



2025 Water Development Fees

Plant Investment Fees (PIF) and Water Supply Requirement (WSR) fees support supply and infrastructure associated with new development, as well as improvements to current infrastructure. There are five main components to Fort Collins Utilities' water system development fees.

- 1. **Water Meter Fee**
- 2. **WSR** [\(code Chapter 26, Sec 26-148\)](#)
- 3. **Water PIF** [\(code Chapter 26, Sec 26-128\)](#)
- 4. **Stormwater PIF** [\(code Chapter 26, Sec 26-511\)](#)
- 5. **Wastewater PIF** [\(code Chapter 26, Sec 26-283\)](#)

Not all customers within Fort Collins receive water and wastewater services from Utilities. Therefore, depending on what water service district you are in (see [FCMaps](#)), you may or may not pay all of these fees to Utilities.

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

WATER METER FEE

The Water Meter Fee is a one-time fee based on the size of the water meter. Included in the meter charge is one trip for meter installation by Utilities. If more than one trip is needed for meter installation, an additional charge will be billed.

- The water tap on all new water mains is to be installed by the developer or builder's contractor.

Water Meter Fees		
Meter Size	Domestic Meter Cost	Irrigation Meter Cost
¾-inch	\$436.74	\$436.74
1-inch	\$599.91	\$599.91
1.5-inch	\$930.72	\$930.72
2-inch	\$1,170.25	\$1,170.25
3-inch	\$2,215.04	\$2,215.04
4-inch	\$3,589.29	\$3,589.29
<i>Meters greater than 4 inches must be purchased from our current meter vendor and will be charged \$214.04 for installation.</i>		

- **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.
- **MULTI-FAMILY** 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) according to the site landscaping and irrigation zones as shown on the Landscape and Irrigation Plans.

WATER SUPPLY REQUIREMENT (including allotments and excess water use surcharges)

- The 2025 WSR fee is **\$63,800 per acre-foot**, or \$0.196 per gallon. A [WSR](#) is a development fee collected to pay for the water necessary to serve either a new development or redeveloped non-residential properties that require a larger tap. The fees can vary based on a development's characteristics (e.g., square footage, business type, number of bedrooms). Developers pay the fees during the building permit process. WSR fees do not apply to redevelopment unless the property needs more water than is currently allotted.
- 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 before Jan. 1, 2022 to ensure their historic value is maintained under the WSR system that was adopted Jan. 1, 2022.
- While WSR payments can be made earlier, payment is made at Neighborhood and Building Services and required upon issuance of a building permit. If a WSR is pre-satisfied prior to building permit it cannot be refunded or transferred to another project.
- [Allotments](#) are assigned to non-residential and irrigation accounts based on the amount of WSR provided to Utilities to meet the customer's need on an annual basis.
- The 2025 [excess water use](#) surcharge is **\$15.59 per 1,000 gallons** if a customer exceeds their annual allotment.

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 of the Water PIF is made at Neighborhood and Building Services upon issuance of a building permit.

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 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 (e.g., buildings or 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 of the Stormwater PIF is made at Neighborhood and Building Services upon issuance of a building permit.

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 for the Wastewater PIF, contact the Utilities Rates and Fees at utilityfees@fcgov.com.
- Payment of the Wastewater PIF is made at Neighborhood and Building Services upon issuance of a building permit.

FEE SUMMARIES

RESIDENTIAL FEE SUMMARY				
Type	WSR	Water PIF	Stormwater PIF	Wastewater PIF
Single-family 3/4-inch	(10 gallons * Outdoor Area) + (12,200 gallons * # of Bedrooms)	\$914 plus \$0.494/sq of lot area ¹	\$12,012 per gross acre	\$4,476/living unit

¹ Maximum 1/2 acre for WPIF calculation

Single-family 1-inch		\$1,548 plus \$0.494/sq of lot area ³	<i>PIF will vary per 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.</i>	
Duplex		\$690 / living unit plus \$0.365/sq of lot		\$3,230/living unit
Multi-family	(13,100 gallons * # of Bedrooms) ⁴	\$690/living unit <i>Outdoor area requires separate tap unless under 30,000 gallons, in which case will include \$0.365/sq ft of lot</i>		Basic calculation includes: (Gross square feet of a development ²)*(\$0.276/square foot)*(Runoff Coefficient)

Single-family & Duplex (2 units or less)

- Single-family developments must satisfy their WSR 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 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: $\$0.196/\text{gallon} * 56,600 \text{ gallons} = \$11,802.00$

Multi-family (3 units or more)

- Multi-family developments must satisfy their WSR based on the number of bedrooms. A separate irrigation meter is required for all multi-family 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 these calculations is shown below:
 - Number of bedrooms: 100
 - WSR Calculation: $(13,100 * 100) = 1,310,000$ gallons
 - WSR Cost: $\$0.196/\text{gallon} * 1,310,000 \text{ gallons} = \$256,491.46$

³ Maximum ½ acre for WPIF calculation

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

⁴ A separate irrigation meter is required for all multi-family developments that use 30,000 gallons of water a year or more

IRRIGATION FEE SUMMARY				
Meter Size	WSR	Water PIF	Stormwater PIF	Wastewater PIF
¾-inch	See City Code Section 26-149 for landscape types and water requirements	\$17,397	Not applicable – Irrigation taps are not subject to stormwater fees.	Not applicable – Irrigation taps are not subject to wastewater fees.
1-inch		\$39,754		
1.5-inch		\$98,872		
2-inch		\$151,109		
3-inch		Contact Utilities Rates and Fees. Based/dependent on peak day demand multiplied by \$6.54 per gallon.		
4-inch				

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

- Irrigation taps must satisfy their WSR 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 these calculations 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			\$0.196 / gallon * 112,000 = \$21,952

- For irrigation taps, WSRs are translated into an annual allotment. For example, in the example above the property would have a water allotment of 112,000 gallons. If the account exceeds its 112,000-gallon allotment in any given year, Utilities would apply a surcharge to all water used over the allotment for the remainder of the bills for that year. To allow for proper establishment, 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 WSR 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 Utilities WSR 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 FEE SUMMARY				
Meter Size	Water Supply Requirements	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.	\$5,367	\$12,012 per gross acre <i>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.</i>	\$9,612
1-inch		\$13,454		\$21,433
1.5-inch		\$24,794		\$40,334
2-inch		\$48,727		\$83,685
3-inch		Contact Utilities Rates and Fees. Based/Dependent on Peak day demand multiplied by \$6.54 per gallon.		Basic calculation includes: (Gross square feet of a development ⁶)*(\$0.276/square foot)*(Runoff Coefficient)
4-inch				

- Non-residential developments must satisfy their WSR 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 WSR instead. For the full list of development types and water values see [City Code Section 26-149](#).
- For *illustrative purposes only* an example of these calculations is show below:

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, including open space and right-of-way

- Business type: Office
- Business Square Footage: 20,000 square feet
- WSR for Office Business Type: 7 gal/sq ft
 - Calculation: 20,000 square feet * 7 gal/sq ft = 140,000 gallons
 - Total WSR Cost: \$0.196 / gallon * 140,000 gallons = \$27,411.30
- 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. If the account exceeds its 140,000-gallon allotment, Utilities would apply a surcharge to the water used over the allotment for the remainder of the bills for that year.
- If a non-residential development contains multiple development types (e.g., a retail space and a restaurant) the WSR for each development type will be calculated separately and combined.
- A separate irrigation meter is required for all multi-family and non-residential developments that use 30,000 gallons of water or more a year.
- Under certain circumstance a development can apply for alternative compliance from the WSR 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 Utilities WSR calculation.

Timing of Payments

- 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](#)

Contact Information

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