of a one-acre commercial site with heavy runoff:

$1 \text{ acre} \times \$8,217/\text{acre} \times .8 = \$6,573.60$

Note: Lots of larger size or more intense imperviousness will have higher fees. Smaller lots with less imperviousness will have lower fees. Contact Utility Fee & Rate Specialists at 970-416-4252 or UtilityFees@fcgov.com.

Summarized from Section 26-512 of the Code of the City of Fort Collins.