



2022 Water Development Fees

There are five main components to Fort Collins Utilities' Water, Wastewater, and Stormwater Development Fees (sometimes called tap fees):

1. [Water Meter Fees](#)
2. **Water Supply Requirement (WSR)**
3. [Water Plant Investment Fee \(PIF\)](#)
4. [Stormwater Plant Investment Fee \(PIF\)](#)
5. [Wastewater Plant Investment Fee \(PIF\)](#)

Depending on what [water or wastewater service district](#) you are in you may or may not pay all these fees to Fort Collins Utilities, whereas all developed properties within Fort Collins city limits pay stormwater fees.

A separate irrigation tap is required for *all* multifamily and commercial properties that use 30,000 gallons of water per year or more. Buildings with mixed residential and commercial uses require a separate irrigation tap for the residential and non-residential components.

General Information on Tap and Water Meter Sizing

- Single family detached and attached units use standard 3/4-inch service unless there is an associated fire suppression system, as determined by the Building Department and Poudre Fire Authority. If needed, residential services with fire suppression systems may use a 1-inch service.
- Multifamily and non-residential domestic water taps, and meters are sized based on water fixture unit counts in the building.
- Irrigation water taps are based on peak demand (gallons per minute) per the site landscaping and irrigation zones as shown on the Landscape/Irrigation Plans.

1. Water Meter Fees

- The water meter fee is a one-time development fee based on the size of the water meter. Included in the meter charge is one trip for meter installation by the Utilities.
- If more than one trip is needed for meter installation, an additional charge will be billed.
- Water taps on all new water mains are to be installed by the developer or builder’s contractor.

| Water Meter Fees | | |
|---|----------------------------|------------------------------|
| Meter Size | Domestic Meter Cost | Irrigation Meter Cost |
| ¾-inch | \$388.66 | \$338.66 |
| 1-inch | \$376.72 | \$376.72 |
| 1.5-inch | \$691.89 | \$838.12 |
| 2-inch | \$781.02 | \$866.12 |
| 3-inch | \$2,275.34 | \$1,336.52 |
| 4-inch | \$3,017.22 | \$1,679.57 |
| Meters greater than 4 inches must be purchased from our current meter vendor and will be charged \$465.02 for installation. | | |

2. WSR, Allotments, and Excess Water Use (EWU) Surcharges

- The WSR is a development fee collected to pay for the use of water necessary to serve the development. It covers the impacts of that new development on the water supply from the source to the delivery of such water to the water treatment facility. In general, the fee varies such that lower water developments pay less, while higher water use developments pay more.
 - Non-residential and irrigation accounts’ WSRs are translated into an annual water allotment. [EWU surcharges](#) are applied when the annual water allotment is exceeded.
- WSR may be satisfied with cash or by existing City of Fort Collins Water Certificates, Credits, or Josh Ames certificates (per [City Code Section 26-150](#)). A 1.92 factor will be applied to any certificates issued prior to Jan 1, 2022, to ensure their historic value is maintained under the WSR system that was adopted Jan 1, 2022.
- The 2022 WSR Fee is \$68,200 per acre-foot (325,851 gallons) of water, or approximately \$0.2093 per gallon.
- The 2022 EWU surcharge is \$16.67 per 1,000 gallons over the allotment.
- While WSR payments can be made earlier, payment is made at Neighborhood and Building Services and required upon issuance of a building permit. If WSR are pre-satisfied prior to building permit they cannot be refunded or transferred to another project.

3. Water PIF

- The Water PIF is a development fee collected to pay for the infrastructure utilized in the treatment and delivery of water to the development. The fee is determined based on the portion of the system capacity utilized by the development. It varies with the number of dwelling units and the lot area served for residential users, and with the size of the water meter for non-residential users. City Code requires that each building have its own water service tap.
- Payment is made at Neighborhood and Building Services upon issuance of a building permit.

4. Stormwater PIF

- The Stormwater PIF is a development fee collected to pay for the portion of both existing and new storm drainage infrastructure that will be utilized by the development in a storm directly at the premise as well as indirectly by providing safe, adequate access to the property for storm response and emergency facilities. 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. Additional stormwater runoff is generated by development of impervious surfaces. In an urban setting, stormwater infrastructure is needed to safely convey the additional runoff to streams and rivers and reduce the risk of flooding.
- Payment is made at Neighborhood and Building Services upon issuance of a building permit.

5. Wastewater PIF

- The Wastewater PIF is a one-time development fee collected to pay for growth-related capital expansion costs of wastewater collection, transmission, and treatment facilities. The fee varies with the number of dwelling units for residential users, the size of the water meter, and the strength of discharge for non-residential users. City Code requires that each building have its own sanitary sewer service tap.
- Non-residential customers discharging higher strength wastewater exceeding the average concentrations of BOD (>200 mg/l), COD (>300 mg/l), TOC (>100 mg/l) and/or TSS (>250 mg/l) for their customer class are subject to a PIF surcharge (e.g., fast food restaurant, restaurant, commercial laundry, car wash). To obtain fees for categories of high strength discharge contact the Utilities Rates and fees at utilityfees@fcgov.com for the Wastewater PIF.
- Payment is made at Neighborhood and Building Services upon issuance of a building permit.

Residential Meter – WSR and PIFs

| Residential Fee Table | | | | |
|--------------------------|---|--|--|-----------------------|
| | WSRs | Water PIF | Stormwater PIF | Wastewater PIF |
| Single family – 3/4-inch | (10 * Outdoor Area) + (12,200 * Bedrooms) | \$781 + 0.42 / sq of lot area ¹ | PIF will vary depending on lot size and allocated common area/right-of-way. Larger size or more intense imperviousness will result in higher fees. See City Code Section 26-512 for details. Basic calculation includes: (Gross square feet of a development ²)*(\$0.23/square foot) * (Runoff Coefficient) | \$3,698 / living unit |
| Single family – 1-inch | (10 * Outdoor Area) + (12,200 * Bedrooms) | \$1,322 + 0.42 / sq of lot area ¹ | | \$3,698 / living unit |
| Duplex | (10 * Outdoor Area) + (12,200 * Bedrooms) | \$589 / living unit + 0.31/sq of lot | | \$2,668 / living unit |
| Multifamily | (13,100 * Bedrooms) ³ | \$589 / living unit ⁴ | | \$2,668 / living unit |

Single Family & Duplex (Two Units or Less)

Single family developments must satisfy their WSRs based on the number of bedrooms and the outdoor area. Outdoor area is defined as area of the parcel minus the area of buildings and paved areas. See [section 26-148](#) of municipal code for more detailed information. For *illustrative purposes only* an example of how these calculations is shown below:

- Number of Bedrooms: 3
- Outdoor Area: 2,000 square feet
- WSR Calculation: $(10 * 2,000) + (12,200 * 3) = 56,600$ gallons
- WSR Cost: $\$0.2093 / \text{gallon} * 56,600 \text{ gallons} = \$11,846.27$

¹ Maximum 1/2 acre for WPIF calculation.

² Area of development, in square feet, including open space and right-of-way.

³ A separate irrigation meter is required for all multifamily developments that use 30,000 gallons of water a year or more.

⁴ If a separate irrigation meter is not required (e.g., the landscape uses less than 30,000 a year) the Water PIF will also include a charge of \$0.31 / sq of lot.

Multifamily (Three Units or More)

Multifamily developments must satisfy their WSRs based on the number of bedrooms. A separate irrigation meter is required for all multifamily and non-residential developments that use 30,000 gallons of water a year or more.¹ See [City Code Section 26-148](#) of municipal code for more detailed information. For *illustrative purposes only* an example of how this fee is calculated is shown below:

- Number of bedrooms: 100
- WSRs Calculation: (13,100 * 100) = 1,310,000 gallons
- WSR Cost: \$0.2093 / gallon * 1,310,000 gallons = \$274,180.53

Irrigation Meter – WSR and PIFs

| Irrigation Fees Table | | | | |
|------------------------------|---|---|--|--|
| Meter Size | WSRs | Water PIF | Stormwater PIF | Wastewater PIF |
| ¾-inch | See City Code Section 26-149 for landscape types and water requirements | \$14,861 | Not applicable – Irrigation taps are not subject to stormwater fees. | Not applicable – Irrigation taps are not subject to wastewater fees. |
| 1-inch | | \$33,959 | | |
| 1.5-inch | | \$84,459 | | |
| 2-inch | | \$129,080 | | |
| 3-inch & above | | Contact Utilities Rates and Fees. Based/Dependent on Peak day demand multiplied by \$5.59 per gallon. | | |

- A separate irrigation meter is required for all multifamily and non-residential developments that use 30,000 gallons of water per year or more.
- Irrigation taps must satisfy their WSRs based on square footage and landscape type installed as categorized on the [Landscape](#) and [Irrigation Plans](#). For a breakdown of landscape type and water use types see section [City Code Section 26-149](#). A separate water budget table must be included for each tap.

- For *illustrative purposes only* an example of how this fee is calculated is shown below:

| Water Budget Table (Required on the Landscape and Irrigation Plan) | | | |
|--|----------------------------------|--------------------|---|
| Example development with 7,000 total square feet of landscaped area | | | |
| Water Use | Water Value (gal / sq ft) | Square Feet | Water Requirements (gal) |
| High | 18 | 5,000 | 90,000 |
| Medium | 14 | 1,000 | 14,000 |
| Low | 8 | 1,000 | 8,000 |
| Very Low | 3 | 0 | 0 |
| Total WSR (gallons) | | | 112,000 |
| Total WSR Cost | | | \$0.2093 / gallon * 112,000 = \$23,441.39 |

- For irrigation taps, WSRs are translated into an annual allotment. In the example above the property would have a water allotment of 112,000 gallons. If the 112,000 gallons allotment is exceeded in any given year, an EWU surcharge is applied to all water used over the allotment for the remainder of the calendar year. To allow for proper establishment, EWU surcharges are not applied to irrigation taps for the first three irrigation seasons, where the first irrigation season is defined as the meter installation date to the end of the calendar year.
- Under certain circumstances a development can apply for alternative compliance from the WSRs calculation by providing supplemental information (e.g., engineered estimate and/or water use from a similar development in a different location) that demonstrates water use on the site will be at least 20% less than Fort Collins Utilities WSRs calculation.
- Under [City Code Section 26-120](#) temporary irrigation taps are sometimes permissible as a source of irrigation water for establishment of new vegetation. For more information contact Utilities Rates and Fees (utilityfees@fcgov.com).

Non-Residential Meter – WSR and PIFs

| Non-Residential Fee Table | | | | |
|----------------------------------|--|---|--|--|
| Meter Size | WSRs | Water PIF | Stormwater PIF | Wastewater PIF <i>(Higher strength wastewater industries may be required to satisfy additional PIFs)⁵</i> |
| ¾-inch | See City Code Section 26-149 for development types and water requirements. | \$4,584 | PIF will vary depending on lot size and allocated common area/right-of-way. Larger size or more intense imperviousness will result in higher fees. See City Code Section 26-512 for details. | \$8,211 |
| 1-inch | | \$11,493 | | \$18,308 |
| 1.5-inch | | \$21,180 | | \$34,454 |
| 2-inch | | \$41,624 | | \$71,485 |
| 3-inch & above | | Contact Utilities Rates and Fees. Based/Dependent on Peak day demand multiplied by \$5.59 per gallon. | Basic calculation includes: (Gross square feet of a development ⁶) * (\$0.23 / square feet) * (Runoff Coefficient) | Contact Utilities Rates and Fees. Based/Dependent on Peak day demand and effluent concentration. |

Non-residential developments must satisfy their WSRs based on their development type (e.g., office, hotel, restaurant) and the square footage or parcel area of the development. For some development types with high water usage and/or variable use an engineered estimate may be required to calculate the WSRs instead. For the full list of development types and water values see [City Code Section 26-149](#).

⁵ Non-residential customers discharging higher strength wastewater exceeding the average concentrations of BOD (>200 mg/l), COD (>300 mg/l), TOC (>100 mg/l) and/or TSS (>250 mg/l) for their customer class are subject to a PIF surcharge (e.g., Fast Food Restaurant, Restaurant, Commercial Laundry, Car Wash). To obtain fees for categories of high strength discharge contact the Utilities Rates and fees at utilityfees@fcgov.com for the Wastewater PIF.

⁶ Area of development, in square feet, plus open space and right-of-way.

For *illustrative purposes only* an example of how this fee is calculated is show below:

- Business type: Office
- Business Square Footage: 20,000 square feet
- WSR for Office Business Type: 7 gal / sq ft
- WSR Calculation: 20,000 square feet * 7 gal / sq ft = 140,000 gallons
- Total WSR Cost: \$0.2093 / gallon * 140,000 / gallons = \$29,301.74

For non-residential taps, WSRs are translated into an annual allotment. For example, in the example above the property would have a water allotment of 140,000 gallons. In the event the 140,000-gallon allotment is exceeded in a given year, an EWU surcharge is applied to all water used over the allotment for the remainder of the calendar year.

If a non-residential development contains multiple development types (e.g., a retail space and a restaurant) the WSRs for each development type will be calculated separately and combined.

A separate irrigation meter is required for all multifamily and non-residential developments that use 30,000 gallons of water a year or more.

Under certain circumstance a development can apply for alternative compliance from the WSRs calculation by providing supplemental information (e.g., engineered estimate and/or water use from a similar development in a different location) that demonstrates water use on the site will be at least 20% less than Fort Collins Utilities WSRs calculation.

Timing

- While WSRs can be paid earlier, all PIFs and meter fees are required to be paid at the time of Building Permit.
- Plan submittals
 - [Project Development Plan \(PDP\) Check List](#)
 - [Final Development Plan \(FDP\) Check List](#)

Contacts

- Utilities Rates and Fees, utilityfees@fcgov.com or 970-416-4252