



# THE SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT AND THE CITY OF COMMERCE CITY

## Development Fee Comparison Study

FINAL REPORT / March 21<sup>st</sup>, 2016





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March 21, 2016

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**Subject: Development Fee Comparison Study**

Dear Mr. Jones and Mr. McBroom,

Raftelis Financial Consultants, Inc. (RFC) is pleased to provide this Development Fee Comparison Study Report (Report) to the South Adams County Water & Sanitation District (District) and the City of Commerce City (City). This report is a compilation and analysis of development-related costs that are assessed by the District, the City and 10 other comparison communities.

The major objectives of this study include the following:

1. Research and compile fees associated with new development within the City and 10 other Denver metropolitan area communities.
2. Calculate the cost of development for eight different development types within the comparison communities.
3. Analyze and compare the mill levies that are assessed within each community.
4. Analyze the estimated annual cost of water and sewer service for each of the eight types of development.
5. Describe any opportunities to restructure the City's or the District's fees.
6. Provide an analysis of the potential impact on the City's and the District's revenue, if any fees are recommended to be restructured.

The Report summarizes the key findings and recommendations related to the quantity and structure of development related costs and fees.

It has been a pleasure working with you, and we thank the District and City Project Team for the support provided during the course of this study.

Sincerely,

**RAFTELIS FINANCIAL CONSULTANTS, INC.**

A handwritten signature in blue ink, reading "Richard D. Giardina". The signature is fluid and cursive, with the first name being the most prominent.

**Richard D. Giardina**  
Executive Vice President

A handwritten signature in blue ink, reading "Erik Jorgensen". The signature is fluid and cursive, with the first name being the most prominent.

**Erik Jorgensen**  
Consultant



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# EXECUTIVE SUMMARY

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## BACKGROUND OF THE STUDY

In 2015, the Joint Water Commission of the South Adams County Water & Sanitation District (District) and the City of Commerce City (City), engaged Raftelis Financial Consultants, Inc. (RFC) in order to conduct a Development Fee Comparison Study (Study).

### Objectives of the Study

The essence of this Study is to survey and compile the cost of development within various Denver metropolitan communities. This study tabulates the cumulative costs that a developer pays the local community and other governmental agencies, in order to construct various types of buildings. Long-term costs, which are typically the property owner's or the property tenant's responsibility, were also estimated and will be discussed in the context of the on-going cost of development. The Report summarizes the key findings and recommendations related the level and structure of development fees.

## STUDY METHODOLOGY

When the Study was initiated, the City and the District provided RFC with the structure and detail of each fee currently assessed by each entity. The City and the District also provided the specific details of the eight different development types to be analyzed. The primary data points provided included: building square footage, lot size, building valuation, domestic meter size, irrigation meter size, and estimated water usage.

RFC collected data from the 10 other comparison communities from the website of each City and water and wastewater utility provider. Once the readily available data was obtained, a questionnaire and Excel spreadsheet was sent each comparison community. The questionnaire addressed issues regarding water, wastewater and non-utility development policies. It also requested other information that is not reflected in the cost of development calculation, but is required as part of the development process.

## STUDY COMMUNITIES

The District, City, and RFC jointly agreed that in addition to the City, 10 other Denver metropolitan area communities would be included in the survey. The communities vary in the amount of potential growth that could occur in the future. Some of the communities are close to build out with substantial existing infrastructure and mostly opportunities for redevelopment (e.g., Denver). Other communities have the opportunity for relatively significant new development (e.g., Castle Rock and Parker).



## DEVELOPMENT PROFILES

For this study, the City and District prepared eight different development profiles, in order to analyze the variable cost of development within the City and for each of the 10 survey communities. These eight development profiles include: single family residential detached, multi-family (36 dwelling units), commercial retail, industrial warehouse, irrigation only (a city-owned park), restaurant, manufacturing, and a truck wash. This range of development profiles capture a wide variety of development types, as well as water usage / wastewater discharges.

## COST OF DEVELOPMENT

In arriving at the cost of development, RFC sought to identify applicable fees assessed by the local government in each of the 11 communities (the City and the 10 surveyed cities/towns). Costs assessed by the local water and wastewater purveyor, general improvement districts, metro districts, and various State agencies were included as well. Other long-term costs borne by the property owner or tenant, such as annual mill levies and estimated cost of utility service, were considered but not included in the cost of development calculation.

## DEVELOPMENT POLICIES

The cost of development may also be impacted by items that are not directly correlated to a standard fee. Certain local government policies may require the developer to purchase items prior to annexing the land with the city/town, or may require additional construction on the part of the developer. Some of these qualitative requirements, or policies, may benefit the developer or owner as well. This Study focuses on three development policies: land dedication requirements, water dedication requirements, and requirements to connect to a separate irrigation system.

## MILL LEVIES

As a part of the questionnaire, each community was asked what mill levies were assessed in the areas of growth. Applicable county assessor websites were examined to obtain the current abstract of assessments, typically from 2014. The mill levy assessments have been summarized into the following categories: general government, fire districts, metropolitan districts, libraries, school districts, water and wastewater districts, and health districts.

## COST OF WATER AND WASTEWATER SERVICE

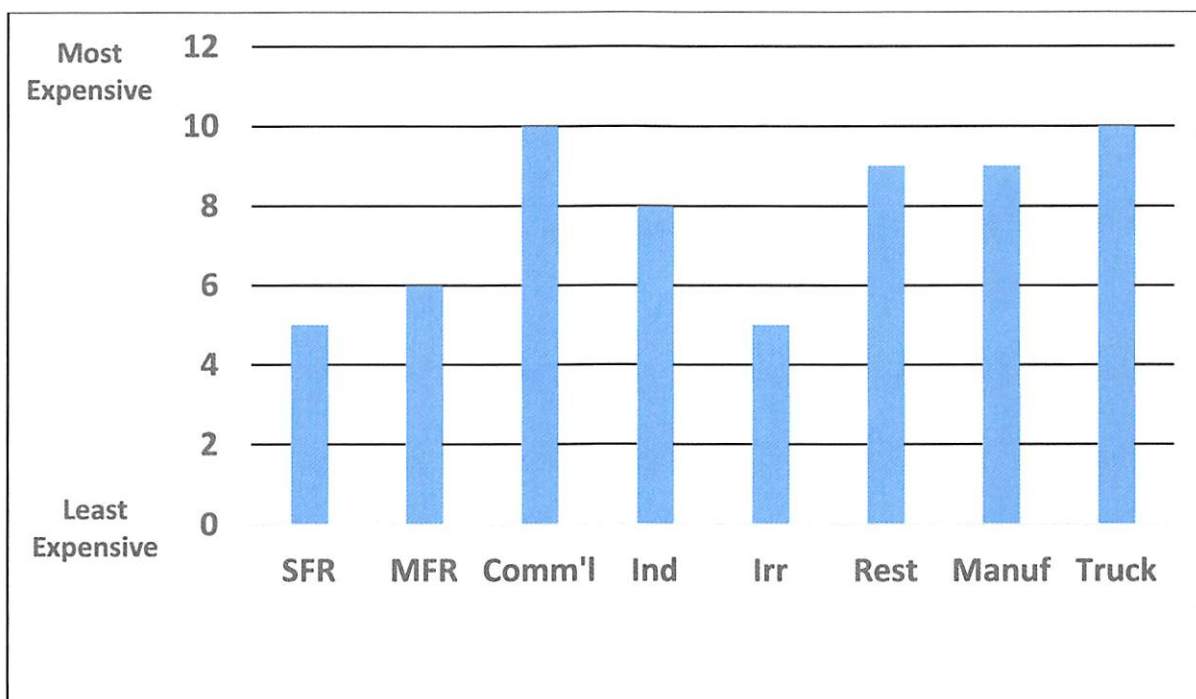
Another long-term cost that may be analyzed by a prospective owner prior to developing a particular building type, is the annual cost of water and wastewater service. RFC utilized the estimated annual water usage for each of the building types and developed an estimate of annual cost of water and

wastewater service. This analysis will reflect the differences in the rate structures used by each community.

## FINDINGS

RFC has found that in general, the cost of development in Commerce City is generally in the upper half of the survey group, but the City never had the highest cost for any of the development profiles. Figure 1 demonstrates where Commerce City ranks amongst its peers for overall development fees, with “1” being the least expensive and “11” being the most expensive of the 11 entity survey group.

**Figure 1: Overall Ranking of the Cost of Development in Commerce City**



In order to examine the on-going or annual costs that a building or property owner would incur, RFC collected information on individual and total mill levies. In each of the 11 communities, tax records were collected for a specific single family residential home, which, based on RFC’s judgement, was near or located in a potential growth area. Mill levies that are assessed within the City boundaries are within the reasonable range of other communities, with the exception of some metropolitan districts. For example, the Buckley Ranch Metropolitan District is located within Commerce City and has a 69.000 mill levy; this contributes significantly to the comparative results shown on Figure 2. This figure shows the total mill levies assessed for each of the selected homes located in the City and in each of the 10 surveyed communities.

Figure 2: Total Mill Levies – Single Family Residential Home

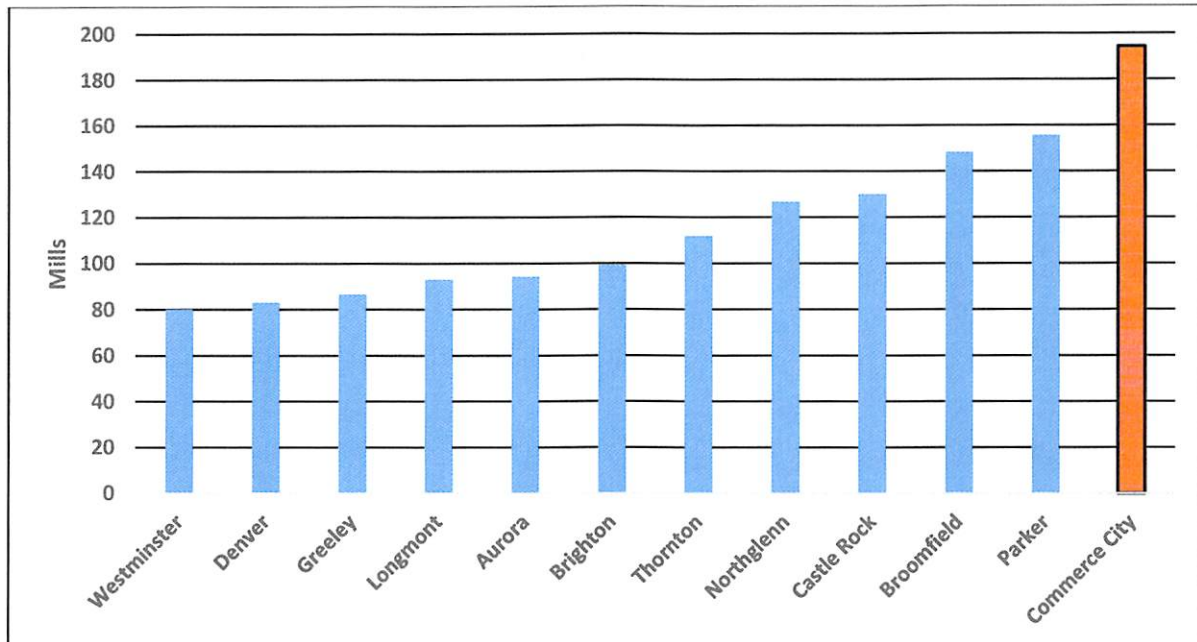
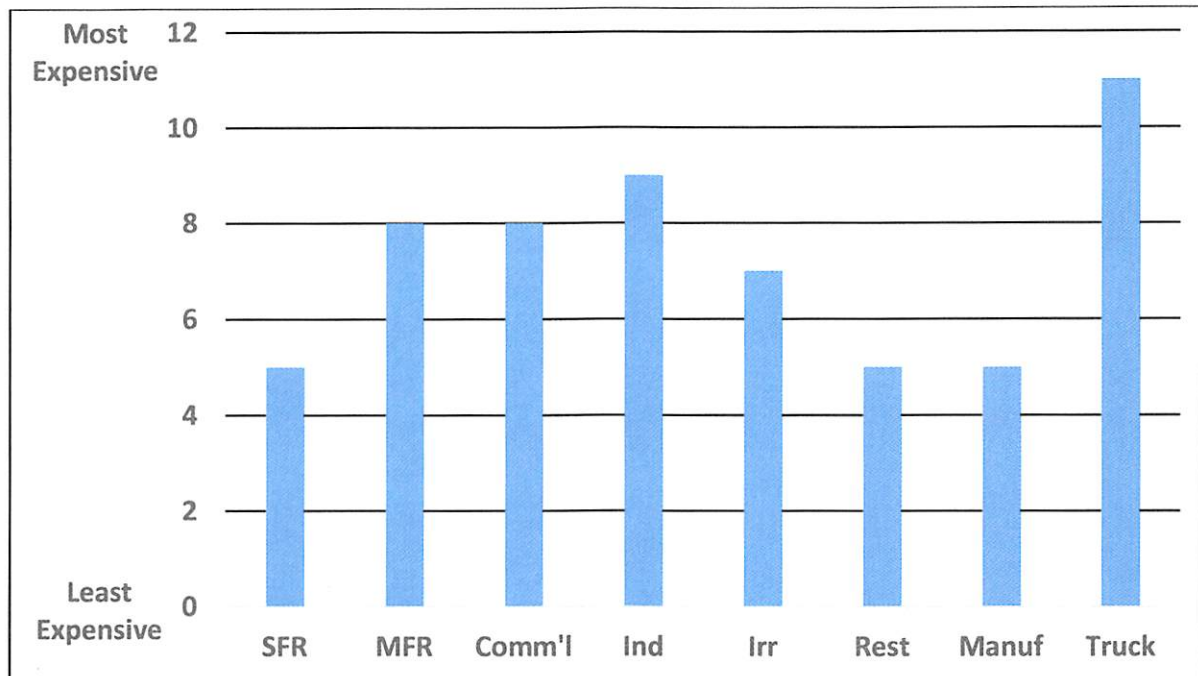


Figure 3 demonstrates where the District ranks amongst its peers for annual water and wastewater costs, with “1” being the least expensive and “11” being the most expensive. The District, which is the only water and wastewater utility provider in the City, is in the top half of the survey group for five of the eight development profiles, when combining the annual costs for water and wastewater services.



**Figure 3: Overall Ranking of Combined Annual Water and Wastewater Costs for Commerce City**



When examining the Use Tax amongst all of the communities, the City's tax resulted in the highest fee of the survey group. The City assesses the Use Tax against 60% of the building valuation, while other communities use 50% or less.

The City assesses a Water Acquisition Fee, which is used to purchase water for City facilities, is unique relative to the comparison communities. However, it can be justified as to recovering a necessary cost. The administration of this fee could be modified to more equitably distribute this cost. For example, the current Water Acquisition Fee of \$1,298 is assessed on a per structure basis, and it may be more appropriate to assess this fee based on meter size. This particular fee also increases at a rate of 10% per year, which may or may not have any relationship to the market price of water rights, or what the City is charged by the District for new water connections.

The City's fee-in-lieu of land dedication for parks is currently assessed to all development types, not just residential developments, which is unique when viewed in light of the practices of the surveyed communities, i.e., most of the surveyed communities only assessed the equivalent park fee to residential development.

The District has the ability to offer a developer to pay a fee-in-lieu of water dedication, but currently does not have a formal process to do so. A fee-in-lieu offers developers an alternative to spending time, and their own resources, to obtain water rights for their community. This is an option that may be seen as helpful to developers. Some of the communities that were surveyed can be looked to for examples as to how the District could implement this option.

The District also has a separate raw water irrigation system. Currently, a developer in Commerce City gets one potable meter and one non-potable meter with the connection fee. Some other communities that have non-potable irrigation systems require a developer to pay a separate non-potable connection fee, at a reduced amount. Typically, the actual use of non-potable water is also billed at a volume rate less than the rate charged for potable water. At the present time, the District charges the same rate for non-potable water as for potable water.

The District requires that each commercial/industrial unit, e.g., a strip or multi-unit shopping area, be individually metered and plumbed for water and sewer service. This can ease the process of: billing, shutting off water to individual delinquent accounts, and at a later time, adding industrial pretreatment equipment. Individual metering requires more infrastructure, and potentially greater connection fees upfront. However, the owners/tenants of the building may benefit by avoiding any major service outages because one tenant didn't pay their bills, or having to excavate a main sewer line to install industrial pretreatment for a single unit. Some of the other survey communities size the water meter and service line to the entire building and install only one main sewer line. This method can save developers time and money, and is an alternative that the District might consider.

# INTRODUCTION

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## BACKGROUND OF THE STUDY

In 2015, the South Adams County Water & Sanitation District (District) and City of Commerce City (City) engaged Raftelis Financial Consultants, Inc. (RFC) in order to conduct a Development Fee Comparison Study (Study). The Joint Water Commission, comprised of members from both the District and the City, initiated the Study in order to examine individual development-related fees and also to better understand the comprehensive cost of development. In addition to developing a more thorough understanding of the cost of development, the Joint Water Commission is also seeking to better convey their fees to developers within the boundaries of the District and the City.

## Objectives of the Study

The essence of this Study is to survey and compile the cost of development within various Denver metropolitan communities. This study also tabulates the cumulative costs that a developer pays the local community and other governmental agencies, in order to construct various types of buildings. The variance of individual fees is discussed, as well as how each of the fees impacts the overall cost of development. Long-term costs, which are typically the property owner's or the property tenant's responsibility, were also estimated and will be discussed in the context of the on-going cost of development.

The major objectives of the study include the following:

1. Research and compile fees associated with new development within the City and 10 other Denver metropolitan area communities.
2. Calculate the cost of development for eight different development types within the comparison communities. The development profiles are:
  - a. Single Family Residential Detached
  - b. Multi-Family Residential (36 dwelling units)
  - c. Commercial Retail
  - d. Industrial Warehouse
  - e. Irrigation Only (park)
  - f. Restaurant
  - g. Manufacturing
  - h. Truck Wash
3. Analyze and compare the mill levies that are assessed within each community.
4. Analyze the annual cost of water and sewer service for each of the eight types of development.
5. Describe any opportunities to restructure the City's or the District's fees.
6. Provide an analysis of the potential impact on the City's and the District's revenue, if any fees are recommended to be restructured.

The Report summarizes the key findings and recommendations related the level and structure of development fees.



## STUDY METHODOLOGY

When the Study was initiated, the City and the District provided RFC with the structure and detail of each fee currently assessed by each entity. The City also provided the specific details of the eight different development types to be analyzed. The data that was provided included: building square footage, lot size, building valuation, domestic meter size, irrigation meter size, and estimated water usage.

RFC analyzed each of the fees assessed by the City and District and determined that the cost of development would be most accurate if each development type were compared by focusing on the fees/charges assessed inside the property boundaries of each of the eight development profiles. In other words, fees were analyzed from the perspective of an individual building/development, and did not consider fees connected with a larger development plan; that is the analysis focused on the development costs assessed to a single residential development unit/home not a large, single-family development containing many homes – a subdivision.

If fees were associated solely with a larger development, such as a subdivision, they were excluded from the cost of development. Also, fees associated with bonding requirements, escrows, letters of credits, inspections, and document recording were excluded. Based on this clarification, RFC then calculated the cost of development for each of the eight different development types.

RFC collected data from the 10 other comparison communities from the website of each City and water purveyor. Once the easily available data was obtained, a questionnaire and Excel spreadsheet was sent each comparison community. The questionnaire addressed issues regarding water, wastewater and development policies. It also requested other information that is not reflected in the cost of development calculation, but is required as part of the development process.

The Excel worksheet contained the fees that RFC was able to obtain, and the calculations associated with the cost of development. Each community was given the opportunity to review these calculations and correct or add any that RFC was not able to obtain. The communities that chose to participate received the entire results of the study, in return for their assistance.

Some of the long-term costs of owning property were also determined in this Study, mainly annual water and wastewater costs, and mill levy assessments. Water and wastewater rate information was obtained from each utility provider's website, and RFC calculated estimated annual bills for each of the development profiles using the estimated annual water consumption as provided by the District. Certain building types assumed a uniform water use throughout the year. For the building types that were assumed to have a variance throughout the year, an average winter consumption was assumed, as well as a summer peaking factor. Information regarding the annual mill levies were obtained through the questionnaire and/or from the applicable county assessor's latest abstract of assessments.

## STUDY COMMUNITIES

The District, City, and RFC jointly agreed that in addition to the City the following 10 communities listed in Table 1 would be included in the survey.

**Table 1: Study Communities**

City of Aurora	City of Greeley
City of Brighton	City of Longmont
City and County of Broomfield	Town of Parker
Town of Castle Rock	City of Thornton
City and County of Denver	City of Westminster

The communities vary in the amount of potential growth that could occur in the future. Some of the communities are close to build out with substantial existing infrastructure and mostly opportunities for redevelopment (e.g., Denver). Other communities have the opportunity for significant new development (e.g., Castle Rock and Parker).

Most of the selected communities have a city-operated utility department (for this Report “utility” refers to water, wastewater, and, as applicable, stormwater). However, Commerce City’s utility service is provided by the South Adams County Water & Sanitation District; an agency separate and apart from the City. Similar to Commerce City, Parker has a separate utility provider – the Parker Water & Sanitation District. Denver Water provides water to the City of Denver (and a number of surrounding cities/areas), and operates under the City’s umbrella but is a fairly autonomous entity; wastewater collection service is provided by the City.

Many utility districts that are not connected to a local government are obligated to cover their full operational costs. This can become an important distinction when considering public facilities such as fees associated with city-owned parks, where a community may be able to absorb these costs in other portions of its budget.

## DEVELOPMENT PROFILES

For this study, the City and District prepared eight different development profiles, in order to analyze the variable cost of development within the City and for each of the 10 survey communities. These eight development profiles include: single family residential detached, multi-family (36 dwelling units), commercial retail, industrial warehouse, irrigation only (a city-owned park), restaurant, manufacturing, and a truck wash.



This range of development profiles capture a wide variety of buildings, and water usage / wastewater discharges. High water users include the park, and truck wash. Low water users include the commercial retail building, and the industrial warehouse. Some of the communities included in this Study assess water and wastewater-related System Development Fees (SDFs) or Plant Investment Fees (PIFs) based on estimated annual water usage, and/or landscaping type. Typically, communities base these types of fees on the size of the water meter.

## COST OF DEVELOPMENT

In arriving at the cost of development, RFC sought to identify applicable fees assessed by the local government in each of the 11 communities (the City and the 10 surveyed cities/towns). Costs assessed by the local water and wastewater purveyor, general improvement districts, metro districts, and various State agencies were included as well.

Typically, each community assesses building permit fees, building plan review fees, use taxes, water and wastewater SDFs. Other more localized fees were also compiled, such as: E-470 fees, general improvement districts, and metro districts.

In the cost calculation, if there was an opportunity to pay a fee-in-lieu of a dedication, then it was assumed that the fee was paid. If there is no option to pay a fee-in-lieu, it was discussed in the development policies section of this Study.

The timing of when each of the fees was paid was not considered. Depending on the survey entity a fee might be paid upfront prior to platting, or as part of the process of receiving a certificate of occupancy. This timing difference did not impact the fee calculations. Other long-term costs borne by the property owner or tenant, such as annual mill levies and estimated cost of utility service, were considered, but not included in the cost of development calculation.

## DEVELOPMENT POLICIES

The cost of development may also be impacted by items that are not directly correlated to a standard fee. Certain local government policies may require the developer to purchase items prior to annexing the land with the city, or may require additional construction on the part of the developer. Some of these qualitative requirements, or policies, may benefit the developer or owner as well.

This Study focuses on three development policies:

- **Land Dedication Requirement** – Land that is required to be set aside for parks, and/or schools.
- **Water Dedication Requirement** – Water rights that are required to be dedicated to the city or water provider when land is annexed into the community. This may be the historical water rights of the property, a set quantity (acre-foot per acre of land), or assessed as a separate fee to bring water rights to the development.



- **Separate Irrigation System** –A community, or utility provider, may have a separate piping system for irrigation-only water (raw water or treated wastewater). The developer may be required to connect to this system as part of the building process.

## MILL LEVIES

Mill levies have a long-term impact on what an owner pays annually to be a part of a community. As a part of the questionnaire, each community was asked what mill levies were assessed in the areas of growth. The county assessor's website was also examined to obtain the current abstract of assessments, typically from 2014. The mill levies shown in this Report are not intended to be a comprehensive list, but represent the most common or prominent taxes that are assessed in each community and as previously noted, mill levies for the most likely growth areas of each community.

The mill levies have been summarized into the following categories:

- General Government
- Fire Districts
- Metropolitan Districts
- Libraries
- School Districts
- Water and Wastewater Districts
- Health Districts

## COST OF WATER AND WASTEWATER SERVICE

Another long-term cost that may be analyzed by a prospective owner prior to developing a particular building type, is the annual cost of water and wastewater service. Large water users such as the truck wash, or a manufacturing facility, may be impacted by high water rates.

RFC utilized the estimated annual water usage for each of the building types and developed an estimate of annual cost of water and wastewater service. This analysis will reflect the differences in the rate structures used by each community.

# COST OF DEVELOPMENT

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Each of the 11 communities (the City and the 10 survey communities) were researched and surveyed for a wide variety of fees associated with new development. For this study an Excel spreadsheet was used to compile the fee information for each community. The spreadsheet summarizes the cost to develop each of the eight development profiles in each of the 11 communities.

The fees that RFC included in the total cost of development for each community are:

- **Building Fees:**
  - Building Permit Fees
  - Building Plan Review Fee
- **Use Tax**
- **Water and Wastewater Fees:**
  - Fee-in-lieu of Water Dedication
  - Water System Development Fee
  - Water Meter Install/Connection Fee
  - Wastewater System Development Fee
  - Wastewater Connection Fee
  - Other Water-related Development Fees
- **Development Fees:**
  - E-470 Fee
  - Water Acquisition Fee
- **General Improvement District (GID) and Metropolitan District Fees:**
  - General Improvement District Fees
  - Metropolitan District Fees
- **Public Work Fees:**
  - Road Impact Fee
  - Drainage Impact Fee
- **Park Fees:**
  - Fee-in-lieu of Park Dedication
- **School Fees:**
  - Fee-in-lieu of School Land Dedication
  - School District Fees

- **Other Fees:**

- Fire Protection Fees
- Local Health Agency Fees
- Library/Museum/Cultural and/or General Government Impact Fees
- Police or Public Safety Impact Fees
- Colorado Department of Public Health and Environment (CDPHE) Stormwater Construction Permit
- Other Development Fees

A summary of fees, broken down by these categories is shown in Appendix A. Each of these fees were calculated from the perspective of the specific criteria determined for each of the eight development profiles. Below is a summary of each of the profiles:

- **Single Family Residential Detached:**

- Building Valuation: \$300,000
- Building Size: 2,500 sq. ft.
- Lot Size: ¼ acre
- Domestic Water Meter Size: 5/8"
- Estimated Annual Water Usage: 136,900 gallons

- **Multi-family Residential (36 dwelling units):**

- Building Valuation: \$2,800,000
- Building Size: 36,700 sq. ft.
- Lot Size: 1.37 acres
- Domestic Water Meter Size: 2"
- Irrigation Water Meter Size: 3/4"
- Estimated Annual Water Usage: 3,300,000 gallons

- **Commercial Retail (6 Individual Units):**

- Building Valuation: \$745,000
- Building Size: 8,100 sq. ft.
- Lot Size: 1.39 acres
- Domestic Water Meter Size: 6 separate 3/4" meters
- Irrigation Water Meter Size: 3/4"
- Estimated Annual Water Usage: 175,000 gallons



- **Industrial Warehouse:**
  - Building Valuation: \$7,000,000
  - Building Size: 139,500 sq. ft.
  - Lot Size: 40 acres
  - Domestic Water Meter Size: 2"
  - Estimated Annual Water Usage: 20,400 gallons
  
- **Irrigation Only (City Owned Park):**
  - Building Valuation: \$20,000 - a bathroom building
  - Lot Size: 9.63 acres
  - Irrigated Area: 385,550 sq. ft. of turf
  - Domestic Water Meter Size: 1"
  - Irrigation Water Meter Size: 4"
  - Estimated Annual Water Usage: 7,037,880 gallons
  
- **Restaurant:**
  - Building Valuation: \$1,700,000
  - Building Size: 5,300 sq. ft.
  - Lot Size: 1.34 acres
  - Domestic Water Meter Size: ¾"
  - Irrigation Water Meter Size: ¾"
  - Estimated Annual Water Usage: 504,000 gallons
  
- **Manufacturing:**
  - Building Valuation: \$6,783,000
  - Building Size: 79,240 sq. ft.
  - Lot Size: 6.40 acres
  - Domestic Water Meter Size: 2"
  - Irrigation Water Meter Size: 1"
  - Estimated Annual Water Usage: 3,516,000 gallons
  
- **Truck Wash:**
  - Building Valuation: \$1,542,000
  - Building Size: 15,100 sq. ft.
  - Lot Size: 3.22 acres
  - Domestic Water Meter Size: 2"
  - Irrigation Water Meter Size: ¾"
  - Estimated Annual Water Usage: 7,836,000 gallons

It should be noted that the Industrial Warehouse profile was developed based on an existing building located within the City. If this facility were constructed today, the meter would be sized based on the estimated water usage. The current 2" meter is oversized for the actual amount of water used by this facility. However, all calculations in this report have been developed using a 2" meter.

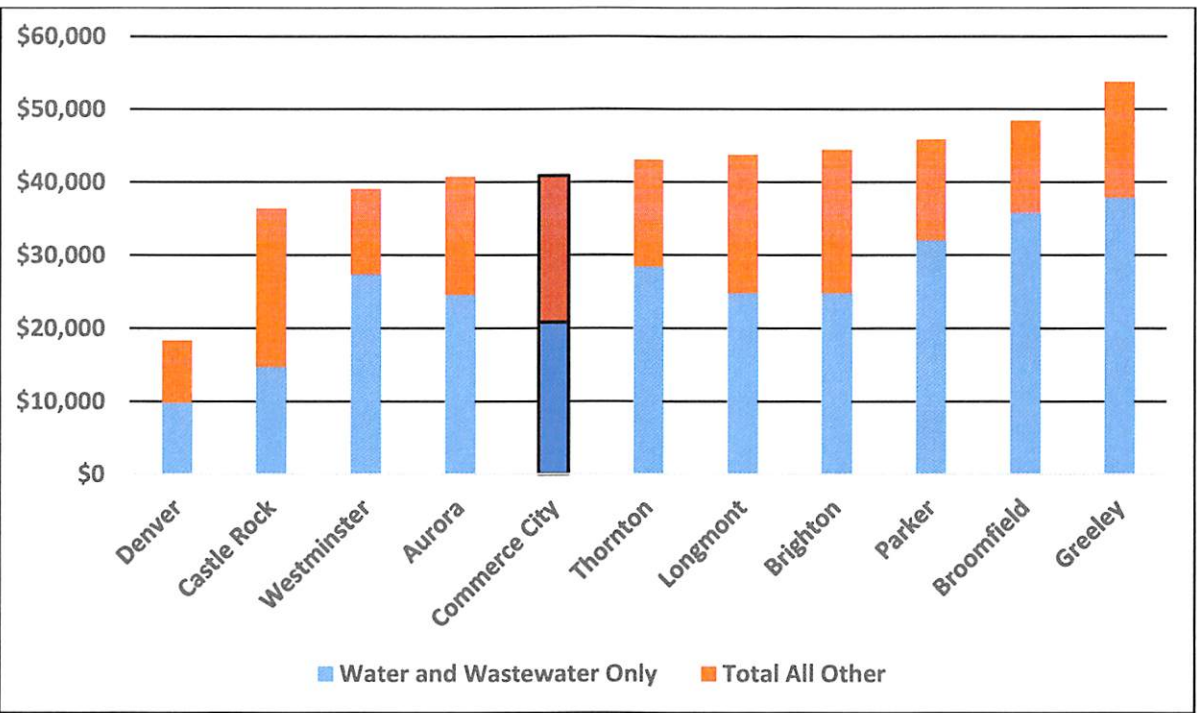
A full description of the eight development profiles are contained in Appendix B. The fully detailed cost calculations for each community are shown in Appendix C.

After it was determined which fees would be included in the Study and the details of each of the development profiles were determined, individual fees for each community were determined. As a result, each of the communities were able to be compared to one another. Commerce City was ranked for each development type. A ranking of “1” indicates the community has the lowest development cost, and a ranking of “11” indicates the community has the highest development cost.

## SINGLE FAMILY RESIDENTIAL DETACHED

The fees associated with developing a single family detached home in the comparison communities range from \$18,351 to \$53,700 (Figure 4). Commerce City is ranked as the 5<sup>th</sup> highest of 11 communities. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange in Figure 4), and a fee-in-lieu of public park dedication of \$3,705 (also shown in orange).

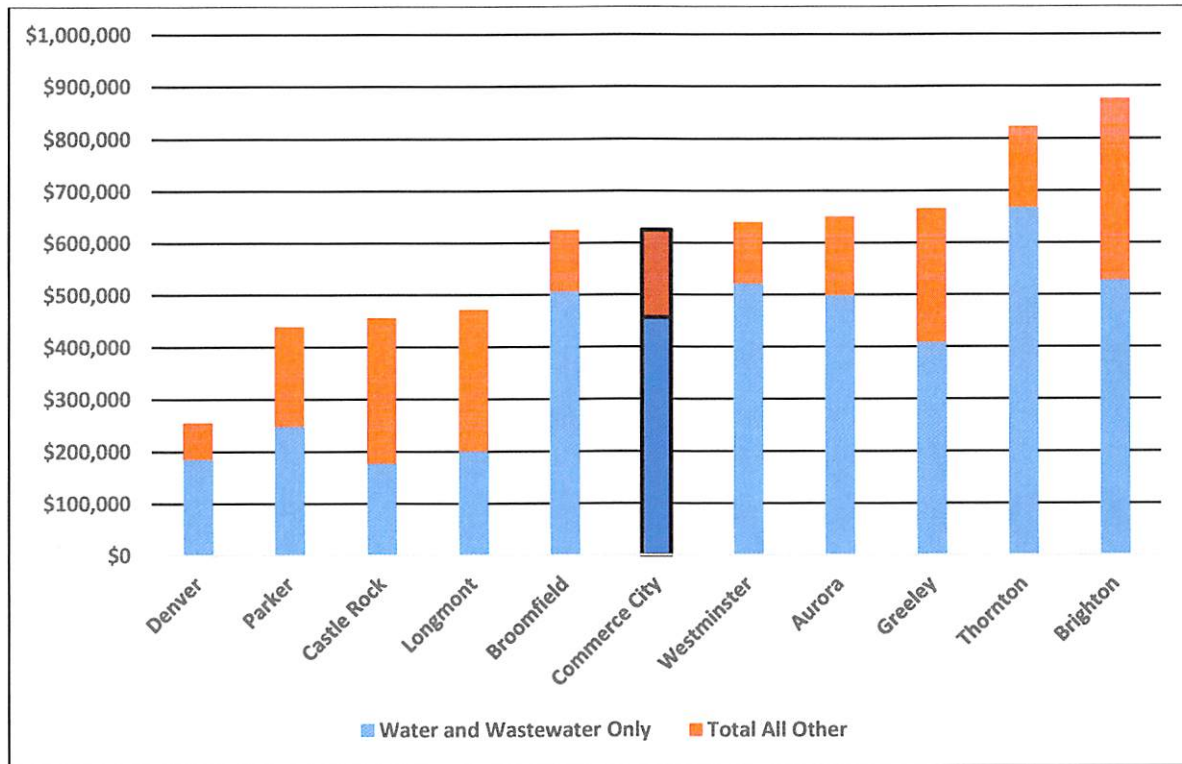
Figure 4: Development Fees for Single Family Residential Detached



## MULTI-FAMILY (36 UNITS)

The fees associated with developing a multi-family (36 dwelling unit) building in the comparison communities range from \$254,600 to \$875,500 (Figure 5). Commerce City is ranked 6<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$20,318 (shown in orange).

Figure 5: Development Fees for Multi-Family (36 Dwelling Units)

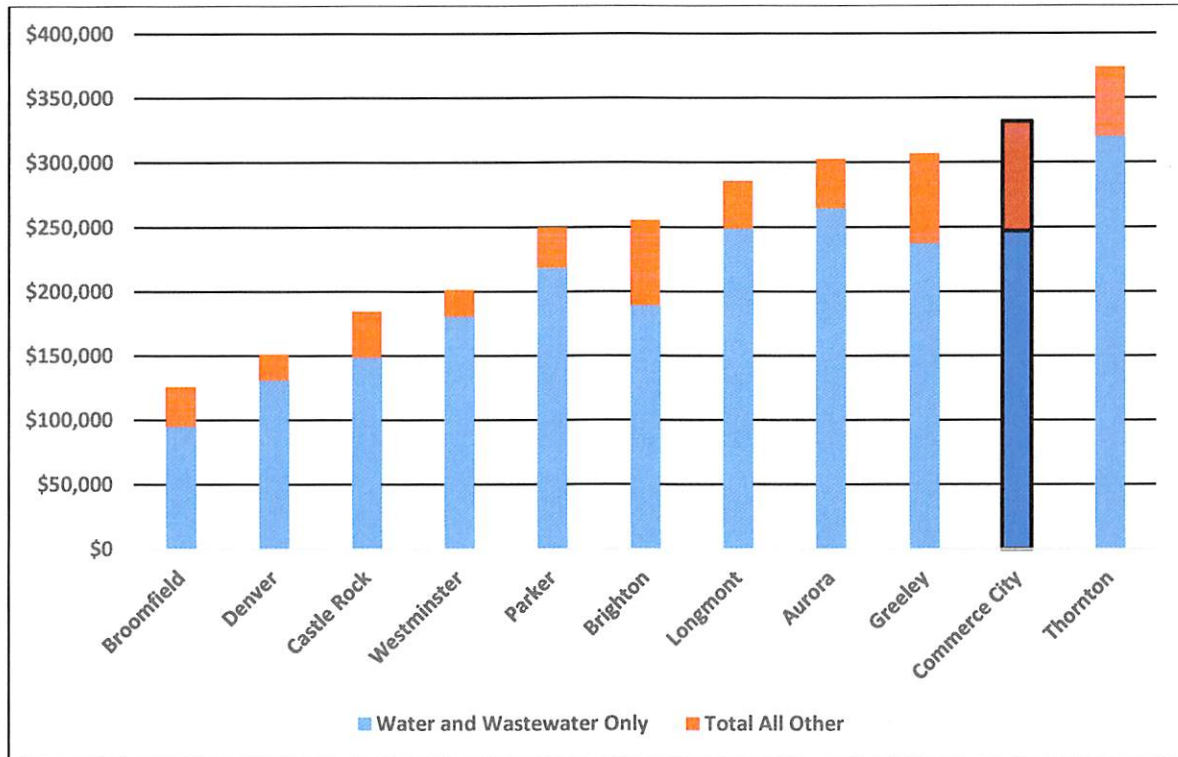




## COMMERCIAL RETAIL

The fees associated with developing a commercial retail building in the comparison communities range from \$125,600 to \$373,400 (Figure 6). Commerce City is ranked 10<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$11,465 (shown in orange).

Figure 6: Development Fees for Commercial Retail

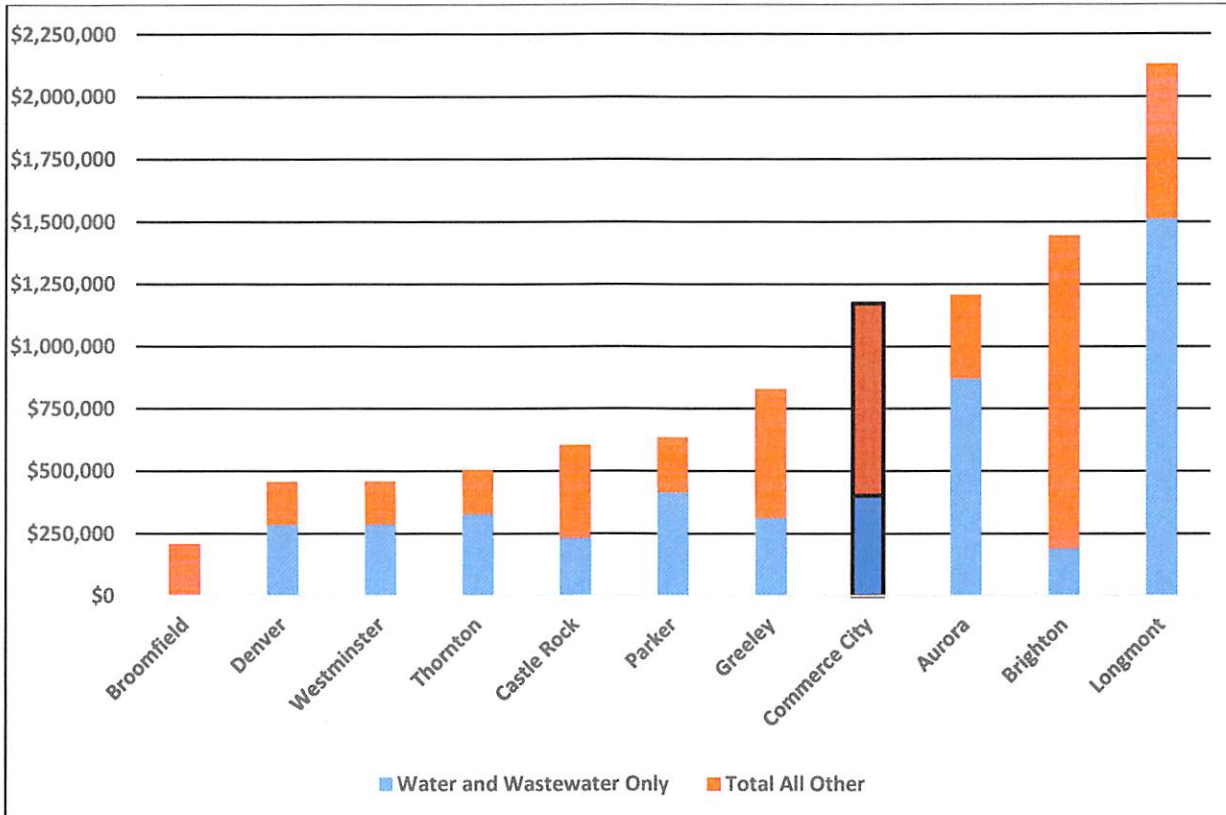




## INDUSTRIAL WAREHOUSE

The fees associated with developing an industrial warehouse in the comparison communities range from \$208,400 to \$2,129,000 (Figure 7). Commerce City is ranked 8<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$328,878 (shown in orange).

Figure 7: Development Fees for Industrial Warehouse

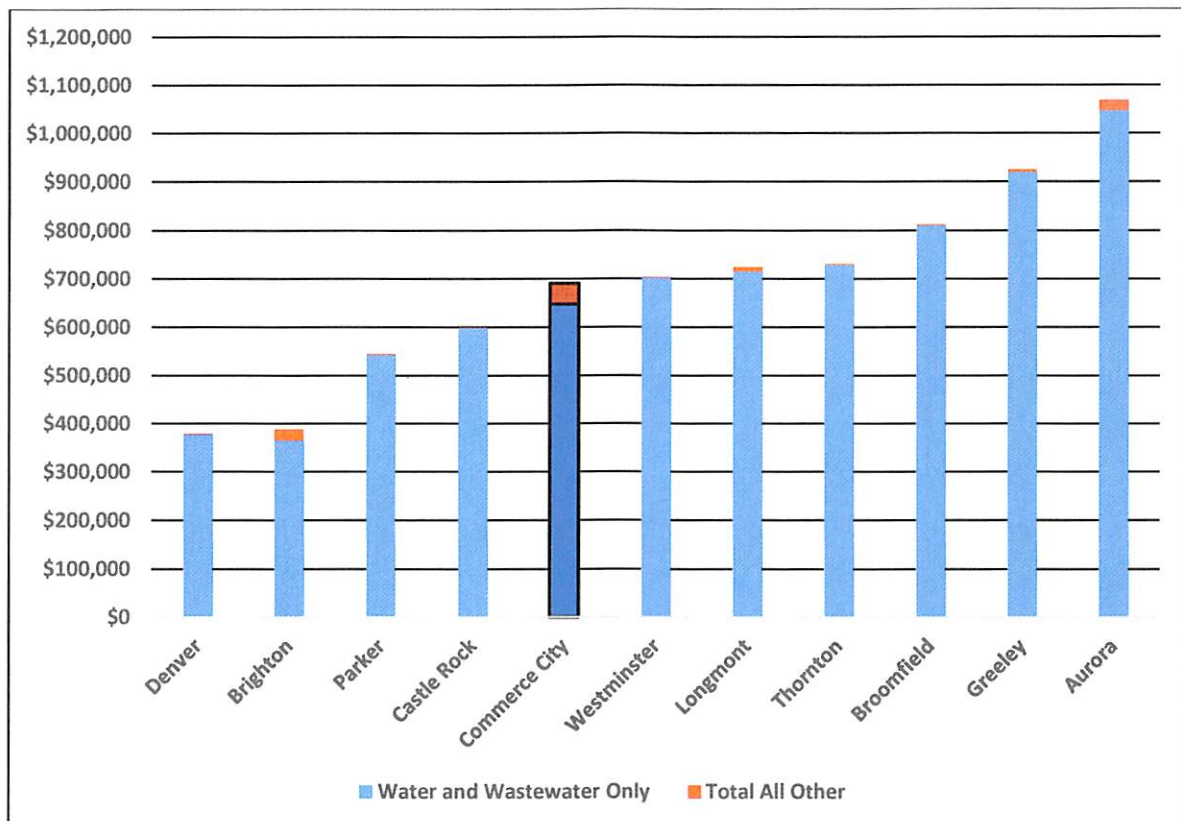




## IRRIGATION ONLY (PARK)

The fees associated with developing a City owned park in the comparison communities range from \$378,800 to \$1,068,000 (Figure 8). Commerce City is ranked 5<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$0 (shown in orange) and a fee-in-lieu of public park dedication of \$0 (shown in orange).

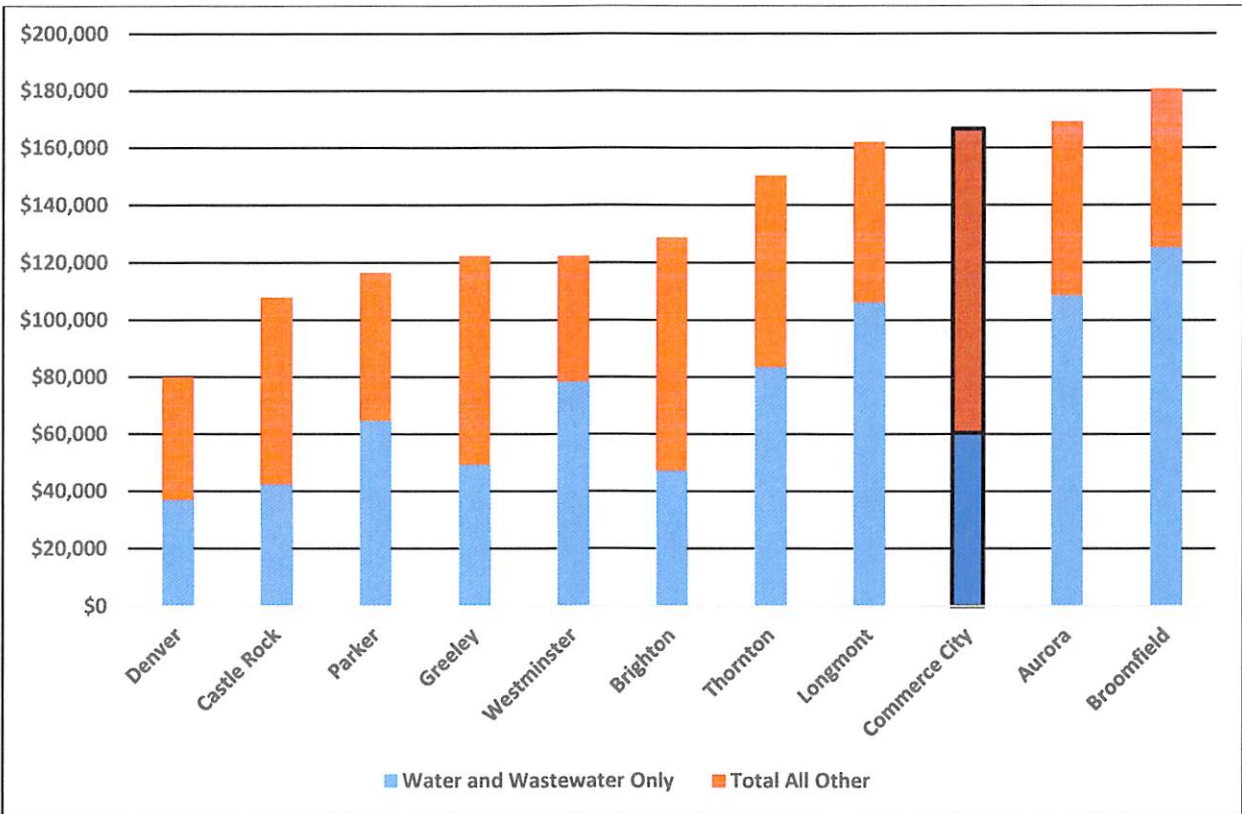
Figure 8: Development Fees for Irrigation Only (Park)



## RESTAURANT

The fees associated with developing a restaurant in the comparison communities range from \$80,000 to \$180,500 (Figure 9). Commerce City is ranked 9<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$11,070 (shown in orange).

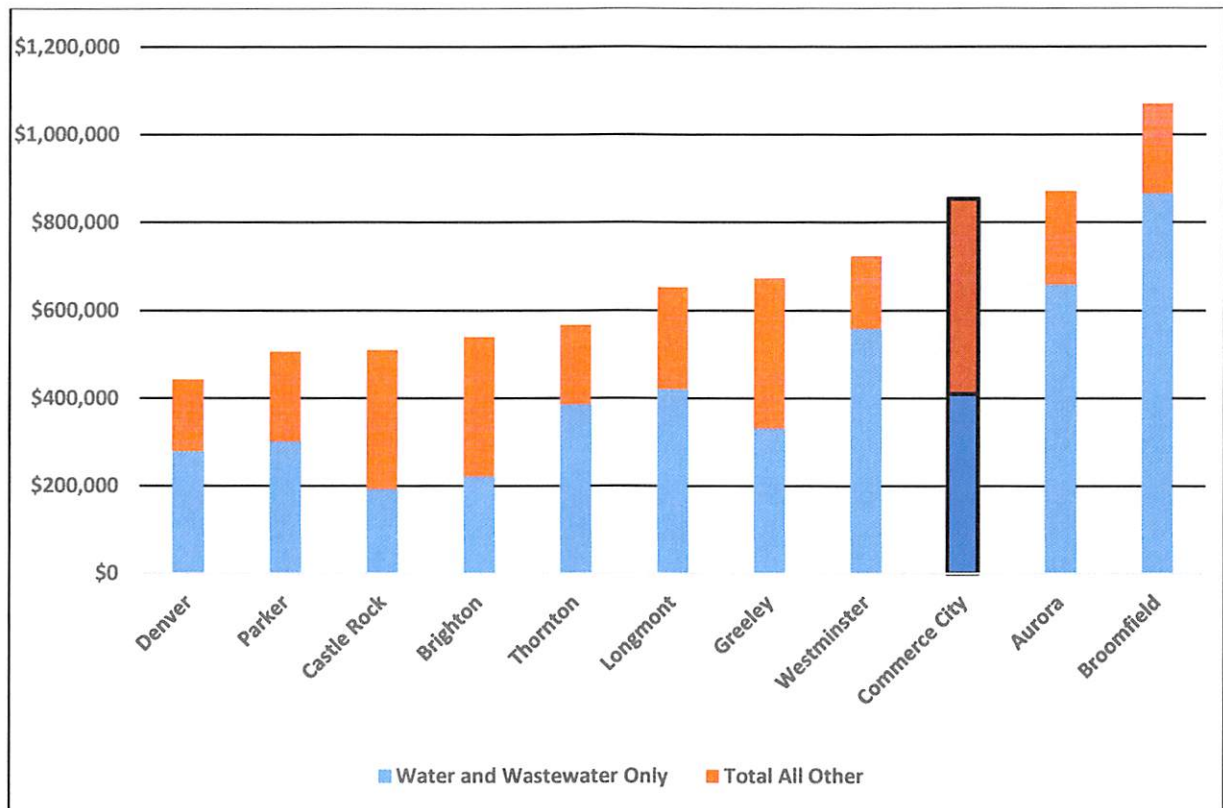
Figure 9: Development Fees for Restaurant



## MANUFACTURING

The fees associated with developing a manufacturing facility in the comparison communities range from \$442,200 to \$1,069,400 (Figure 10). Commerce City is ranked 9<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$52,581 (shown in orange).

Figure 10: Development Fees for Manufacturing

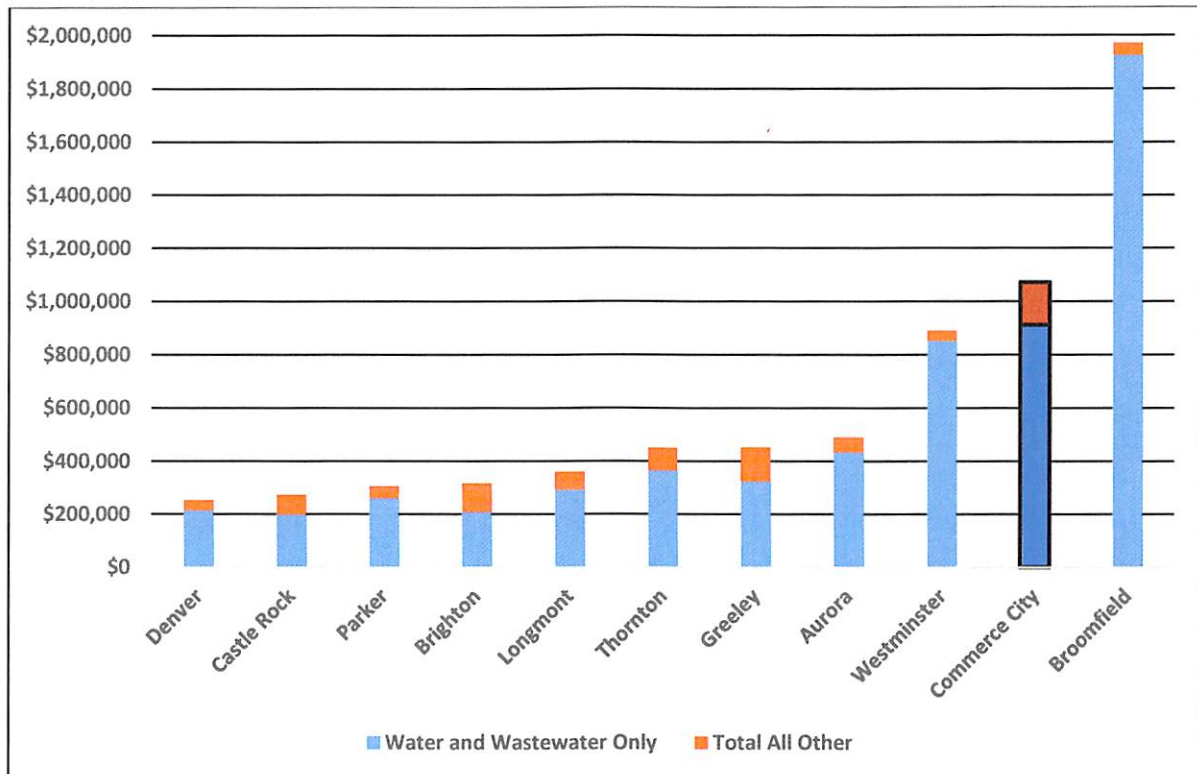




## TRUCK WASH

The fees associated with developing a truck wash in the comparison communities range from \$252,300 to \$1,970,000 (Figure 11). Commerce City 10<sup>th</sup> out of 11. The fees for Commerce City include a water acquisition fee of \$1,298 (shown in orange), and a fee-in-lieu of public park dedication of \$26,471 (shown in orange).

Figure 11: Development Fees for Truck Wash



# DEVELOPMENT POLICIES

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The City requires developers to provide land for parks, and schools in order to enhance the community as it grows. Land dedication can be accomplished by payment of a fee-in-lieu, or an actual land dedication. For the purposes of the fee calculation in the previous section, a fee-in-lieu was assumed. This portion of the Study will focus on the relative cost to dedicate land to each of the communities.

The District requires that developers bring the water rights to provide the adequate amount of water to serve the Equivalent Residential Units (ERUs), which are estimated for each type of development. If the land does not have the historical water rights associated with it, then the developer typically purchases water rights on the open market. Currently, no fee-in-lieu is formally offered for this requirement.

The District also has a separate irrigation system, which developers are required to connect to if the development is within the service boundaries. The water in the irrigation system is a non-potable source that helps the District preserve its potable water sources. The District's SDF includes one potable connection and an equivalent meter size for irrigation water. If the irrigation meter that is required by the property is a different size than the potable meter, then the SDF is calculated on an ERU basis. The rates for service provided by the non-potable system are the same as the rates for the potable system. In our experience, rates for non-potable service are typically less than for potable service. This maybe a reflection of the cost of providing service and/or a purposeful incentive to encourage non-potable water use.

## LAND DEDICATION FOR PARKS

Commerce City requires developers to dedicate land for private parks, public parks, and schools. The dedication of land for private parks is equal to 3% of usable land, e.g., a portion of a subdivision. Since this requirement is from the perspective of a larger development, it was not included in the cost compilation or fee calculation; nor is this further discussed or considered in the balance of this study.

For public parks, Commerce City generally prefers a fee-in-lieu rather than a land dedication. The City requires \$0.34023 per square feet for residential development. For any non-residential development, the City requires a payment of \$0.18902 per square foot of the development area. The other 10 communities require:

- **Aurora:**
  - Neighborhood Park: 3 acres per 1,000 residents (at \$165,591/acre)
  - Community Park: 1.1 acres per 1,000 residents (at \$166,428/acre)
  - Utilizing an estimated rate of 2.65 persons per single family residential unit, 2.5 persons per multi-family unit

- **Brighton:**
  - Neighborhood Park: Developments of 337 units or less: \$1,700 per unit without land dedication; for developments greater than 337 units the developer is required to construct a park to City standards.
  - Community Park: \$720 per unit without land dedication for all types of residential development
- **Broomfield:** No requirement
- **Castle Rock:** No requirement
- **Denver:** No requirement
- **Greeley:**
  - \$2,721 per single family residential dwelling
  - \$2,041 per multi-family dwelling unit
  - \$2,857 per mobile home park space
- **Longmont:**
  - \$5,045 per single family residential dwelling
  - \$2,475 per dwelling unit for all other types of residential development
- **Parker:** No requirement
- **Thornton:**
  - Residential: Acreage required = (# of dwelling units x # of projected persons/unit)/100. Or a fee-in-lieu of \$1.50/sq. ft. of building.
  - Commercial: Acreage required = 8% of gross land. Or a fee-in-lieu of \$3.00/sq. ft. of building.
- **Westminster:**
  - \$1,854 per single family detached dwelling
  - \$1,508 per single family attached unit
  - \$1,234 per multi-family residential unit
  - \$429 per bed in an assisted senior housing development

Commerce City is the only community that determines the cost strictly based on the acreage of the development. Most other communities, assess this requirement on a per unit basis. Half of the communities do not have a requirement to contribute land or money for parks. The fee calculations indicate that the City's park fees for a single family residential home ranks 9<sup>th</sup> out of 11, and 6<sup>th</sup> out of 11 for the multi-family residential building profile.

## LAND DEDICATION FOR SCHOOLS

School district fees are typically assessed on a county level. Each community can belong to multiple counties, and therefore multiple school districts. Commerce City is a part of Adams 14 and School District 27J. For the Adams 14 School District, a developer is required to pay a fee-in-lieu according to the following schedule:

- \$619 per single family detached unit
- \$514 per single family attached unit
- \$214 per townhome unit
- \$138 per apartment unit



The requirements for School District 27J depend on the estimated number of students generated from each type of residential development. From the calculated number of students, a required acreage is generated. For Commerce City, land is assessed at \$32,077 per acre. School District 27J was used for the fee-in-lieu calculation in the previous section. This fee was \$416 for a single family detached home. There is also a voluntary contribution to the capital facilities fund, which is assessed at: \$762 per SFR unit and mobile home, and \$435 per condo/townhome/multi-family unit. While termed a “voluntary” contribution, the 27J School District has been successful in the collection of this fee from all new residential development in Commerce City. As a result, this fee was not considered voluntary for the calculated values shown in this study.

The remaining 10 communities have the following requirements:

- **Aurora:** The same requirements for School District 27J, however land is assessed at \$35,000 per acre.
- **Brighton:** The same requirements for School District 27J, however land is assessed at \$35,000 per acre.
- **Broomfield:** No requirement
- **Castle Rock:** The Douglas County School District does have a requirement for land dedication. After multiple attempts to contact the District, RFC was not able to obtain the details of this requirement.
- **Denver:** No requirement.
- **Greeley:** No requirement.
- **Longmont:** St. Vrain School District Requirements: \$1,489 for a single family residential unit, \$714 per multi-family unit, \$1,031 for a duplex or triplex unit, \$434 for a condo unit, and \$960 for a mobile home unit.
- **Parker:** The Douglas County School District does have a requirement for land dedication. After multiple attempts to contact the District, RFC was not able to obtain the details of this requirement.
- **Thornton:** The same requirements for School District 27J, however land is assessed at \$35,000 per acre.
- **Westminster:** \$876 per single family detached unit, \$468 per single family attached unit, \$112 per multi-family residential unit.

Assessments by the two school districts in Commerce City were on the lower end when compared to the fees assessed by the school districts in the survey communities (as noted above, not all school districts assess these fees). The voluntary fee from School District 27J does raise the cost in Commerce City to a level higher than all the other communities, but this fee also impacts the cities of Aurora, Brighton and Thornton.

## WATER DEDICATION REQUIREMENT (SECONDARY MARKET FOR WATER RIGHTS)

Article II, Section 1.5 of the District's Rules and Regulations stat that developers must enter into a water resources agreement as part of the development process, providing sufficient water resources for the new development. Section 1.5.7 states that the water requirement can be fulfilled by a fee-in-lieu of dedication. Currently, no developers have utilized this option and the District does not formally offer a set price per acre-foot for water. Developers in Commerce City are required to dedicate the water rights to cover the estimated Equivalent Residential Units (ERUs) that the development will serve. This ERU requirement is calculated based on meter size, which utilizes equivalent meter ratios as shown in Appendix D.

Each of the 10 other comparison communities were surveyed to see if they had a water dedication requirement, and what options were available to developers to fulfill that requirement.

- **Aurora:** Historical water rights associated with the property are required to be dedicated to the City upon annexation. No set quantity or fee-in-lieu is required.
- **Brighton:** A reduced PIF is paid if the development donates water rights. If the developer does not donate water rights, then they pay an additional water resource fee. A detailed calculation is used to determine the amount of water estimated to be used by the types of development that will be include in the new area.
- **Broomfield:** Each development must purchase a water license on a tap equivalent basis, there is no separate fee schedule if water rights are donated. One tap equivalent equals approximately one half an acre-foot of water.
- **Castle Rock:** The developer is required to dedicate the groundwater associated with the property. The Town requires 1.1 acre-feet per SFE. If a developer does not have sufficient water rights, they can dedicate 2 acre-feet of Denver Basin groundwater per acre-foot required. Or they can pay a fee of \$2,750 per SFE for residential uses, or \$1,650 per SFE for commercial uses. This is in addition to the Renewable Water (aka Water Resources) fee that is charged as part of the water connection fee. This is used for the Town to purchase renewable surface water rights.
- **Denver:** Denver Water does not have a water dedication requirement.
- **Greeley:** For residential subdivisions, 3 acre-feet of raw water per acre are required. A fee-in-lieu is allowed up to 8 acre-feet. The price for water is set as the 3 year average of Colorado Big-Thompson market rates, which is currently \$28,000 per acre-foot. Non-residential developments are required to dedicate water based on the tap size required. The amount required for a ¾" meter is 0.75 acre-feet, a 1" meter is required to bring 2 acre-feet and a 2" meter is required to bring 8 acre-feet.
- **Longmont:** The City of Longmont requires 3 acre-feet per acre of land. If the land does not currently have this amount of water rights associated with it, then the developer must obtain it independently, or pay a fee to the City at a rate of \$11,375 per acre-foot.
- **Parker:** If land is currently not annexed into the Parker Water & Sanitation District service territory then the developer must pay a \$5,000 per acre inclusion fee. Water is also required to be provided for the number of SFE intended to be served; if the development is short of the

number of SFEs to be served then a \$1,300 per SFE water surcharge is assessed. In addition, the Parker Water & Sanitation District assesses a Water Resource SDF and Water Resource Toll SDF, which are based on tap size.

- **Thornton:** The City assesses a separate Water Resource Fee as part of their connection fee schedule. No additional water dedication is required.
- **Westminster:** The City does not have a water dedication requirement. A separate Water Resource Fee (separate from the infrastructure fee) is assessed, which provides the funds for the City to purchase any water rights that are required.

## SEPARATE IRRIGATION SYSTEM

The South Adams County Water & Sanitation District has constructed a secondary irrigation piping system in the northern portions of the District. The water comes from separate alluvial wells and is not connected to the potable drinking water supply.

When a developer pays the District's System Development Fee (SDF), it includes one domestic meter and one irrigation meter of the same size. If the development requires a different sizing, then the cost of the SDF is based on the ERUs estimated to be utilized. Each of the other 10 communities provide the following non-potable systems:

- **Aurora:** The City has a recycled water system, but is only used to serve City facilities.
- **Brighton:** The City has a limited non-potable system and is mostly used for public facilities. It is not available to everyone. Separate rates are assessed for non-potable water.
- **Broomfield:** The City has approximately 1,400 acres connected to the non-potable system, for irrigation-only use. If the development is located near the non-potable system, then the City will ask them to connect to it. The non-potable connection fees are 50% of "standard" or potable water system fees. The non-potable system cannot be used by residential customers, and is only used by the City and home owners associations. The water rates for non-potable water are approximately 50% of the potable water rates.
- **Castle Rock:** The Town does not have a separate non-potable system.
- **Denver:** Denver Water has approximately 60 miles of pipelines dedicated for non-potable water. Fees to connect to this system are about 80% of the standard system development fees, and the non-potable usage rates are also reduced. The City has identified areas where this system is intended to be utilized, and can require new development to connect to the system.
- **Greeley:** The City of Greeley is able to provide non-potable water from two main ditch laterals, depending on the development's location. The plant investment fee is \$11,000 per irrigated acre, and the developer must also bring the same 3 acre-feet per acre of water rights. The non-potable water has a separate monthly fee schedule as well. This system is mostly for municipal use, but there are some non-residential applications and use in common areas in residential neighborhood.
- **Longmont:** No separate system. Some City parks have a non-potable source of irrigation water.



- **Parker:** Neither the Town or the Parker Water & Sanitation District have a separate non-potable system.
- **Thornton:** The City of Thornton does not have a separate irrigation system.
- **Westminster:** The City has a non-potable system that is designed to serve approximately 10% of demand at buildout. The City requires a developer to connect if the development is close to the infrastructure. Non-potable tap fees and rates are 80% of potable rates.

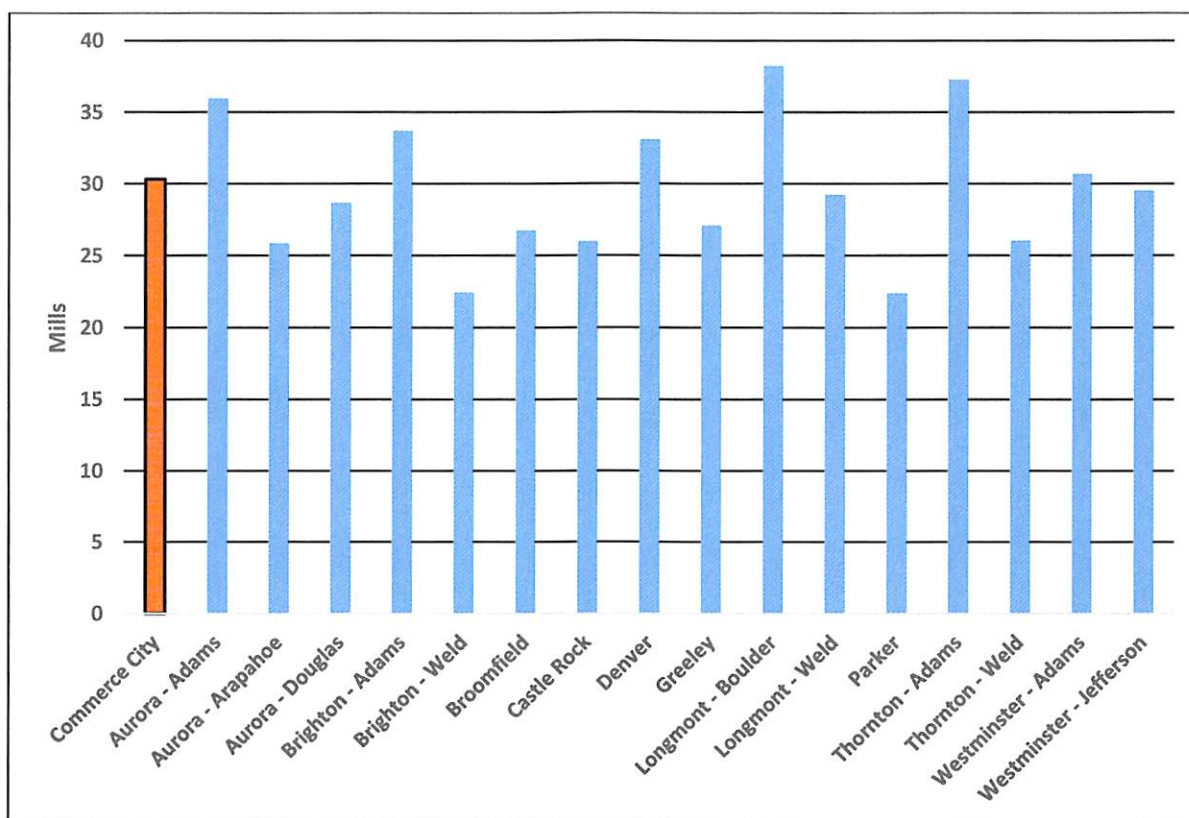
# MILL LEVIES

Another key element of this Study was the compilation of on-going or recurring costs that are typically borne by the building/property owner or tenant. This section contains information on property tax assessments for the City and the 10 survey communities. The mill levy is an assessment per \$1,000 of assessed property value. In this section mill levy information is presented for a number a general government services and in some instances, utility services.

## GENERAL GOVERNMENT

A summary of only general government mill levies is shown in Figure 12. The mill levies range between 22.376 per \$1,000 of assessed value in Parker, and 38.214 in Longmont in Boulder County. Commerce City is assessed at 30.322, which consists of 3.28 mills for the City and 27.042 for Adams County. The City is highlighted in orange in Figure 12 (levies relevant to the City are highlighted in all the similar figures in this section). These mill levies are for a variety of services provided by the respective cities and towns.

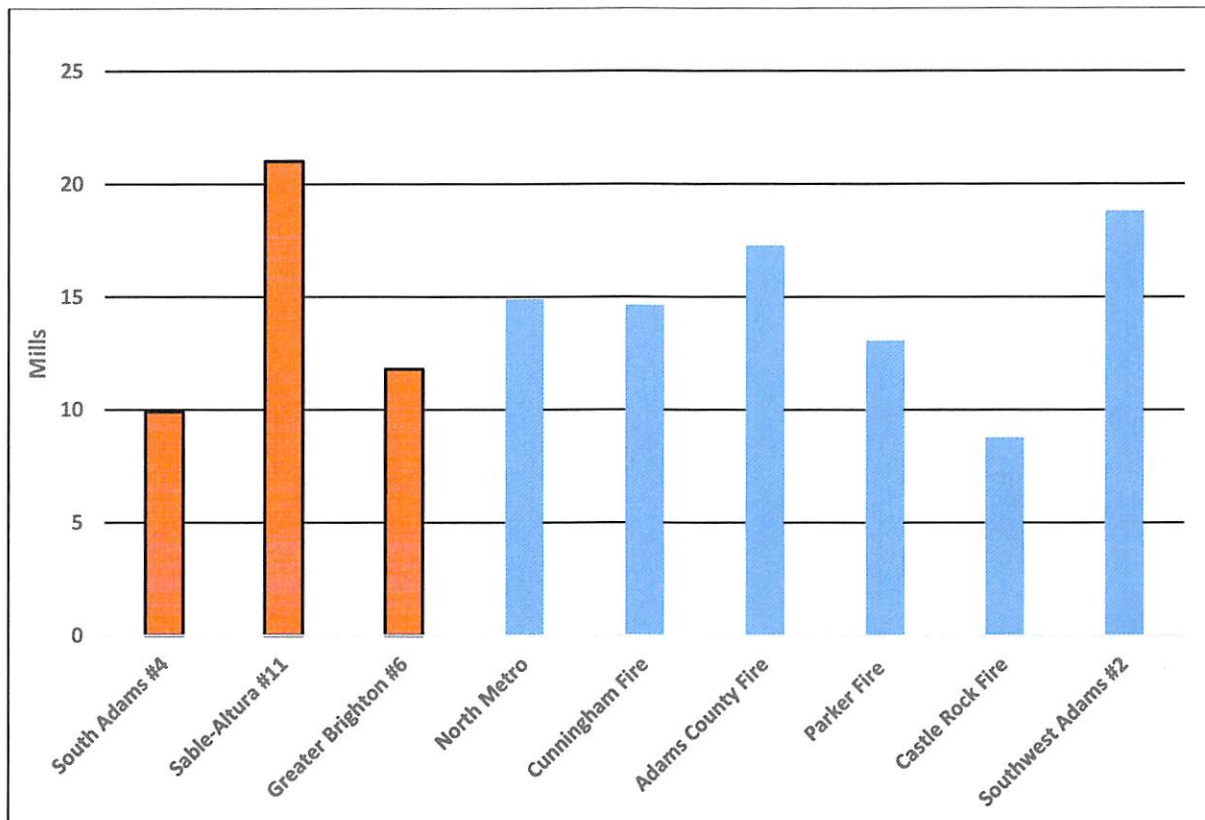
Figure 12: General Goverment Mill Levies



## FIRE DEPARTMENTS

A summary of fire department mill levies is shown in Figure 13. The three fire districts in Commerce City are: South Adams #4, Sable-Altura #11 and Greater Brighton #6, which charge 9.900, 21.000, and 11.795 mills respectively. The lowest mill levy is Castle Rock Fire at 8.750 and the highest is Sable-Altura #11 at 21.000.

Figure 13: Fire Department Mill Levies

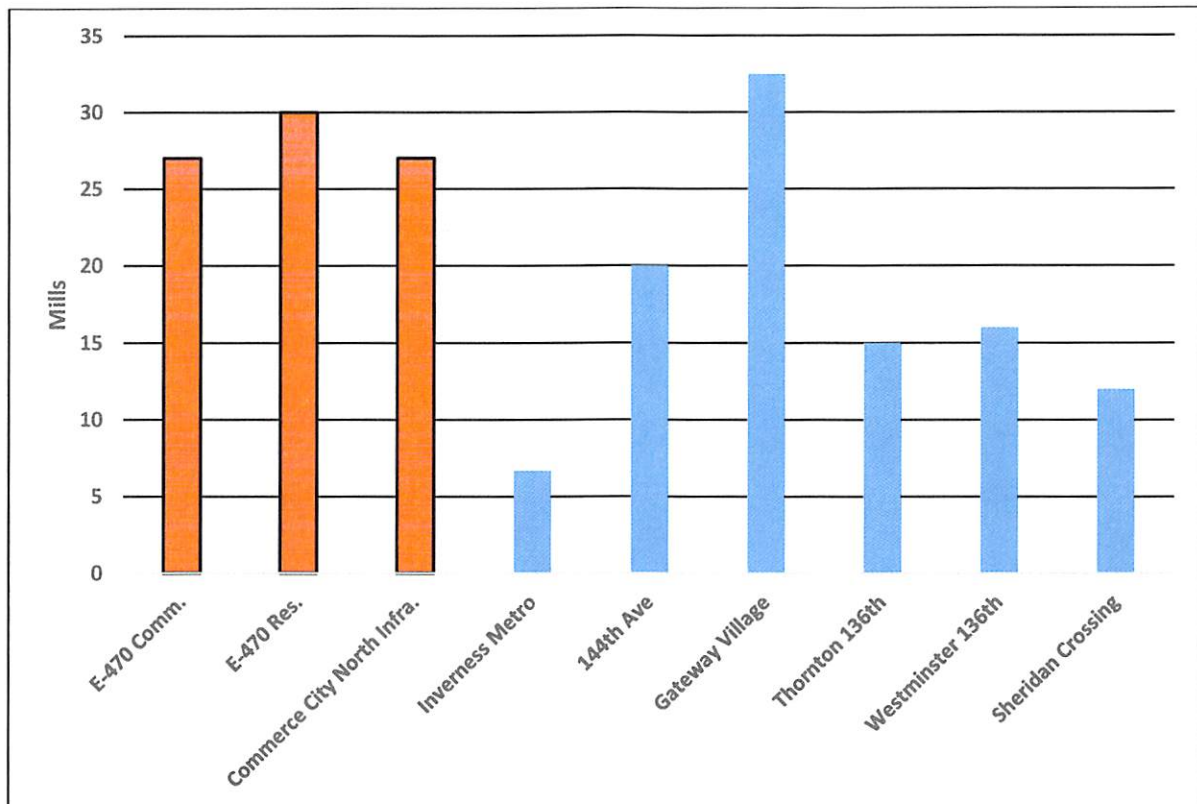




## GENERAL IMPROVEMENT DISTRICTS (GIDS)

A summary of general improvement district mill levies is shown in Figure 14. The GIDs in Commerce City are: E-470 Residential, E-470 Commercial, and Commerce City North Infrastructure GID. Both of these GIDs are assessed at 27.00 mills. The highest is Gateway Village in Denver at 32.500 mills.

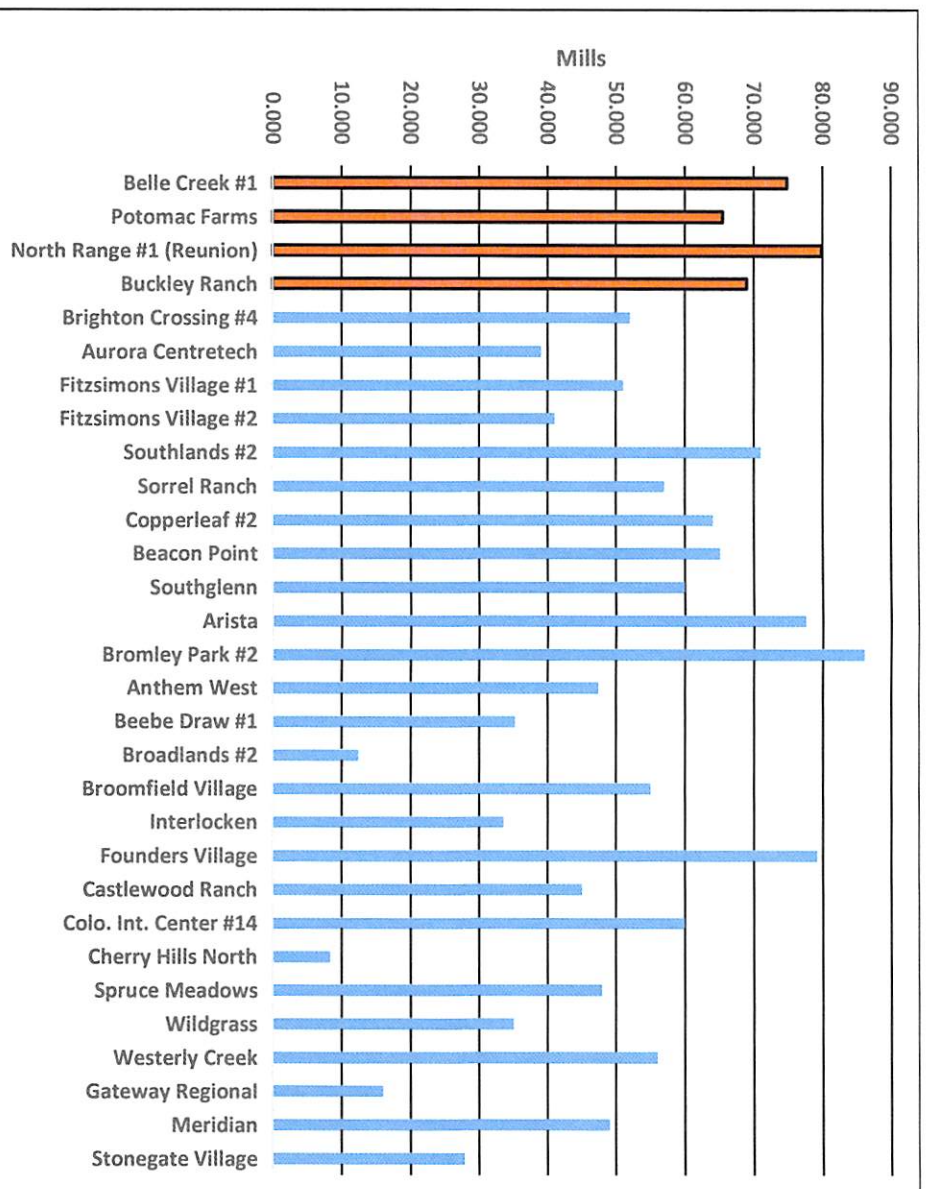
Figure 14: General Improvement District Mill Levies



## METROPOLITAN DISTRICTS

A sampling of metropolitan district mill levies is shown in Figure 15. Commerce City has many different metropolitan districts, and this represents but a few examples. The metropolitan districts inside Commerce City that are shown on Figure 15 include: Belle Creek #1, Potomac Farms, North Range #1 (Reunion), and Buckley Ranch. There is a wide range of mill levies, from 8.281 in Cherry Hills North, to 86.025 for Bromley Park #2 in Brighton. North Range #1 (Reunion) was the highest in Commerce City at 79.870.

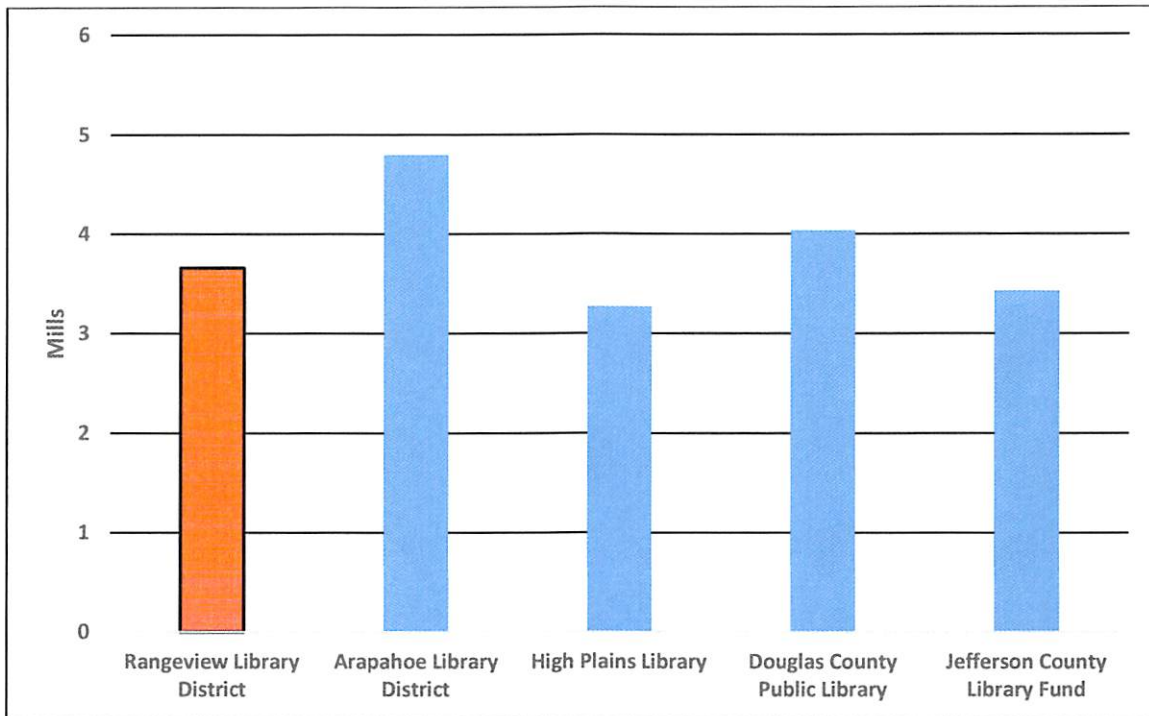
Figure 15: Metropolitan District Mill Levies



## LIBRARIES

A summary of library mill levies is shown in Figure 16. The highest is Arapahoe Library District at 4.974 mills. Included in Commerce City is the Rangeview Library District which is assessed at 3.659 mills.

Figure 16: Library Mill Levies

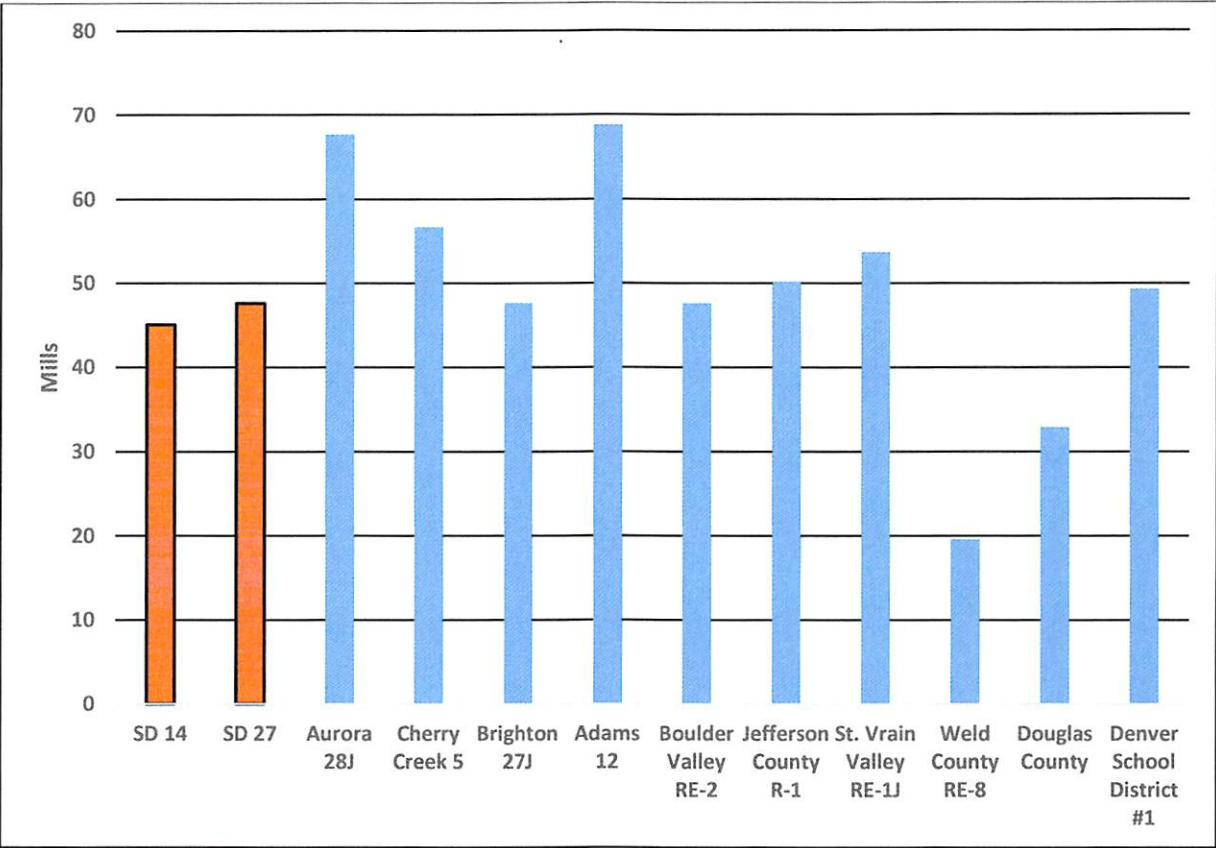




# SCHOOL DISTRICTS

A summary of school district mill levies is shown in Figure 17. The school districts in Commerce City are School District 14 which is assessed at 45.080 and School District 27J which is assessed at 47.628. The highest is Adams 12, which is assessed at 68.781 and the lowest is Weld County RE-8 which is assessed at 19.563.

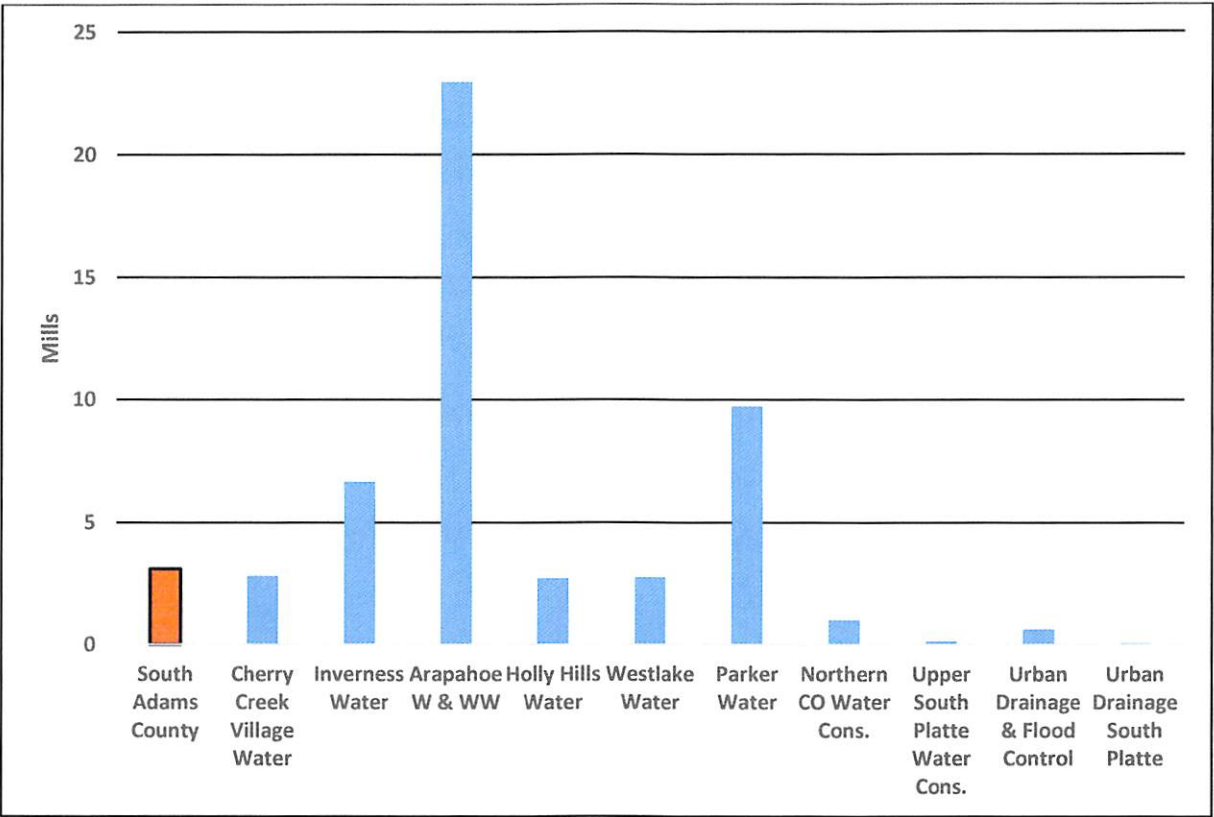
Figure 17: School District Mill Levies



# WATER AND SEWER DISTRICTS

A summary of water and sewer district mill levies is shown in Figure 18. The highest mill levy is assessed by the Arapahoe County Water and Wastewater Authority at 22.950. The second highest is Parker Water & Sanitation District at 9.727 mills. South Adams County Water & Sanitation District has a mill levy of 3.102. Urban Drainage and Flood Control, the regional storm water utility for the metro area, also assesses mill levies in most of the comparison communities (Figure 18).

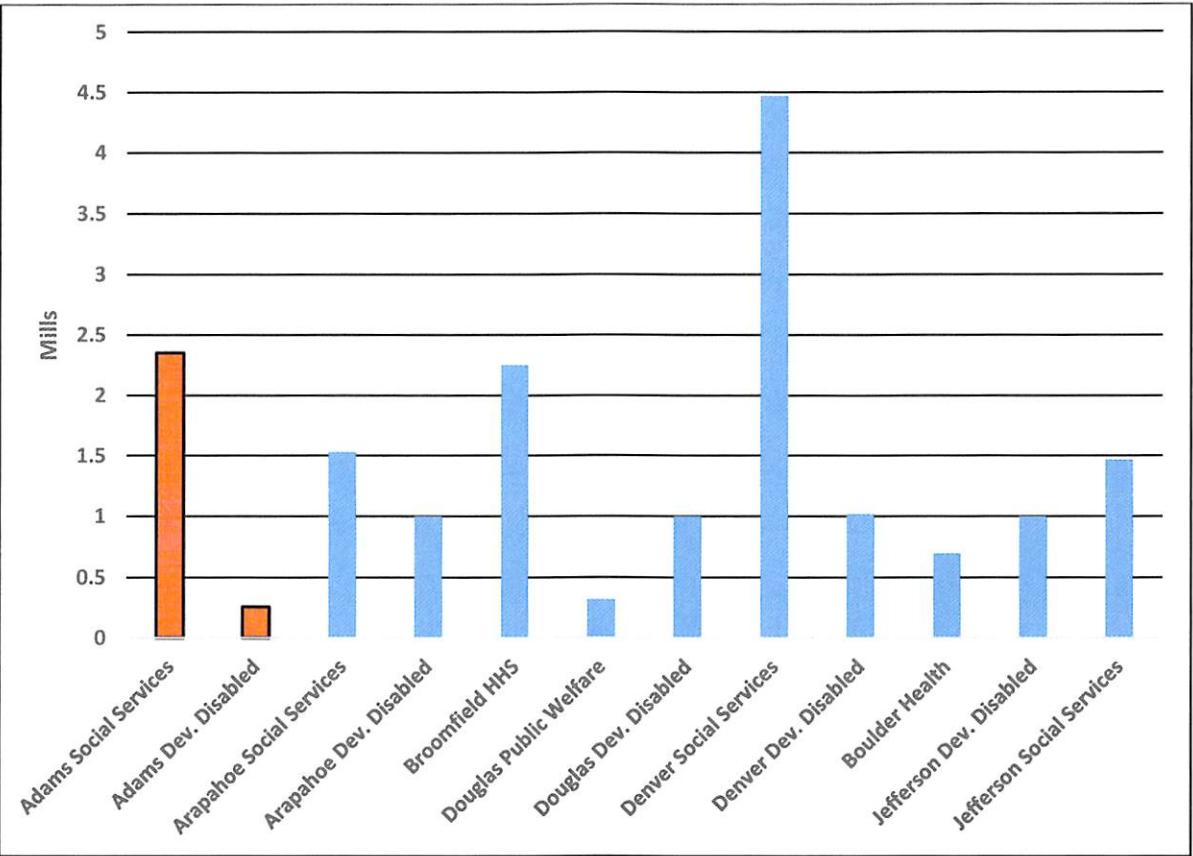
Figure 18: Water and Wastewater District Mill Levies



# HEALTH DEPARTMENT

A summary of various county health department mill levies is shown in Figure 19. Each of the mill levies shown are a part of the general government fees shown in Figure 12. Tri-County Health Department serves Commerce City, and department staff has indicated that they received funds from the general fund of counties that they serve. The highest mill levy is for Denver Social Services at 4.470.

Figure 19: Health Department Mill Levies

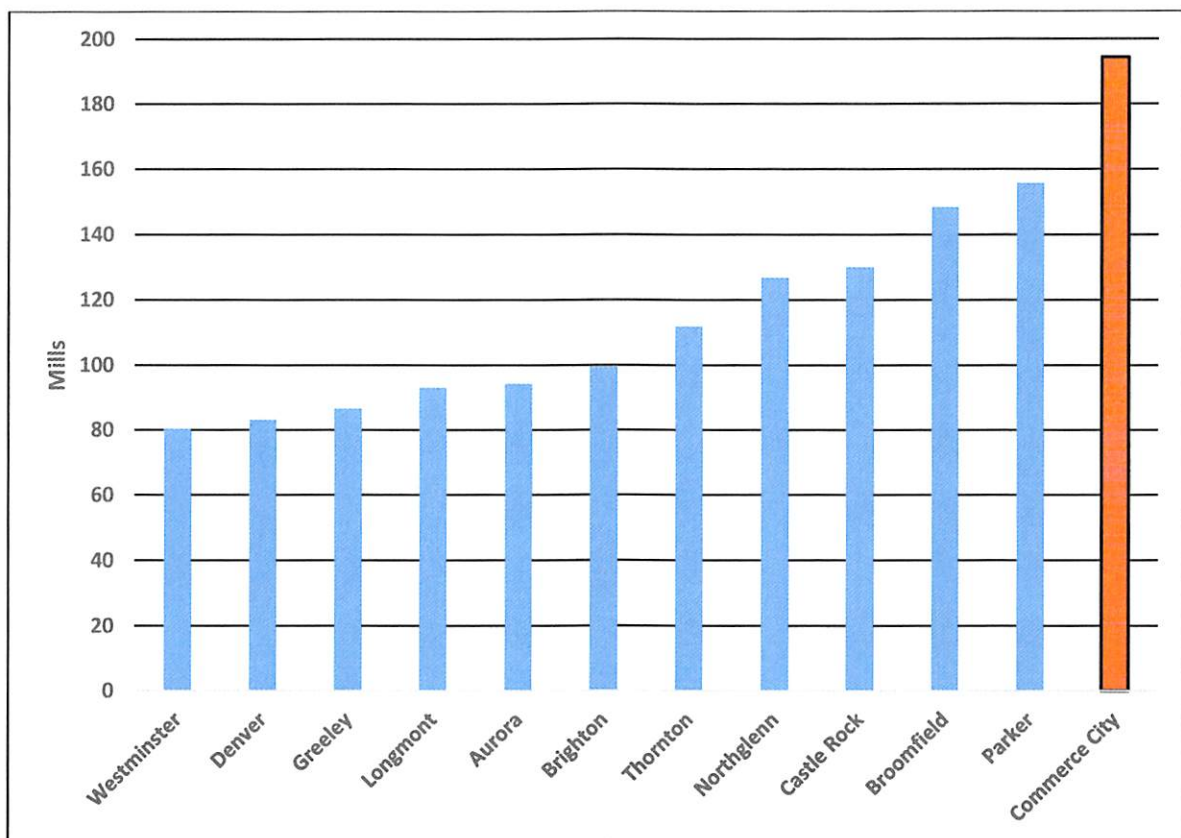




## CUMULATIVE MILL LEVIES

In order to examine the annual costs that a building or property owner would incur, RFC collected information on individual and total mill levies. In each of the 11 communities, tax records were collected for a single family residential home, which was deemed by RFC to be near to or located in a potential area of growth. The results of this exercise indicate that, but for the Buckley Ranch Metropolitan District (which is located within Commerce City) mill levy of 69.000 the City would be within a reasonable range of other communities. Figure 20 shows the total mill levies for each of the single family residential homes located in each of the 11 communities.

Figure 20: Cumulative Mill Levies – Single Family Residential Home



# ANNUAL WATER AND WASTEWATER COSTS

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Water and wastewater rates were compiled to illustrate the long-term costs of utility service for each of the eight development profiles in each of the 11 communities. The estimated annual water consumption that was provided by the District was used as a proxy in order to obtain approximate annual water and wastewater costs.

## WATER USE AND WASTEWATER USE ASSUMPTIONS

Annual water use for each of the eight types of development were provided by the District and are listed below:

Single Family Residential Detached:	136,900 gallons
Multi-Family Residential (36 units):	3,300,000 gallons
Commercial Retail:	175,000 gallons
Industrial Warehouse:	20,400 gallons
Irrigation-only (City Owned Park):	7,037,880 gallons
Restaurant:	504,000 gallons
Manufacturing:	3,516,000 gallons
Truck Wash:	7,836,000 gallons

The water consumption was assumed to be constant throughout the year for the Commercial Retail, Industrial Warehouse, Restaurant and the Manufacturing facility profiles. A summer peak was assumed for the Single Family Residential, Multi-Family Residential, and Truck Wash profiles. And a summer only usage was assumed for the Irrigation-only city park.

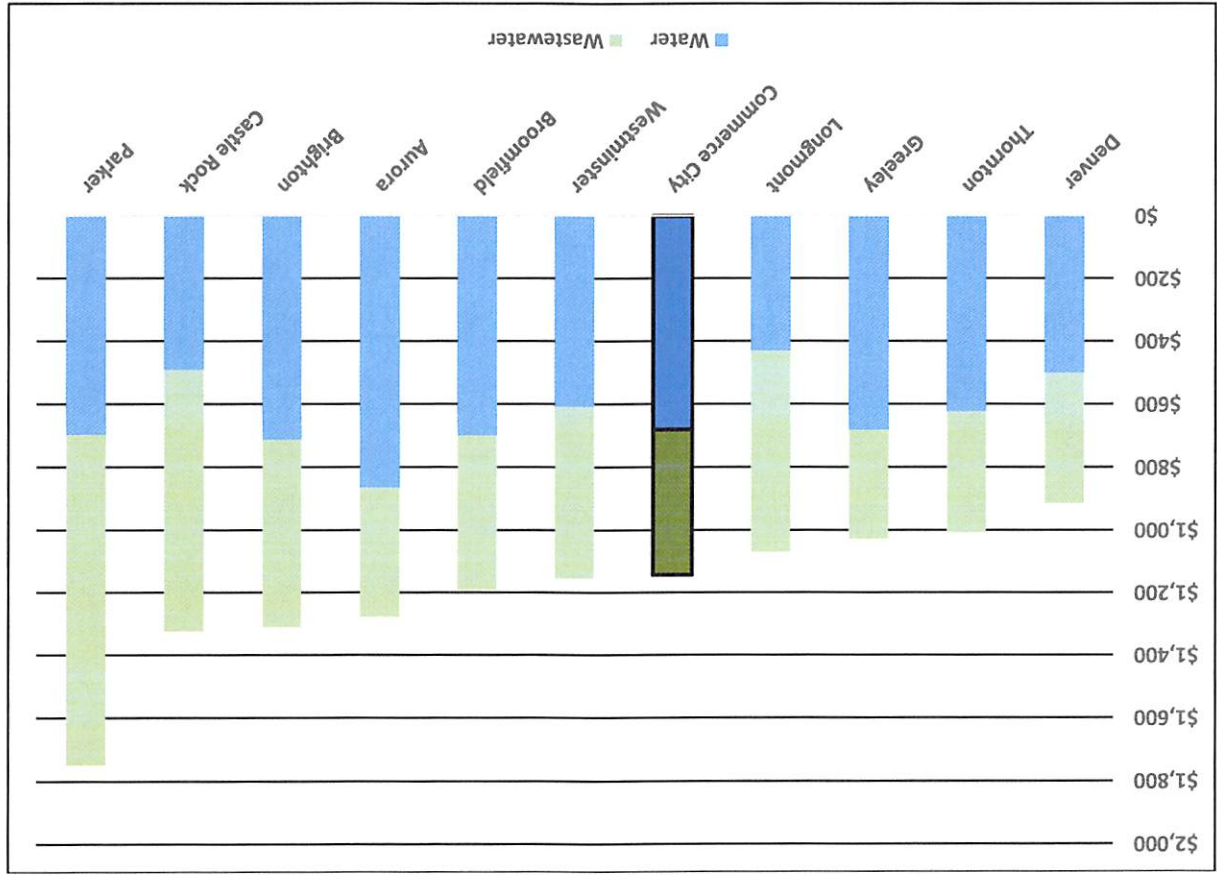
Estimate wastewater discharges to be used in calculating wastewater bills were based on using an average winter consumption for all of the 11 communities. Wastewater discharges were assumed to be constant for the Commercial Retail and the Industrial Warehouse profiles. The wastewater base charge was assumed throughout the year for the Irrigation-only profile which for this analysis, includes a restroom inside the park. This estimate does not assume any surcharges for high strength wastewater such as fees for total suspended solids (TSS) and biological oxygen demand (BOD).

## ESTIMATED ANNUAL WATER AND WASTEWATER COSTS

If the each of the eight developments were to use their estimated annual water use and wastewater flows, they would pay the amounts indicated in the section below.

Estimated annual water and wastewater costs for a single family residential detached home are shown in Figure 21. Commerce City ranked 6<sup>th</sup> in water costs, 5<sup>th</sup> in wastewater costs and 5<sup>th</sup> on a combined basis.

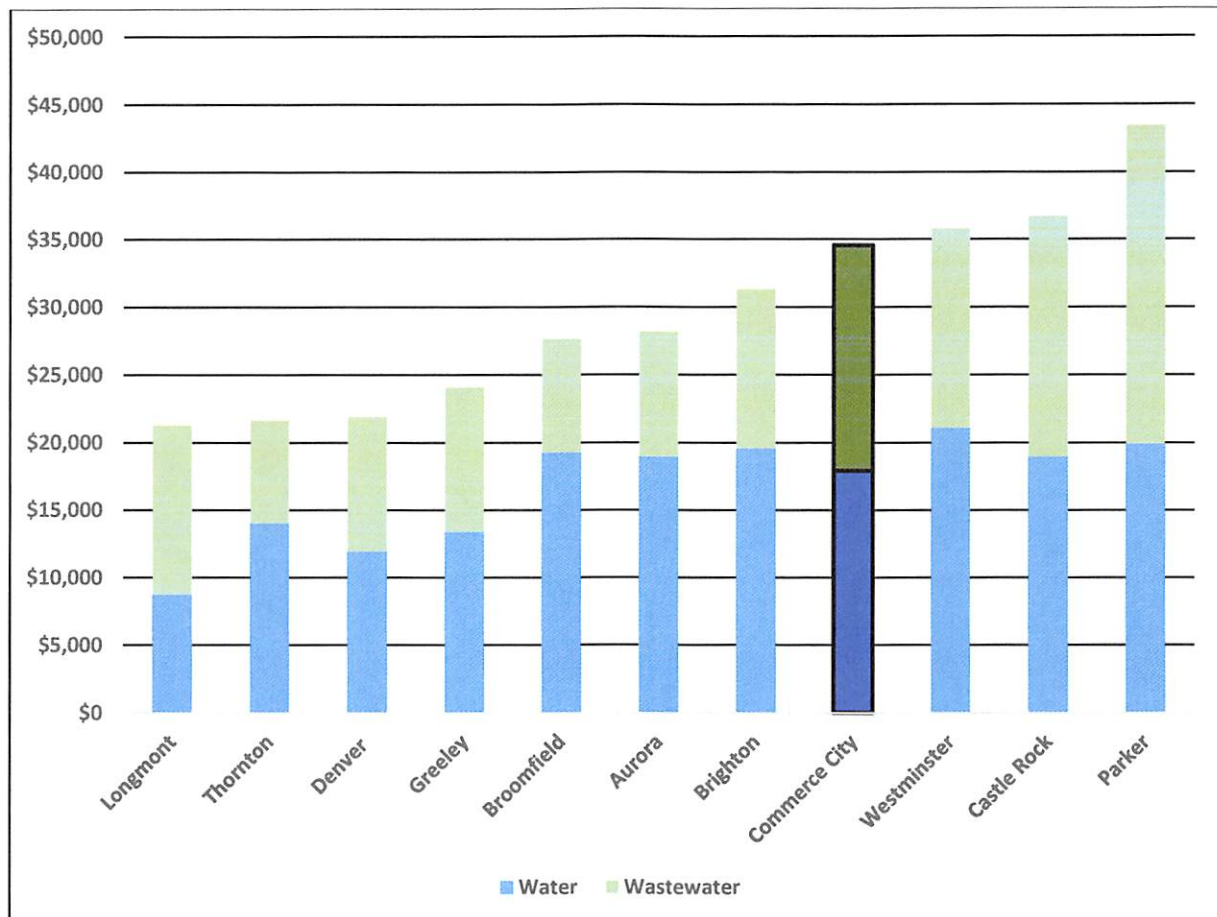
Figure 21: Estimated Annual Water and Wastewater Cost For SFR Detached





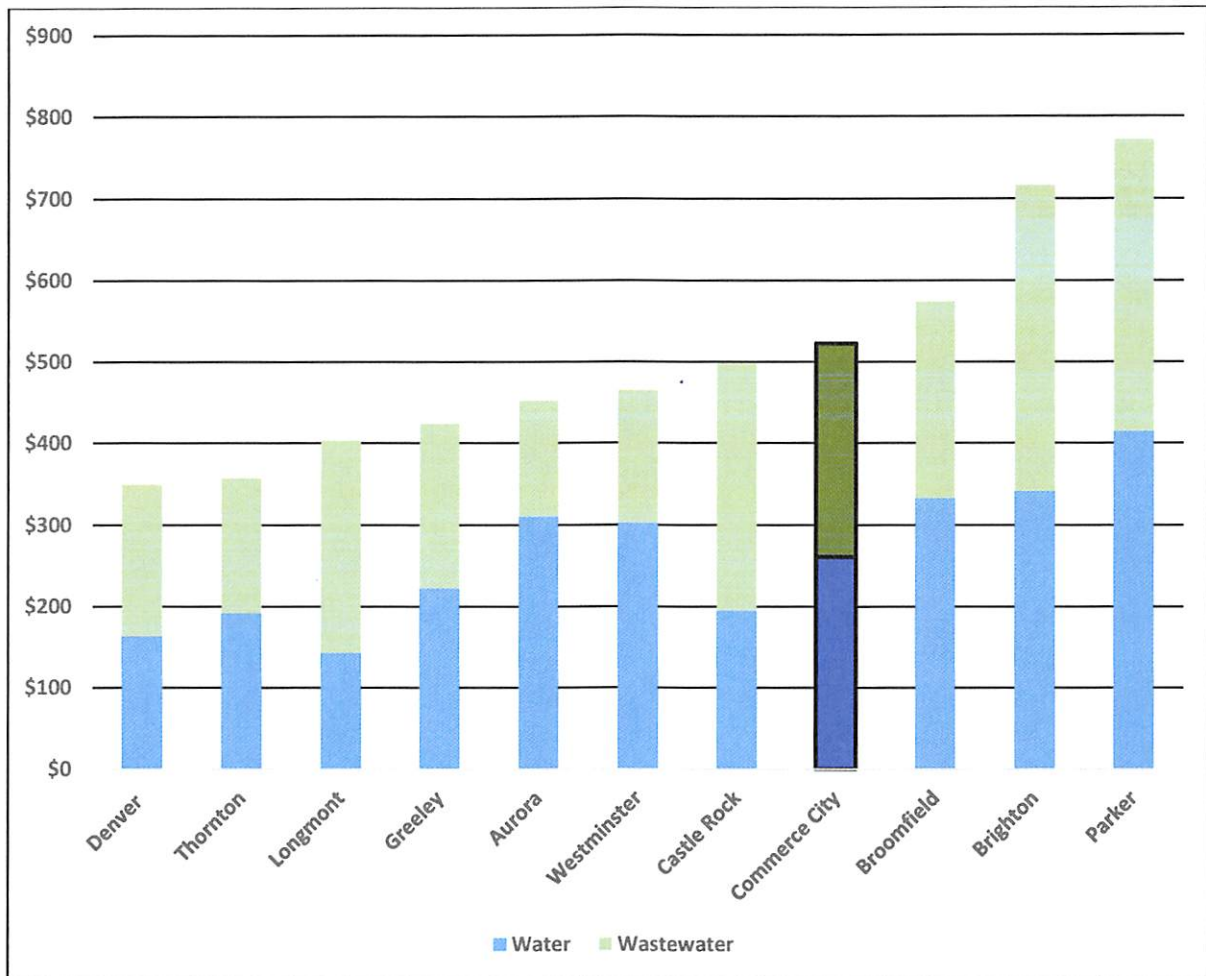
Estimated annual costs for a multi-family residential (36 dwelling units) development are shown below in Figure 22. Commerce City ranked 5<sup>th</sup> in water costs, 9<sup>th</sup> in wastewater costs and 8<sup>th</sup> on a combined basis.

**Figure 22: Estimated Annual Water and Wastewater Cost For MFR (36 Units)**



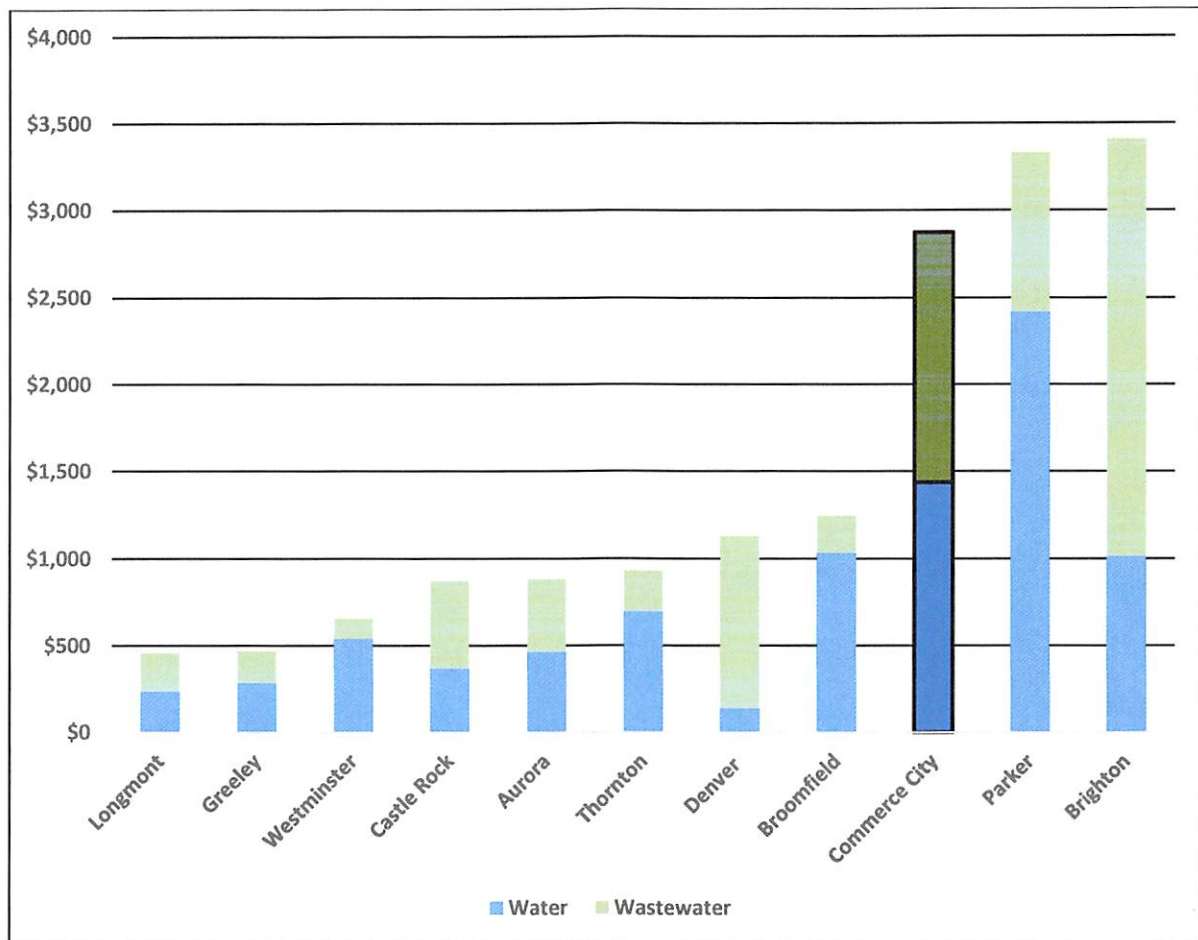
Estimated annual costs for a commercial retail unit (per unit) are shown below in Figure 23. Commerce City ranked 6<sup>th</sup> in water costs, 8<sup>th</sup> in wastewater costs, and 8<sup>th</sup> on a combined basis.

**Figure 23: Estimated Annual Water and Wastewater Cost For Commercial Retail**



Estimated annual costs for an industrial warehouse are shown below in Figure 24. Commerce City ranked 10<sup>th</sup> in water costs, 10<sup>th</sup> in sewer costs, and 9<sup>th</sup> on a combined basis.

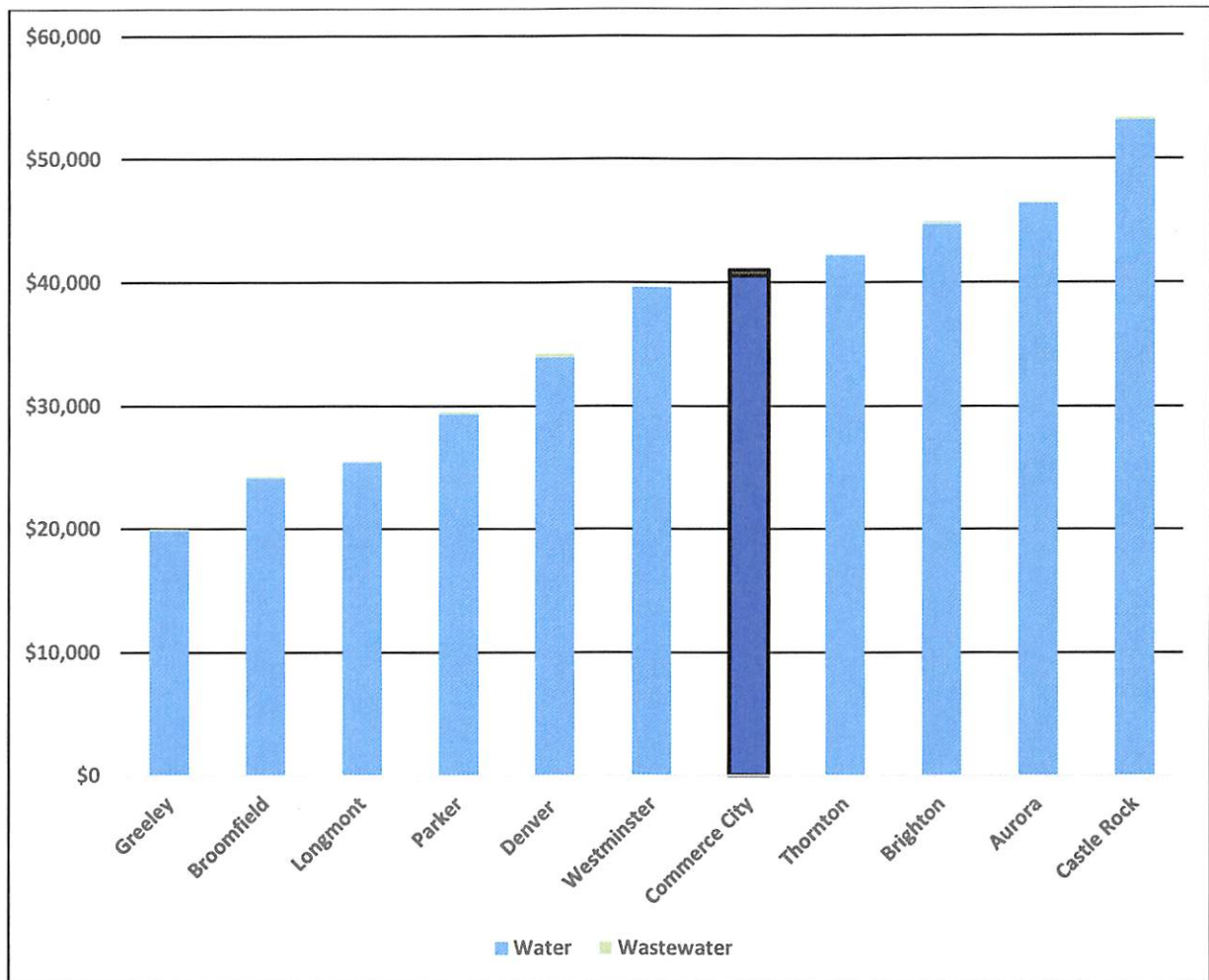
**Figure 24: Estimated Annual Water and Wastewater Cost For Industrial Warehouse**





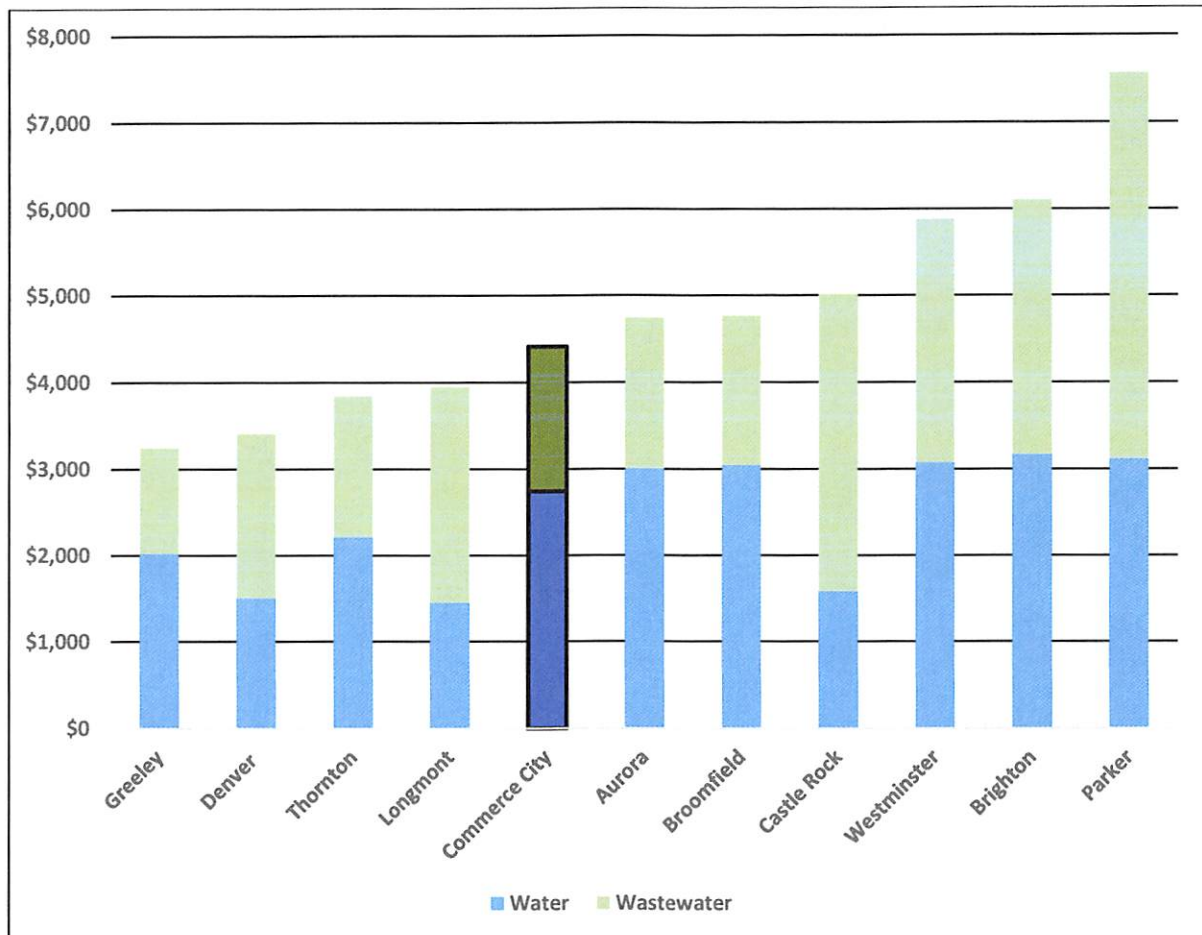
Estimated annual costs for an irrigation-only (city-owned park) are shown below in Figure 25. Commerce City ranked 7<sup>th</sup> in water costs, 11<sup>th</sup> in wastewater costs, and 7<sup>th</sup> on a combined basis.

**Figure 25: Estimated Annual Water and Wastewater Cost For Irrigation-only (Park)**



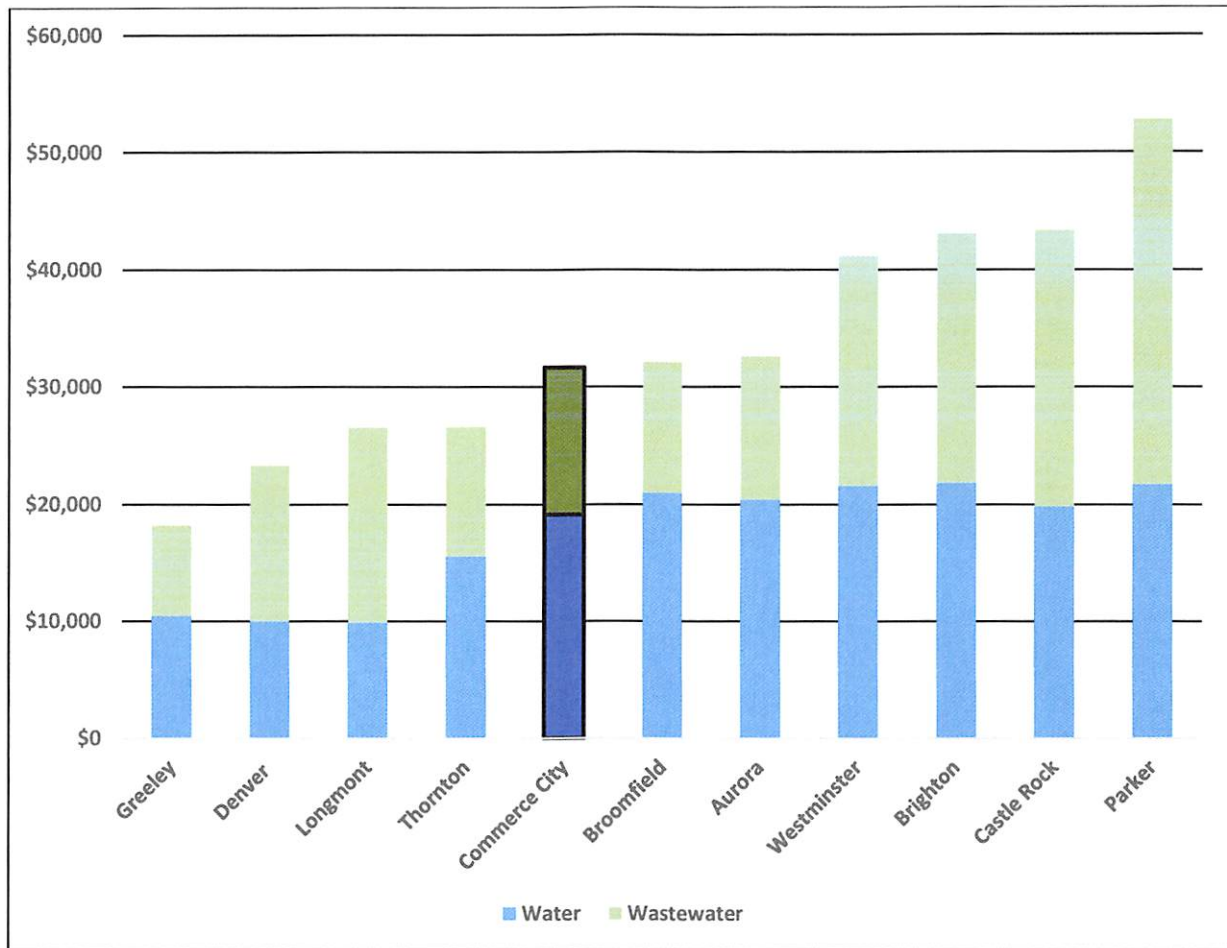
Estimated annual costs for a restaurant are shown below in Figure 26. Commerce City ranked 6<sup>th</sup> in water costs, 3<sup>rd</sup> in wastewater costs, and 5<sup>th</sup> on a combined basis.

**Figure 26: Estimated Annual Water and Wastewater Cost For Restaurant**



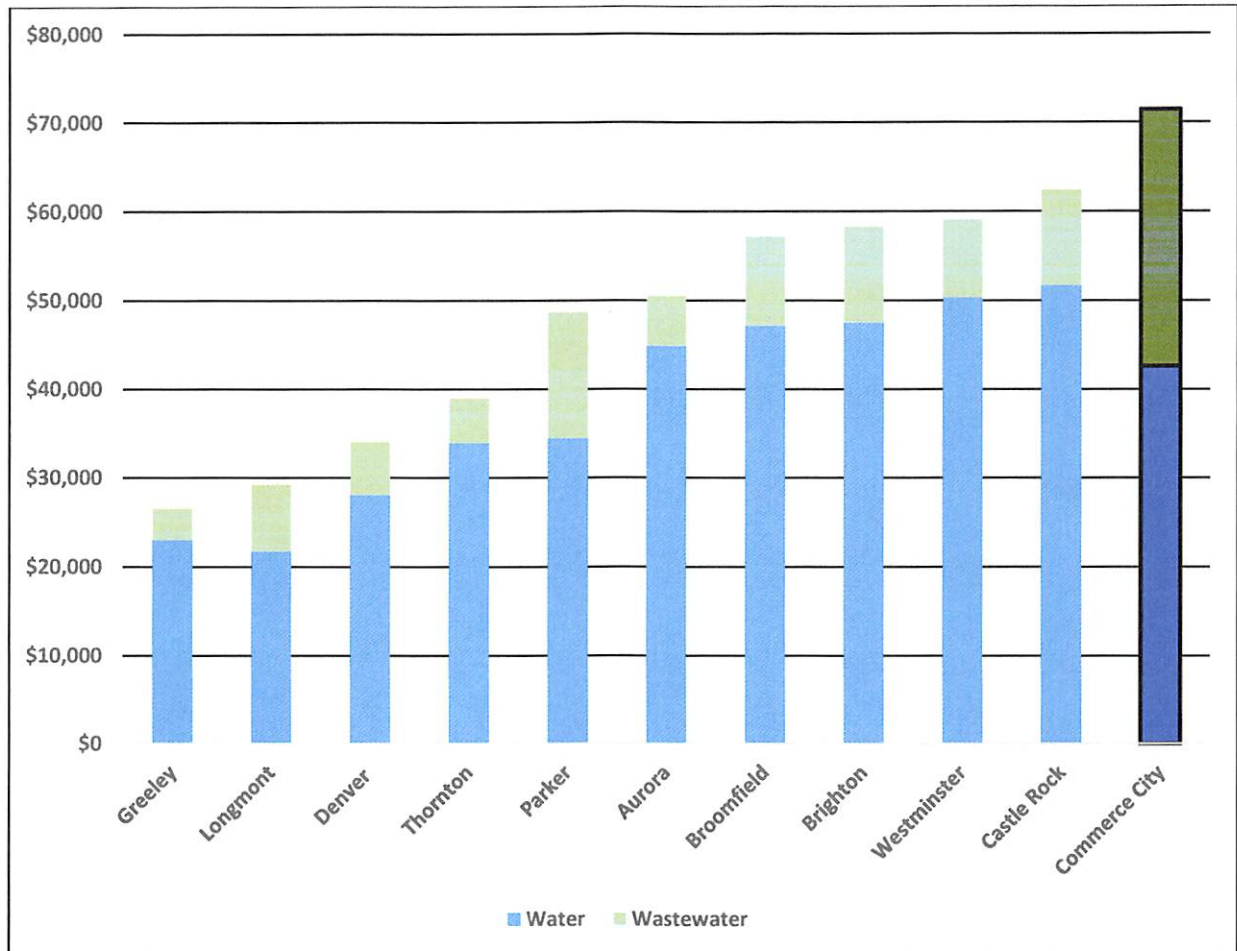
Estimated annual costs for a manufacturing facility are shown below in Figure 27. Commerce City ranked 5<sup>th</sup> in water costs, 5<sup>th</sup> in wastewater costs, and 5<sup>th</sup> on a combined basis.

**Figure 27: Estimated Annual Water and Wastewater Cost For Manufacturing**



Estimated annual costs for a truck wash are shown below Figure 28. Commerce City ranked 6<sup>th</sup> in water costs, 11<sup>th</sup> in wastewater costs, and 11<sup>th</sup> on a combined basis.

**Figure 28: Estimated Annual Water and Wastewater Cost For Truck Wash**





# FINDINGS AND CONCLUSIONS

This Study was an opportunity to examine the City and District fees from a holistic perspective, i.e., including all development related upfront or one-time fees. From the cost of development calculations, Commerce City was never the highest cost community (an “11” ranking), but generally was in the top half for each of the eight development types (Figure 29).

**Figure 29: Summary of Development Costs**

<i>Community</i>	<i>SFR</i>	<i>MFR</i>	<i>Comm'l</i>	<i>Ind</i>	<i>Irr</i>	<i>Rest</i>	<i>Manuf</i>	<i>Truck</i>
Aurora	\$40,682	\$650,439	\$302,148	\$1,206,118	\$1,068,042	\$169,078	\$869,900	\$489,875
Brighton	44,376	875,576	255,193	1,445,273	387,388	128,500	539,253	316,369
Broomfield	48,356	624,908	125,647	208,355	811,986	180,480	1,069,361	1,970,064
Castle Rock	36,348	455,415	184,169	602,973	599,902	107,798	509,073	273,500
Commerce City	40,848	625,224	331,601	1,172,251	690,415	166,590	853,245	1,072,002
Denver	18,351	254,638	150,946	455,196	378,844	79,999	442,218	252,310
Greeley	53,742	665,756	306,285	827,553	924,220	122,236	671,699	452,822
Longmont	43,670	472,037	285,126	2,128,676	724,286	161,947	651,809	358,869
Parker	45,827	438,980	249,998	634,377	544,109	116,436	505,715	305,047
Thornton	43,014	822,584	373,440	504,141	730,515	150,134	566,471	450,616
Westminster	39,031	639,911	201,181	456,618	703,134	122,262	722,261	889,718
Commerce City Rank	5	6	10	8	5	9	9	10

## FINDINGS

This analysis draws some clear distinctions between the City, the District and the other comparison communities. Noteworthy areas where differences occur are in the building fees, water acquisition fees, fee-in-lieu of park dedication, mill levy rates, fee-in-lieu of water dedication, dual irrigation systems and individually metered commercial/industrial buildings.

### Building Fees

Commerce City’s building fees were in the middle of the 11 communities. The single family home profile ranked 5<sup>th</sup>, but this represents a “tie” with five other communities. The multifamily profile, industrial warehouse, irrigation only, restaurant, manufacturing, and truck wash also ranked 5<sup>th</sup>. The commercial retail profile was ranked 6<sup>th</sup>, which is the highest ranking amongst the eight development profiles.

### Use Tax

For all eight of the development profiles, Commerce City had the highest use tax. Most comparison communities use 50% of the building valuation or less, and this fractional cost is then multiplied by the local sales tax rate; Commerce City assumes 60%. This results in an overall Use Tax higher than the surveyed communities. This factor – the 60% factor – results in a cost for a single family

residential development that is a few hundred dollars greater than the next highest comparison community. However, the price difference can be much more significant when looking at the other development profiles with larger buildings, such as the manufacturing facility.

## **Water Acquisition Fee**

The City obtains water rights for City-owned facilities and property, by assessing a Water Acquisition Fee to developers. Since the District is a separate entity, the City must also pay to District an “infrastructure” tap fee and must also provide water rights for new City owned properties.

No other communities assess this type of fee. Similar water providers such as the Parker Water & Sanitation District also charge the Town of Parker for tap fees, however the Town of Parker does not effectively “pass” this fee on to developers. RFC believes that the City’s practice of assessing a Water Acquisition Fee to developers provides a sound funding source for the acquisition of water rights necessitated by growth, i.e., water rights that the City must provide to the District as new and expanded City facilities are added to meet the needs of new development.

However, the structure of the Water Acquisition Fee warrants further consideration. Currently, this fee is not proportionate to the size of the meter or building, and is broadly assessed as \$1,298.19 per structure. For example, it may be more appropriate to assess this fee based on meter size. This particular fee also increases at a rate of 10% per year, which may or may not have any relationship to the market price of water rights, or what the City is charged by the District.

## **Fee-in-lieu of Park Dedication Requirement**

Amongst the communities that require land dedication for parks, this requirement is usually assessed for residential types of development. Other communities typically do not assess this fee for non-residential developments. The City indicated that when the fee was established, the daytime fluctuation of population in City was taken into account. The population of the City increases greatly during the day, and the visitors and employees of the non-residential facilities can use City parks.

If the non-residential portion of the fees was to be removed, it would reduce funding for parks, or the fee that is charged to residential development would need to be reassessed. The usage characteristics of the parks should be reconsidered at such time as the City considers any changes to the fee.

## **Mill Levy Rates**

The general government-only mill levy for the City totals 30.322, which is close to average when compared to the 10 other communities. However, mill levies for GIDs and Metro Districts are on the higher end of the comparison communities. The levies for the remaining categories fall in the normal range of the City’s peers and do not stand out as potential deterrents to growth.

## **Fee-in-lieu of Water Rights Dedication**

The District rules currently allow for a developer to pay a fee-in-lieu of water dedication, but no one has utilized this option. A fee-in-lieu offers developers an alternative to spending time, and their own resources, to obtain water rights for their development. The District is considering offering a formalized fee-in-lieu option for developers in the future. RFC would support the District in providing this option, and some of the comparison communities provide an example of how this type of fee could be implemented.

## **Dual Irrigation System Pricing**

The District has a separate raw water irrigation system. Currently, a developer in Commerce City gets one potable meter and one non-potable meter with the water SDF. Some other communities that have a non-potable irrigation system require a developer to pay a separate non-potable connection fee, typically at a reduced rate. In order for the District to implement a separate and reduced rate, an updated system development fee calculation would be required. This is necessary to prevent a developer from under or over paying for the infrastructure they are buying into.

In some situations, the District may require a developer to connect to the non-potable system. In this case, a reduced fee would not be seen as an incentive to use the system, but it would provide separate accounting for the two systems and a sense of transparency for the developer.

Typically, the actual use of non-potable water is also billed at a reduced volume rate. At the present time the District charges the same rate as for potable water. A lower non-potable rate would serve as an incentive for owners and tenants to utilize the non-potable system, and rely less on potable sources when possible.

## **Individual Metering of Commercial/Industrial Buildings**

The District requires that each commercial/industrial unit, e.g., a strip or multi-unit shopping area, be individually metered and plumbed for water and sewer service. Some of the other survey communities size the water meter and service line for the entire building. The District's views individual metering as beneficial, because it can ease the process of: billing, shutting off water to an individual unit, and at a later time, adding industrial pretreatment equipment to a single unit.

Individual metering requires more infrastructure, and potentially greater connection fees upfront. However, the owners/tenants of the building may benefit by avoiding any major service outages because one tenant became delinquent, or having to excavate a sewer line to install industrial pretreatment for a single unit. Master metering a building can save developers time and money upfront, which is an alternative the District might consider.

## **Developer Education/Communication**

RFC recommends that the City and District consider combining their fees into a single consolidated document for easy reference by the development community; similar to the documents that Castle Rock and Aurora have developed. Currently, the development fee section of the City website offers



disjointed documents which could lead to confusion as to whom to contact and even uncertainty as to what the current costs are for certain fees.

RFC understands and appreciate the complexities associated with the District's SDF methodology and assessment approach. That said, there is an opportunity for the District to make available to developers (via the District website or hardcopy) SDF information in a more straightforward and simplified manner as shown in Appendix D (labeled Table-1 and Table-6), as well as the Equivalent Residential Unit definitions (labeled Appendix C). Appendix D contains information similar to what is shown by the comparison communities.

## CONCLUSIONS

Overall, this Study has compiled and tabulated the costs of development in 11 different Denver metropolitan area communities. The development costs in District and City were in the middle to upper half of the communities surveyed, but were never the highest cost within any of the development profiles. Mill levies that are assessed within the City boundaries are on the high end compared to other communities. The levies imposed by GIDs and Metro districts can be high depending on where the development is located within the City.

RFC found that the Use Tax, Water Acquisition Fee and fee in-lieu of land dedication for parks are one of a kind and could be revaluated. The Use Tax is the highest of the survey group. The percentage of the project evaluation that is assumed to be building materials could be lowered from 60% to 50% to bring this development cost more in line with the surveyed communities.

The Water Acquisition Fee that is assessed by the City is not assessed by any other community, but can be justified as to recovering a necessary cost to obtain water for city facilities. However, the administration of this fee could be modified to more equitably distribute this cost.

The fee in-lieu of land dedication for parks is currently assessed to all development types, not just residential developments. This aspect is unique. The premise for assessing all type of developments relates to the City's variable daytime population, i.e., "in-coming" employees and visitors of non-residential developments that might use City park facilities. This premise should be further evaluated at such time as the City next considers changes to this fee.

The District rules currently allow a fee-in-lieu of water rights dedication, but is has never been utilized by developers. Depending on the price that the District offers, developers may choose for the city to acquire water for the development, which may save them time and effort. It could be helpful for the District to formally provide this option.

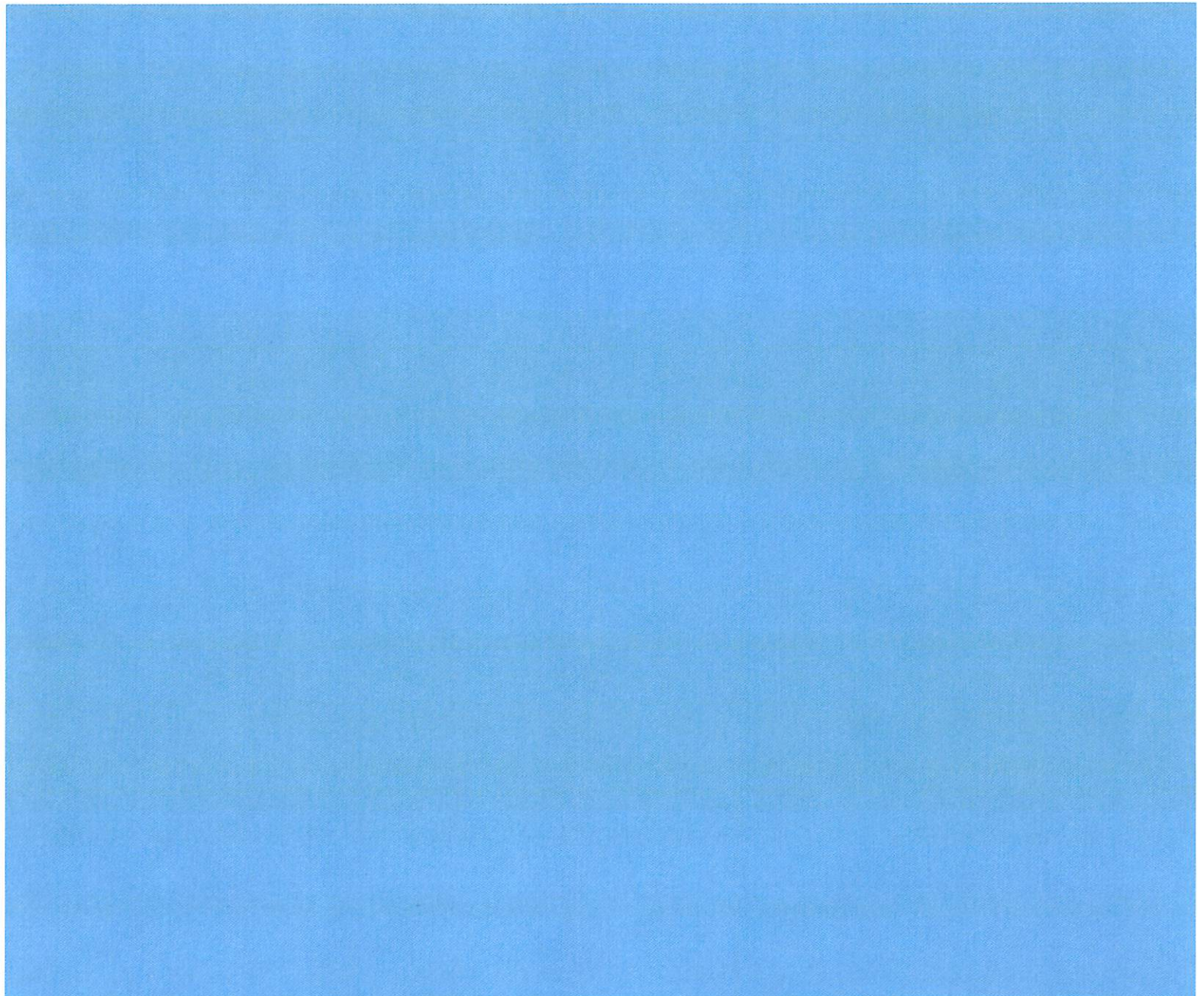
Another improvement that the District could implement is to provide a reduced rate connection fee for the non-potable irrigation system. A reduced rate may incentivize more new users to connect to the system, and provide the district with a separate accounting method for the non-potable system. If a reduced rate is to be offered, the system development fees would need to be recalculated in



order to balance them with the cost of infrastructure that the developer is buying into. Volume rates for non-potable water could also be billed at reduced rates in order to encourage use of the system over the potable water source.

Currently, commercial and industrial buildings within the District's service area are required to be individually metered. This may be more expensive for the developer, as it requires more materials and potentially higher connection fees. However, this helps the future building tenants and owners install industrial pretreatment equipment, if a single unit is identified as needing proper treatment before discharging their waste to the sewer. Some other communities allow for metering of the entire building, which may be simpler and less expensive for the developer. This is an alternative that the District might consider.

**APPENDIX A:**  
**FEEES SUMMARIZED BY**  
**FEE CATEGORIES**





**Single Family Residential Detached**

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$5,184	\$5,625	\$24,568	\$139	\$0	\$1,119	\$1,802	\$654	\$1,593	\$40,682
Brighton	3,488	5,625	24,781	139	0	5,764	2,420	1,216	945	44,376
Broomfield	3,488	6,225	35,760	139	0	0	0	0	2,745	48,356
Castle Rock	3,488	7,500	14,734	0	0	3,648	0	900	6,079	36,348
Commerce City	3,488	8,100	20,872	1,437	256	1,542	3,705	1,178	270	40,848
Denver	2,835	5,475	9,796	0	0	0	0	0	245	18,351
Greeley	3,276	4,671	37,825	0	0	3,986	2,721	0	1,263	53,742
Longmont	3,646	4,913	24,791	0	0	1,698	5,045	1,489	2,088	43,670
Parker	2,857	6,000	32,020	139	0	0	0	0	4,811	45,827
Thornton	3,653	5,625	28,387	139	0	0	3,750	1,216	245	43,014
Westminster	2,911	5,775	27,370	0	0	0	1,854	876	245	39,031
Commerce City Rank	5	11	3	11	11	7	9	8	4	5

Water and Wastewater Only	Total All Other
\$24,568	\$16,115
24,781	19,596
35,760	12,596
14,734	21,614
20,872	19,976
9,796	8,555
37,825	15,917
24,791	18,879
32,020	13,807
28,387	14,627
27,370	11,661
3	10

**Multi-family Residential (36 Units)**

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$27,200	\$52,500	\$499,030	\$0	\$0	\$18,830	\$10,198	\$9,468	\$33,214	\$650,439
Brighton	23,362	52,500	527,681	0	0	134,161	87,120	25,308	25,445	875,576
Broomfield	23,362	58,100	506,494	0	0	0	0	0	36,952	624,908
Castle Rock	20,095	70,000	177,105	0	0	72,200	0	0	116,015	455,415
Commerce City	20,095	75,600	457,005	1,298	0	26,136	20,318	24,502	270	625,224
Denver	17,933	51,100	185,361	0	0	0	0	0	245	254,638
Greeley	18,877	43,596	408,497	0	0	93,561	73,476	0	27,749	665,756
Longmont	21,013	45,850	199,795	0	0	21,504	89,100	25,704	69,071	472,037
Parker	15,314	56,000	247,685	0	0	0	0	0	119,981	438,980
Thornton	21,580	52,500	667,891	0	0	0	55,061	25,308	245	822,584
Westminster	15,558	53,900	521,565	0	0	0	44,424	4,032	432	639,911
Commerce City Rank	5	11	6	11	1	8	6	8	3	6

Water and Wastewater Only	Total All Other
\$499,030	\$151,409
527,681	347,895
506,494	118,414
177,105	278,309
457,005	168,219
185,361	69,278
408,497	257,260
199,795	272,242
247,685	191,295
667,891	154,693
521,565	118,346
6	6

### Commercial Retail

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$10,725	\$13,981	\$264,453	\$7,887	\$0	\$4,718	\$0	\$0	\$384	\$302,148
Brighton	7,261	13,981	188,889	7,887	0	36,929	0	0	245	255,193
Broomfield	7,261	15,473	94,781	7,887	0	0	0	0	245	125,647
Castle Rock	3,342	18,642	148,546	0	0	9,595	0	0	4,044	184,169
Commerce City	7,261	20,133	246,933	9,185	0	36,354	11,465	0	270	331,601
Denver	6,265	13,608	130,827	0	0	0	0	0	245	150,946
Greeley	6,821	11,610	237,275	0	0	43,960	0	0	6,620	306,285
Longmont	8,349	12,210	248,760	0	0	6,541	0	0	9,266	285,126
Parker	5,996	14,913	218,192	7,887	0	0	0	0	3,010	249,998
Thornton	7,261	13,981	319,673	7,887	0	0	24,393	0	245	373,440
Westminster	6,030	14,354	180,365	0	0	0	0	0	432	201,181
Commerce City Rank	6	11	8	11	1	9	10	1	5	10

Water and Wastewater Only	Total All Other
\$264,453	\$37,695
188,889	66,304
94,781	30,866
148,546	35,623
246,933	84,668
130,827	20,119
237,275	69,010
248,760	36,366
218,192	31,806
319,673	53,767
180,365	20,816
8	11

### Industrial Warehouse

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$58,700	\$131,250	\$870,831	\$0	\$0	\$141,947	\$0	\$0	\$3,391	\$1,206,118
Brighton	56,279	131,250	189,836	0	0	1,067,662	0	0	245	1,445,273
Broomfield	56,279	145,250	6,581	0	0	0	0	0	245	208,355
Castle Rock	45,389	175,000	233,500	0	0	131,926	0	0	17,157	602,973
Commerce City	45,389	189,000	402,414	1,298	0	205,002	328,878	0	270	1,172,251
Denver	40,928	127,750	286,274	0	0	0	0	0	245	455,196
Greeley	42,639	108,990	312,211	0	0	343,107	0	0	20,606	827,553
Longmont	52,220	114,625	1,512,713	0	0	208,703	0	0	240,415	2,128,676
Parker	33,332	140,000	413,384	0	0	0	0	0	47,660	634,377
Thornton	45,389	131,250	327,257	0	0	0	0	0	245	504,141
Westminster	33,923	134,750	287,513	0	0	0	0	0	432	456,618
Commerce City Rank	5	11	8	11	1	8	11	1	5	8

Water and Wastewater Only	Total All Other
\$870,831	\$335,288
189,836	1,255,437
6,581	201,774
233,500	369,473
402,414	769,837
286,274	168,923
312,211	515,342
1,512,713	615,963
413,384	220,993
327,257	176,884
287,513	169,105
8	10



**Irrigation Only (Park)**

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$781	\$375	\$1,045,744	\$0	\$0	\$20,116	\$0	\$0	\$1,026	\$1,068,042
Brighton	530	375	364,610	0	0	21,628	0	0	245	387,388
Broomfield	530	415	810,796	0	0	0	0	0	245	811,986
Castle Rock	530	500	598,627	0	0	0	0	0	245	599,902
Commerce City	530	540	648,087	0	11,568	29,420	0	0	270	690,415
Denver	269	365	377,965	0	0	0	0	0	245	378,844
Greeley	498	311	919,966	0	0	3,200	0	0	245	924,220
Longmont	609	328	714,790	0	0	4,415	0	0	4,144	724,286
Parker	444	400	543,020	0	0	0	0	0	245	544,109
Thornton	530	375	729,365	0	0	0	0	0	245	730,515
Westminster	451	385	702,053	0	0	0	0	0	245	703,134
Commerce City Rank	5	11	5	1	11	11	1	1	9	5

Water and Wastewater Only	Total All Other
\$1,045,744	\$22,298
364,610	22,778
810,796	1,190
598,627	1,275
648,087	42,328
377,965	879
919,966	4,254
714,790	9,495
543,020	1,089
729,365	1,150
702,053	1,081
5	11

**Restaurant**

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$18,950	\$31,875	\$108,473	\$5,141	\$0	\$4,259	\$0	\$0	\$380	\$169,078
Brighton	14,741	31,875	47,165	5,141	0	29,333	0	0	245	128,500
Broomfield	14,741	35,275	125,078	5,141	0	0	0	0	245	180,480
Castle Rock	13,470	42,500	42,305	0	0	6,254	0	0	3,269	107,798
Commerce City	13,470	45,900	60,444	6,439	694	28,303	11,070	0	270	166,590
Denver	11,910	31,025	36,819	0	0	0	0	0	245	79,999
Greeley	12,654	26,469	49,275	0	0	29,438	0	0	4,400	122,236
Longmont	15,491	27,838	106,193	0	0	5,346	0	0	7,081	161,947
Parker	10,595	34,000	64,652	5,141	0	0	0	0	2,047	116,436
Thornton	13,470	31,875	83,503	5,141	0	0	15,900	0	245	150,134
Westminster	10,749	32,725	78,356	0	0	0	0	0	432	122,262
Commerce City Rank	5	11	5	11	11	9	10	1	5	9

Water and Wastewater Only	Total All Other
\$108,473	\$60,605
47,165	81,334
125,078	55,402
42,305	65,493
60,444	106,146
36,819	43,180
49,275	72,961
106,193	55,755
64,652	51,783
83,503	66,631
78,356	43,906
5	11

### Manufacturing

Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$57,079	\$127,198	\$657,677	\$8,716	\$0	\$18,457	\$0	\$0	\$773	\$869,900
Brighton	54,586	127,198	221,153	8,716	0	127,356	0	0	245	539,253
Broomfield	54,586	140,765	865,049	8,716	0	0	0	0	245	1,069,361
Castle Rock	44,088	169,597	192,307	0	0	86,210	0	0	16,872	509,073
Commerce City	44,088	183,165	410,473	10,014	3,846	148,808	52,581	0	270	853,245
Denver	39,744	123,806	278,423	0	0	0	0	0	245	442,218
Greeley	41,416	105,625	331,152	0	0	131,139	0	0	62,367	671,699
Longmont	50,722	111,086	420,945	0	0	19,752	0	0	49,303	651,809
Parker	32,405	135,677	301,730	8,716	0	0	0	0	27,186	505,715
Thornton	44,088	127,198	386,224	8,716	0	0	0	0	245	566,471
Westminster	32,978	130,590	558,262	0	0	0	0	0	432	722,261
Commerce City Rank	5	11	7	11	11	11	11	1	5	9

Water and Wastewater Only	Total All Other
\$657,677	\$212,222
221,153	318,100
865,049	204,312
192,307	316,766
410,473	442,772
278,423	163,795
331,152	340,547
420,945	230,863
301,730	203,984
386,224	180,247
558,262	163,999
7	11

### Truck Wash

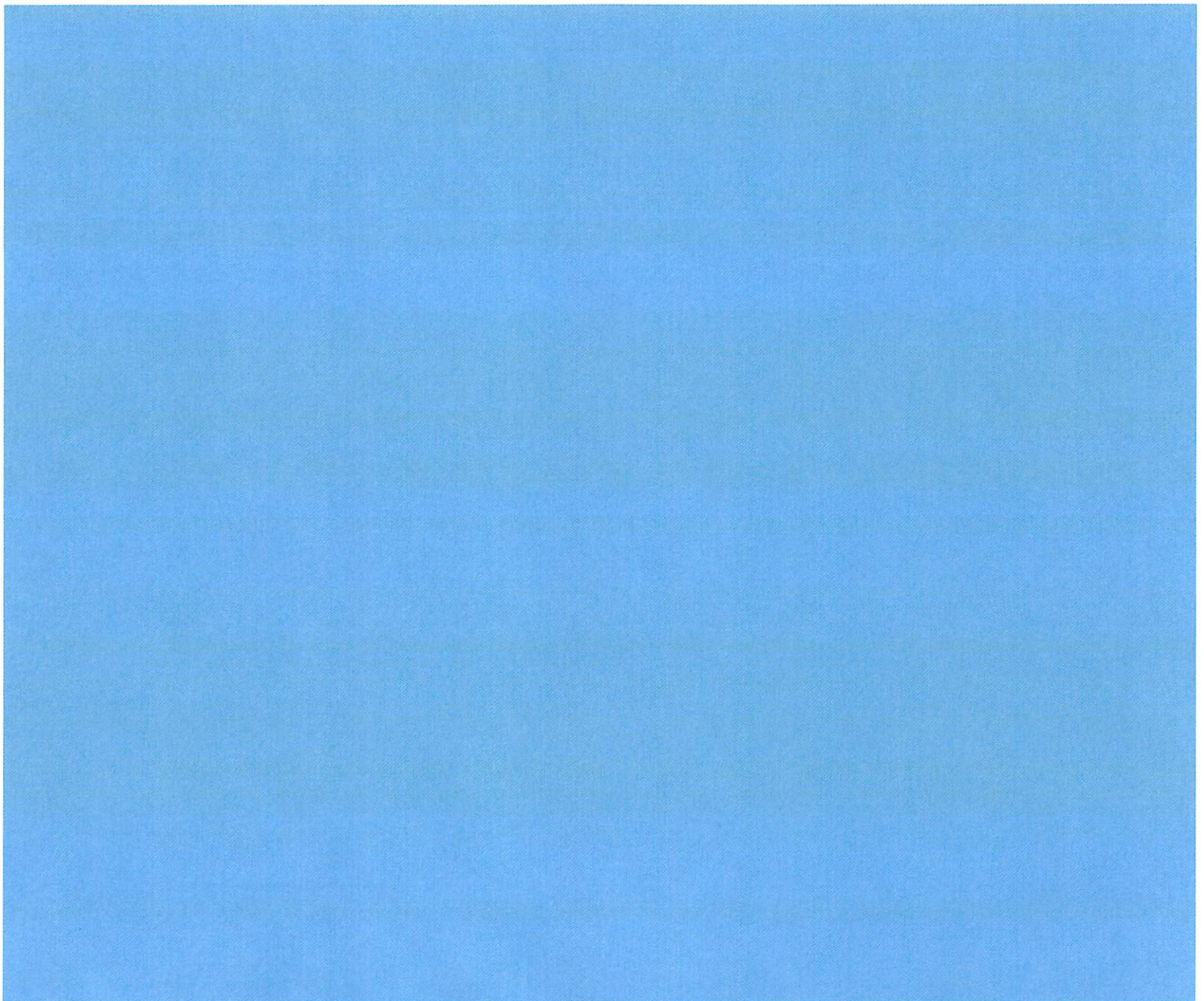
Community	Building Fees	Use Tax	Water and Wastewater	Development Fees	General Improvement and Metro Districts	Public Works	Parks Fees	School Fees	Other Fees	Total
Aurora	\$17,770	\$28,924	\$432,893	\$0	\$0	\$9,763	\$0	\$0	\$526	\$489,875
Brighton	13,507	28,924	208,657	0	0	65,037	0	0	245	316,369
Broomfield	13,507	32,009	1,924,303	0	0	0	0	0	245	1,970,064
Castle Rock	12,522	38,565	198,593	0	0	17,857	0	0	5,963	273,500
Commerce City	12,522	41,650	912,309	1,298	0	77,481	26,471	0	270	1,072,002
Denver	11,048	28,152	212,865	0	0	0	0	0	245	252,310
Greeley	11,763	24,018	323,661	0	0	81,270	0	0	12,109	452,822
Longmont	14,400	25,260	291,418	0	0	11,422	0	0	16,370	358,869
Parker	9,920	30,852	258,885	0	0	0	0	0	5,390	305,047
Thornton	12,522	28,924	363,526	0	0	0	45,399	0	245	450,616
Westminster	10,060	29,695	849,718	0	0	0	0	0	245	889,718
Commerce City Rank	5	11	10	11	1	10	10	1	6	10

Water and Wastewater Only	Total All Other
\$432,893	\$56,983
208,657	107,713
1,924,303	45,761
198,593	74,907
912,309	159,693
212,865	39,446
323,661	129,161
291,418	67,452
258,885	46,162
363,526	87,090
849,718	40,000
10	11



APPENDIX B:

# DEVELOPMENT PROFILE DETAILS

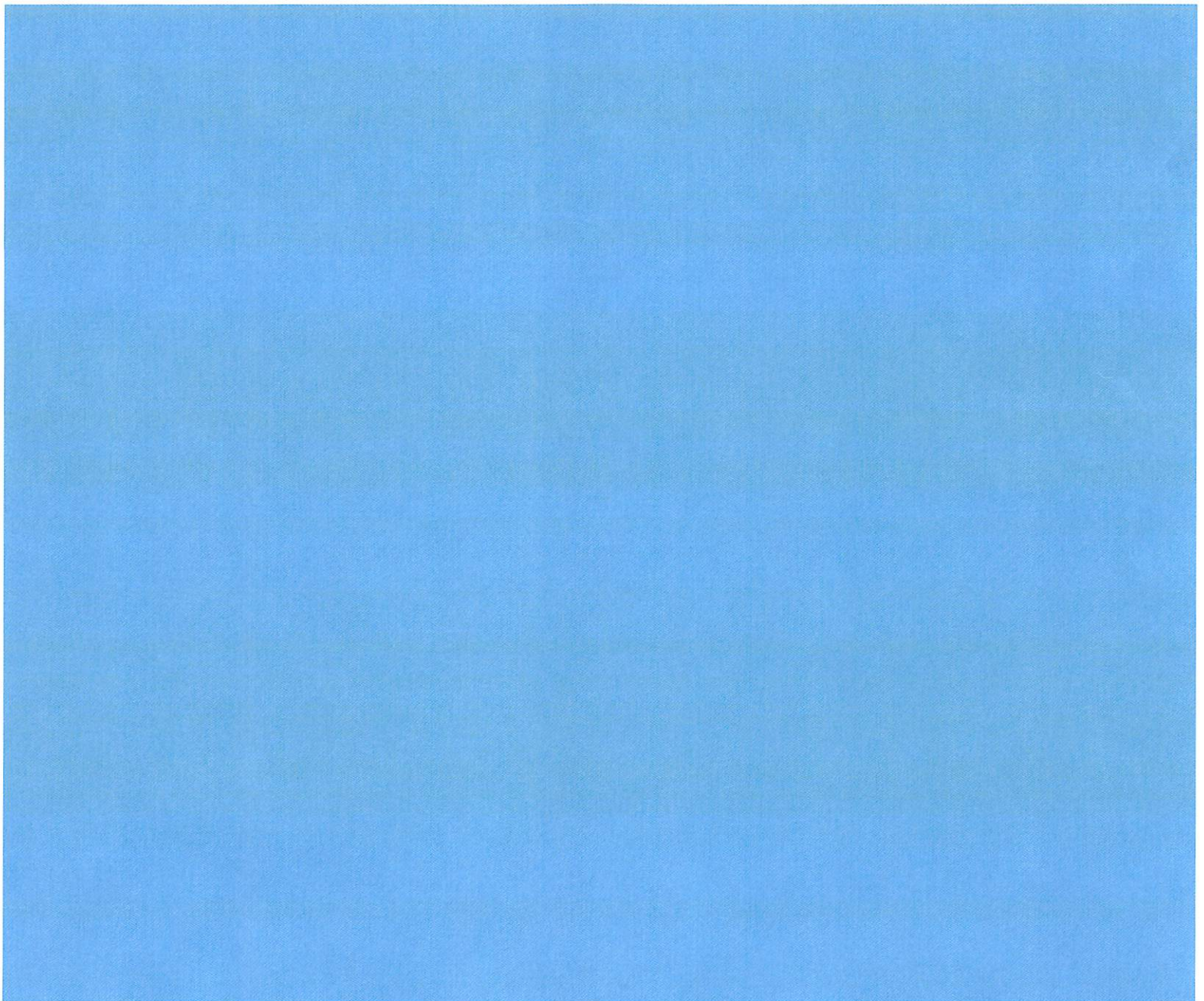


<b>Criteria</b>	<b>Units</b>	<b>Single Family Residential Detached</b>	<b>Multi-family (36 units)</b>	<b>Commercial Retail</b>	<b>Industrial Warehouse</b>	<b>Irrigation Only (Park)</b>	<b>Restaurant</b>	<b>Manufacturing</b>	<b>Truck Wash</b>
Building Valuation	\$	\$300,000	\$2,800,000	\$745,667	\$7,000,000	\$20,000	\$1,700,000	\$6,783,874	\$1,542,600
Building Size	sq. ft.	2,500	36,707	8,131	139,457	N/A	5,300	79,237	15,133
Lot Size - Square Foot	sq. ft.	10,890	59,719	60,653	1,739,909	419,483	58,565	278,177	140,045
Lot Size - Acres	acres	0.25	1.37	1.39	39.94	9.63	1.34	6.39	3.22
Impervious Area	sq. ft.		41,275	50,133	1,603,547	33,933	40,996	150,426	87,523
Landscape Area	sq. ft.		18,444	10,520	136,362	385,550	17,570	127,751	52,522
Domestic Meter Size	in.	5/8	2	Six 3/4"	2	1	3/4	2	2
Irrigation Meter Size	in.		3/4	3/4		4	3/4	1	3/4
Number of Units (Dwellings or Buildings)	#	1	36	6	1	0	1	1	1
Number of Bathrooms	#	3							
Equivalent Residential Units (ERUs)	#	1	24.12	8.04	20	47	2.93	20.36	45.38
Estimated Annual Water Usage	gal.	136,847	3,300,732	175,000	20,400	7,037,880	504,000	3,516,000	7,836,000
1 Tap Equivalent (Broomfield)	gal.	163,000							
Metro District		Reunion	Belle Creek	Belle Creek	N/A	Turnberry	Aspen Hills	DIA Tech Center	N/A
Development		Reunion	Belle Creek	Belle Creek	N/A	Turnberry	Aspen Hills	DIA Tech Center	N/A
Zone District		PUD-Reunion	PUD-Belle Creek	PUD-Belle Creek	I-1	PUD-Turnberry	PUD-Aspen Hills	PUD-DIA Tech Center	I-1
School District		Brighton 27J	Brighton 27J						
Fire District		SACO Fire District	SACO Fire District	SACO Fire District	SACO Fire District	SACO Fire District	SACO Fire District	Sable Altura District 41	SACO Fire District
General Improvement District		NIGID	N/A	N/A	N/A	NIGID	NIGID	ECA GID	N/A
Industrial Pretreatment Required?		No	No	Yes	No	No	Yes	Yes	Yes
Drainage Impact Fee		Third Creek	N/A	N/A	DFA0058	DFA0058	Second Creek	Second Creek	DFA0058
E-470 Territory		Yes	No	Yes	No	No	Yes	Yes	No



APPENDIX C:

# DETAILED FEE CALCULATIONS



COMMERCIAL CITY												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
1	Building Permit Fees	\$1 to \$500; \$23.50 additional \$100; \$501 to \$2,000: \$23.50 for the first \$500, plus \$1.05 for each additional \$100; \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000; \$25,001 to \$50,000: \$191.75 for the first \$25,000 plus \$10.10 for each additional \$1,000; \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000; \$100,001 to \$500,000: \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000; \$500,001 to \$1,000,000: \$3,333.75 for the first \$500,000 plus \$4.75 for each additional \$1,000; \$1,000,001 and up: \$5,603.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000.	\$2,114	\$12,179	\$4,401	\$27,509	\$321	\$8,164	\$26,720	\$7,589		
2	Building Plan Review Fee	65% of Building Permit Fee	1,374	7,916	2,860	17,881	209	5,306	17,368	4,933		
	Use Tax											
3	Building Materials Tax	60% of Project Valuation x 4.5%	8,100	75,600	20,133	189,000	540	45,900	183,165	41,650		
	Water and Wastewater	South Adams County Water and Sanitation District										
4	Fee in Lieu of Water Dedication	Developer must sign Water Resources Agreement	0	0	0	0	0	0	0	0		Currently, developers have not previously paid a fee-in-lieu of the water dedication requirement.
5	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - include costs for both indoor and landscaped area Fire Line: \$485 inspection fee if over ERU requirement, then charge based on ERU schedule Appendix C.	SFR: SDF: \$2,942; Water Dev. Fee: \$10,108 MFR: \$8,744 per unit Commercial: 3/4" - \$26,100 1" - \$65,640; 1.5" - \$143,550; 2" - \$260,700; 3" - \$561,150; 4" - \$1,122,463 Industrial: Same as commercial Irrigation: If you purchase one potable tap, one equivalent size irrigation tap is included. Different if over ERU estimate. Fire Line: \$485 inspection fee if over ERU requirement, then charge based on ERU schedule Appendix C.	13,050	314,784	156,600	260,700	613,350	38,237	265,698	592,209		SFR: Base price; credits given for water resources provided; storage and other infrastructure costs. MFR: Undeveloped area must equate to 1/3 of the normal for a SFR. Irrigation: Irrigation only taps are based on acreage. 2.7 a/c of blue grass, 70% factor for drip irrigation.
6	Cost for a water meter, installation and other related charges.	SFR (\$/8") Meter Fee: \$47; Tap Admin & Inspection Fee: \$46 MFR: 1st Unit: Tap Admin & Inspection Fee: \$46 3/4" - \$507; 5/8" 1" - \$547; 5/8" 1.5" - \$846; \$114 2" - \$967; \$130 3" - Developer purchases meter/install: \$149 4" - Developer purchases meter/install: \$163 6" - Developer purchases meter/install: \$178	473	1,604	4,041	1,097	710	1,096	1,644	1,604		Only one inspection fee for each type of building, no irrigation fee.
7	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	SFR: \$7,009 MFR/Commercial/Industrial/Irrigation: 3/4" - \$14,018; 1" - \$33,643; 1.5" - \$77,104; 2" - \$140,189; 3" - \$301,387; 4" - \$602,774	7,009	140,189	84,108	140,189	33,643	20,747	142,703	318,068		Rate sheet indicates that MFR is base on meter size, but not what indicated by district.
8	Wastewater connection charge, inspection fees, and other related charges	SFR: \$125 MFR/Commercial/Industrial/Irrigation: 3/4" - \$148; 1" - \$69; 1.5" - \$194; 2" - \$213; 3" - \$232; 4" - \$256; 6" - \$276	125	213	894	213	169	149	213	213		
9	Other Water Related Development Fees	Meter Fit Inspection/Meter Placement Fee: \$215/each connection	215	215	1,290	215	215	215	215	215		
10	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.82 - 83.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. of building Office: \$0.07 - 0.31 per sq. ft. of building Industrial: \$0.03 - \$0.11 per sq. ft. of building	139	0	7,887	0	0	5,141	8,716	0		
11	Water Acquisition Fee - A fee to obtain water for City facilities	\$1,298.19 per unit MFR = 1 unit Commercial = 1 unit per structure Industrial = 1 unit per structure	1,298	1,298	1,298	1,298	0	1,298	1,298	1,298		PRC Recommendation: This fee could be based on meter size or projected number of residents that would use city facilities. Other communities do not seem to have this type of fee.

COMMERCE CITY											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>General Improvement and Metro Districts</b>											
12	General Improvement District or Local Improvement District - Per acre joinder fee	Northern Infrastructure GID: Joinder Fee: \$200/acre 1st 100 acres, \$100/acre for each additional acre. Capacity Fee: \$60.33/water ERU, \$141.72/sewer ERU. Back Taxes: 30 mills/yr. (1999-2006), and 27 mills/yr. (2007 to present). ECA GID / ERA GID: Joinder Fee: \$200/acre 1st 100 acres, \$100/acre for each additional acre. Capacity Fee: \$60.33/water ERU, \$141.72/sewer ERU. Back Taxes (Residential): 30 mills/yr. from 2013. Back Taxes (Commercial): 27 mills/yr.	256	0	0	0	11,568	694	3,846	0	
13	Metropolitan District Fees (Cost Per Acre and Applicability)	Reunion Metro District: \$25,000 per acre (79.870 mills) - non-residential only Belle Creek: \$0 Impact Fee (74.900 mills) Turnberry: \$0 Impact Fee (63.000 mills) Aspen Hills: No metro district for commercial DIA Tech Center: \$0 Impact Fee (60.00 mills)	0	0	0	0	0	0	0	0	
<b>Public Works</b>											
14	Road Impact Fee	SFR: \$1,181 per dwelling unit MFR: \$726 per dwelling unit Retail <100,000 SF: \$4,471 per 1,000 sq. ft. of building General Light Industrial: \$1,146 per 1,000 sq. ft., \$595 Warehouse, \$306 mini-warehouse Restaurant: \$4,909 per 1,000 sq. ft. Fast Food, \$3,325 sit-down Office, General: \$1,741 per 1,000 sq. ft.	1,181	26,136	36,354	82,977	0	26,018	137,952	67,660	
15	Drainage Impact Fee	Second Creek: \$1,700 per developable acre Third Creek: \$1,445 per developable acre Buffalo Run Outfall: \$2,132 per developable acre DFA0053: \$3,055 per developable acre	361	0	0	122,025	29,420	2,286	10,856	9,822	
<b>Parks</b>											
16	Fee in Lieu of Public Park Dedication	Residential: (\$45,364/\$12,000) x \$0.09 x sq. ft. = \$0.34023/sq. ft. All Other: (\$45,364/\$12,000) x \$0.05 x sq. ft. = \$0.18902/sq. ft. For this study, this is based on total lot square footage.	3,705	20,318	11,465	328,878	0	11,070	52,581	26,471	
<b>Schools</b>											
17	Fee in Lieu of School Land Dedication	14: SFR Detached: \$619 per unit SFR Attached: \$514 per unit Townhome/Condo: \$214 per unit Apartment Unit: \$138 per unit  27J: See SD 27J Calc Sheet @ \$32,077/acre (Assumed)	416	8,842	0	0	0	0	0	0	Non-residential does not pay school fees.
18	School District Specific Fees (If Applicable)	27J: Capital Facility Fee: SFR: \$762, MFR: \$435 (Assumed)	762	15,660	0	0	0	0	0	0	
<b>Other Fees</b>											
19	Fire Protection Fees (If Applicable)	South Adams Fire Protection District: No impact fee, mill levy only. Sable Altura: No impact fees, mill levy only (21 mills).	0	0	0	0	0	0	0	0	
20	Local Health Agency Fees (If Applicable)		0	0	0	0	0	0	0	0	
21	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0	
22	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0	
23	CDPHE Stormwater Construction Permit	\$270 per year	270	270	270	270	270	270	270	270	
24	Other Development Fees		0	0	0	0	0	0	0	0	
<b>Total Cost:</b>			<b>\$40,848</b>	<b>\$625,224</b>	<b>\$331,601</b>	<b>\$1,172,251</b>	<b>\$690,415</b>	<b>\$166,590</b>	<b>\$853,245</b>	<b>\$1,072,002</b>	



AURORA											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
25	Building Permit Fees	\$1 to \$500: \$28.50 \$501 to \$2,000: \$28.50 for the first \$500, plus \$3.65 for each additional \$100. \$2,001 to \$25,000: \$84.50 for the first \$2,000, plus \$17 for each additional \$1,000. \$25,001 to \$50,000: \$478 for the first \$25,000 plus \$12.25 for each additional \$1,000 \$50,001 to \$100,000: \$786 for the first \$50,000 plus \$8.50 for each additional \$1,000. \$100,001 to \$500,000: \$1212 for first \$100,000 plus \$6.90 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,950 for the first \$500,000 plus \$5.75 for each additional \$1,000. \$1,000,000 and up: \$6,850 for the first \$1,000,000 plus \$3.75 for each additional \$1,000.	2,592	13,600	5,363	29,350	391	9,475	28,540	8,885	
26	Building Plan Review Fee	Same as Permit Fee	2,592	13,600	5,363	29,350	391	9,475	28,540	8,885	
<b>Use Tax</b>											
27	Building Materials Tax	Sales and Use Tax Deposit: 3.75% of Total Construction Materials Cost Arapahoe County Open Space Use Tax deposit = 0.25% additional - Construction materials assumed to be 50% of Total Valuation (RFC) - Assumed to be in Adams County	5,625	52,500	13,981	131,250	375	31,875	127,198	28,924	
<b>Water and Wastewater Fees</b>											
<b>Aurora Water/Metro Reclamation</b>											
28	Fee In Lieu of Water Dedication	Water rights must be dedicated as part of the annexation process.	0	0	0	0	0	0	0	0	
29	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	<b>SFR Detached:</b> 1-2 Bath: \$5,509 ; 3-4: \$8,901 ; 5+: \$15,425 Outdoor: \$0.941 per sq. ft. <b>SFR Attached:</b> Fee Simple - Indoor: \$8,414 per unit, Outdoor: \$0.941 per sq. ft. Non-Fee Simple - Indoor: \$8,414 per unit, Outdoor: Irrigation meter (separate fee) <b>MFR:</b> Indoor: \$8,814 per unit Outdoor: Irrigation meter (separate fee). Assumed non-water conserving. <b>Commercial:</b> 3/4" - \$20,043 ; 1" - \$35,876 ; 1.5" - \$78,767 ; 2" - \$143,104 ; Assumed non-water conserving Irrigation only meter. <b>Irrigation-only:</b> Non-water Conserving: \$2.75 per sq. ft. (Assumed: 80%). Water Conserving: \$1.47 per sq. ft. (Assumed: 20%)	16,796	368,025	169,231	518,100	961,562	88,402	494,419	287,540	
30	Cost for a water meter, installation and other related charges.		0	0	0	0	0	0	0	0	
31	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	<b>SFR Detached:</b> Aurora: \$2,400 per unit Metro WW: 5/8" - \$3,960, 3/4" - \$7,920, 1" - \$19,008 <b>SFR Attached:</b> Aurora: \$1,320 per unit Metro WW: 5/8" - \$3,960 <b>MFR:</b> Aurora: \$1,224 per unit Metro WW: 3/4" - \$7,920, 1" - \$19,008, 1.5" - \$43,560, 2" - \$79,200 <b>Comm.:</b> Aurora: 3/4" - \$4,560, 1" - \$10,800, 1.5" - \$26,400, 2" - \$48,000 Metro WW: 3/4" - \$7,920, 1" - \$19,008, 1.5" - \$43,560, 2" - \$79,200	6,360	123,264	87,360	127,200	29,808	12,480	127,200	127,200	
32	Wastewater connection charge, inspection fees, and other related charges	See Line 31	0	0	0	0	0	0	0	0	
33	Other Water Related Development Fees	<b>Water Transmission:</b> \$1,100 per acre <b>Sewer Interceptor:</b> \$500 per acre <b>Storm Drainage:</b> \$2,818 per acre <b>Norfolk Street Sewer Basin:</b> \$1,228.35 per acre	1,412	7,741	7,862	225,531	54,374	7,591	36,058	18,153	

AURORA													
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes		
Development Fees													
34	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.82 - 83.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. Office: \$0.07 - 0.31 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	139	0	7,887	0	0	5,141	8,716	0			
35	Water Acquisition Fee		0	0	0	0	0	0	0	0			
General Improvement and Metro Districts													
36	General Improvement District or Local Improvement District - Per acre/plotter fee		0	0	0	0	0	0	0	0			
37	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0				
Public Works													
38	Road Impact Fee	Transportation Capital Fee: SFR Detached: \$572 SFR Attached: \$485 per unit MFR: \$403 per unit	572	14,508	0	0	0	0	0	0			
39	Drainage Impact Fee	City Center Detention Pond Fees: Core Areas \$1,947.92 per acre, Fringe Areas: \$1,736.08, Periphery Area: \$1,448.47 per acre, Cherry Creek Drainage Fees: SFR: \$60 per lot, All Others: \$0.04 per sq. ft. of impervious area.	547	4,322	4,718	141,947	20,116	4,259	18,457	9,763			
Parks													
40	Fee in Lieu of Public Park Dedication	SFR: 2.65 persons per unit, MFR: 2.50, Transit Station Area: 2.02, Active Adult Community: 1.58 \$165,591 per acre for Neighborhood Park (3 ac per 1000 residents) \$166,428 per acre for Community Park (1.1 ac per 1000 residents)	1,802	10,198	0	0	0	0	0	0			
Schools													
41	Fee in Lieu of School Land Dedication	Child/Dwelling Unit: SFR: Elementary (E): 0.34, Middle (M): 0.16, High (H): 0.2, total: 0.70; MFR Low Density: E: 0.17, M: 0.08, H: 0.05, total: 0.30 Acre per Child: SFR: E: 0.0175, M: 0.025, H: 0.032 @ \$40,000/acre 271: See SD 271 Calc sheet (not assumed) Cherry Creek: Funded through mill levy only Aurora Public Schools: Funded through mill levy only	654	9,468	0	0	0	0	0	0			
42	School District Specific Fees (if Applicable)		0	0	0	0	0	0	0	0			
Other Fees													
43	Fire Protection Fees (if Applicable)		0	0	0	0	0	0	0	0			
44	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0			
45	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0			
46	Police or Public Safety Impact Fees	Stream Fee: \$78/acre	20	107	109	3,116	751	105	498	251			
47	CDPHE Stormwater Construction Permits	\$275 per year	275	275	275	275	275	275	275	275			
48	Other Development Fees	Capital Impact Fee: (residential only) SFR: \$1,298 SFR Attached: \$1,103.50 MFR: \$912 per unit	1,298	32,832	0	0	0	0	0	0			
Total Cost:			\$40,682	\$650,439	\$302,148	\$1,206,118	\$1,068,042	\$169,078	\$869,900	\$489,875			

BRIGHTON												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
49	Building Permit Fees	\$1 to \$500: \$23.50 \$501 to \$2,000: \$23.50 for the first \$500, plus \$9.05 for each additional \$100. \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000. \$25,001 to \$50,000: \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000. \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 and up: \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000.	2,114	14,159	4,401	34,109	321	8,934	33,082	8,186		
50	Building Plan Review Fee	65% of Building Permit Fee	1,374	9,203	2,860	22,171	209	5,807	21,503	5,321		
	Use Tax											
51	Building Materials Tax	Total Valuation * 50% * 3.75%	5,625	52,500	13,981	131,250	375	31,875	127,198	28,924		
	Water and Wastewater Fees											
52	Fee in Lieu of Water Dedication	If water rights are donated, use lower PIF	0	0	0	0	0	0	0	0		
53	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area  MFR/SFR Attached: w/ rights - 1st Unit: \$9,790; Each Addit: \$5,874 w/o rights - 1st Unit: \$18,633; Each Addit: \$10,900 Assumed that no water rights were included	SFR/Mixed Use/Commercial/Industrial: 3/4" - w/ rights: \$9,790; w/o rights: \$18,633 1" - w/ rights: \$16,317; w/o rights: \$31,055 1.5" - w/ rights: \$32,633; w/o rights: \$62,110 2" - w/ rights: \$52,213; w/o rights: \$99,376 3" - w/ rights: \$97,900; w/o rights: \$186,330 4" - w/ rights: \$163,167; w/o rights: \$310,550 6" - w/ rights: \$326,300; w/o rights: \$621,038  MFR/SFR Attached: w/ rights - 1st Unit: \$9,790; Each Addit: \$5,874 w/o rights - 1st Unit: \$18,633; Each Addit: \$10,900 Assumed that no water rights were included	18,633	400,133	130,431	99,376	341,605	37,266	130,431	118,009		
54	Cost for a water meter, installation and other related charges.	3/4" - \$187.69 1" - \$261.54 1.5" - \$527.69 2" - \$660 3" - \$1,146.15 4" - \$1,523.08	188	848	1,314	660	1,785	375	922	848		
55	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)  MFR/Non-residential: 3/4" - \$7,524 1" - \$17,820 1.5" - \$43,560 2" - \$79,200 3" - \$166,320 4" - \$300,960  South Beebe Draw Metro District (SBDMD): \$3,200 first unit, \$2,450 each addit unit.  SFR/Commercial/Ind: 3/4" - \$2,000, 1" - \$3,400, 1.5" - \$6,600, 2" - \$10,600; MFR: \$2,000 + \$1,300 for each addit unit.	Wastewater Impact Fee - Metro Wastewater Reclamation District (MWRD): SFR: \$3,960 per unit (including individually metered duplex and greater units)  MFR/Non-residential: 3/4" - \$7,524 1" - \$17,820 1.5" - \$43,560 2" - \$79,200 3" - \$166,320 4" - \$300,960  South Beebe Draw Metro District (SBDMD): \$3,200 first unit, \$2,450 each addit unit.  SFR/Commercial/Ind: 3/4" - \$2,000, 1" - \$3,400, 1.5" - \$6,600, 2" - \$10,600; MFR: \$2,000 + \$1,300 for each addit unit.	3,960	79,200	45,144	79,200	17,820	7,524	79,200	79,200		Metro rates were assumed.
56	Wastewater connection charge, inspection fees, and other related charges		2,000	47,500	12,000	10,600	3,400	2,000	10,600	10,600		
57	Other Water Related Development Fees		0	0	0	0	0	0	0	0		
58	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.92 - \$81.27 per dwelling unit Retail: \$0.72 - \$0.87 per sq. ft. Office: \$0.07 - \$0.11 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	139	0	7,887	0	0	5,141	8,716	0		
59	Water Acquisition Fee		0	0	0	0	0	0	0	0		



<b>BRIGHTON</b>											
<b>Line No.</b>	<b>Fee Description</b>	<b>Fee (\$ or %)</b>	<b>SFR Detached</b>	<b>MFR (36 Units)</b>	<b>Commercial Retail</b>	<b>Industrial Warehouse</b>	<b>Irrigation Only (Park)</b>	<b>Restaurant</b>	<b>Manufacturing</b>	<b>Truck Wash</b>	<b>Notes</b>
	<b>General Improvement and Metro Districts</b>										
60	General Improvement District or Local Improvement District - Per acre joinder fee		0	0	0	0	0	0	0	0	
61	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0	
	<b>Public Works</b>										
62	Road Impact Fee	Residential: \$1,700 per dwelling unit; Commercial Office: \$0.98 per sq. ft. Commercial Retail: \$0.65 per sq. ft. Industrial: \$0.41 per sq. ft.	1,700	61,200	5,285	57,177	0	3,445	32,487	9,836	
63	Drainage Impact Fee	Erosion and Sediment Control Permit: <1 acre: \$50.50 not drainage fee but is required for every development over 1 acre or any development that is part of a larger development site. South Beebe Draw District = Infrastructure Fee = \$1,853/unit sfd; SFA/MF = \$2,128/unit; Commercial - \$0.890/sf gross building area; office = \$0.65/sf gba; Industrial = \$0.32/sf gba) Brighton District = Inside SOSP: Res: \$4,013/unit, MFR: \$2,025/unit, Non Res: \$0.63/sq. ft. of Impervious area	4,064	72,961	31,644	1,010,485	21,628	25,888	94,869	55,200	
	<b>Parks</b>										
64	Fee in Lieu of Public Park Dedication	Community Park Impact Fee: \$720/unit w/o land dedication (all residential developments); Neighborhood Park Impact Fee: Developments of 337 units or less: \$1,700/unit w/o land dedication, 338+: Construct to City Stds.	2,420	87,120	0	0	0	0	0	0	
	<b>Schools</b>										
65	Fee in Lieu of School Land Dedication	See 271 Calc sheet	454	9,648	0	0	0	0	0	0	
66	School District Specific Fees (If Applicable)	See 271 Calc sheet	762	15,660	0	0	0	0	0	0	
	<b>Other Fees</b>										
67	Fire Protection Fees (If Applicable)		0	0	0	0	0	0	0	0	
68	Local Health Agency Fees (If Applicable)		0	0	0	0	0	0	0	0	
69	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0	
70	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0	
71	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245	
72	Other Development Fees	Crossing Fee: \$700 per unit	700	25,200	0	0	0	0	0	0	
<b>Total Cost:</b>			<b>\$44,376</b>	<b>\$875,576</b>	<b>\$255,193</b>	<b>\$1,445,273</b>	<b>\$387,388</b>	<b>\$128,500</b>	<b>\$539,253</b>	<b>\$316,369</b>	

BROOMFIELD											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
	<b>Building</b>										
73	Building Permit Fees	\$1 to \$500: \$23.50 \$501 to \$2,000: \$23.50 for the first \$500, plus \$3.05 for each additional \$100. \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000. \$25,001 to \$50,000: \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 and up: \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000.	2,114	14,159	4,401	34,109	321	8,934	33,082	8,186	
74	Building Plan Review Fee	Plan Review Fee: 65% of Building Permit Fee	1,374	9,203	2,860	22,171	209	5,807	21,503	5,321	
	<b>Use Tax</b>										
75	Building Materials Tax	Total valuation * 50% * assessed rate; rate = 4.15%	6,225	58,100	15,473	145,250	415	35,275	140,765	32,009	
	<b>Water and Wastewater Fees</b>										
76	Fee In Lieu of Water Dedication		0	0	0	0	0	0	0	0	
77	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	<b>Water License:</b> \$22,454 per Tap Equivalent (TE) <b>SFR:</b> 1 TE <b>Townhouse:</b> 0.6 TE per unit <b>Apt:</b> 0.4 TE per unit <b>Irrigation Only:</b> 4 TE/irrigated acre <b>Non-Residential:</b> 1TE per 163,000 gallons of estimated annual consumption	22,454	323,338	24,107	2,810	794,962	69,428	484,345	1,079,445	
78	Cost for a water meter, installation and other related charges.	<b>Tap Fee:</b> 3/4" SFD - \$75, \$305 meter, \$622 meter+pit, yoke,& cover. 3/4" Irr. Only - \$75, \$318 meter, \$635 meter+pit, yoke,& cover. 1" SFD - \$100, \$542 meter, \$947 meter+pit, yoke,& cover. 1" Irr. Only - \$100, 1" E. Series, \$542 meter, \$947 meter+pit, yoke,& cover. 1.5" - \$150, \$895 meter 2" - \$200, \$1,327 meter 3" - \$100 inspection fee, \$2,020 (same for Irr. only) 4" - \$100 inspection fee, \$2,078 (same for Irr. only)	697	2,257	51,807	1,527	3,225	1,407	2,594	2,237	
79	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	\$12,559 per equivalent sewer tap <b>Each dwelling unit:</b> 1 ERU <b>Non-residential:</b> 320 gal/day = 116,800 gallons per year = 1 ERU	12,559	180,850	18,817	2,194	12,559	54,193	378,060	842,571	
80	Wastewater connection charge, inspection fees, and other related charges	\$50 tap inspection fee	50	50	50	50	50	50	50	50	
81	Other Water Related Development Fees		0	0	0	0	0	0	0	0	
	<b>Development Fees</b>										
82	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	<b>SFR:</b> \$69.39 - \$138.78 per dwelling unit <b>MFR:</b> \$20.82 - 83.27 per dwelling unit <b>Retail:</b> \$0.22 - 0.97 per sq. ft. <b>Office:</b> \$0.07 - 0.31 per sq. ft. <b>Industrial:</b> \$0.03 - \$0.11 per sq. ft.	139	0	7,887	0	0	5,141	8,716	0	
83	Water Acquisition Fee		0	0	0	0	0	0	0	0	

BROOMFIELD												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
General Improvement and Metro Districts												
84	General Improvement District or Local Improvement District - Per acre (order fee)		0	0	0	0	0	0	0	0		
85	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0		
Public Works												
86	Road Impact Fee		0	0	0	0	0	0	0	0		
87	Drainage Impact Fee		0	0	0	0	0	0	0	0		
Parks												
88	Fee in Lieu of Public Park Dedication		0	0	0	0	0	0	0	0		
Schools												
89	Fee in Lieu of School Land Dedication		0	0	0	0	0	0	0	0		
90	School District Specific Fees (if Applicable)		0	0	0	0	0	0	0	0		
Other Fees												
91	Fire Protection Fees (if Applicable)		0	0	0	0	0	0	0	0		
92	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0		
93	Library, Museum, Cultural, and/or General Government Impact Fees	Services Expansion Fee = \$1.00 per sq. ft. (residential only)	2,500	36,707	0	0	0	0	0	0		
94	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0		
95	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245		
96	Other Development Fees		0	0	0	0	0	0	0	0		
Total Cost:			\$48,356	\$624,908	\$125,647	\$208,355	\$811,986	\$180,480	\$1,069,361	\$1,970,064		



CASTLE ROCK											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
97	Building Permit Fees	\$1 to \$500: \$23.50 \$501 to \$2,000: \$23.50 for the first \$500, plus \$3.05 for each additional \$100. \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000. \$25,001 to \$50,000: \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000. \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000. \$1,000,001 and up: \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000.	2,114	12,179	2,026	27,509	321	8,164	26,720	7,589	
98	Building Plan Review Fee	Plan Review Fee: 65% of building permit fee	1,374	7,916	1,317	17,881	209	5,306	17,368	4,933	
<b>Use Tax</b>											
99	Building Materials Tax	50% of Valuation x 5% (4% Castle Rock, 1% Douglas County)	7,500	70,000	18,642	175,000	500	42,500	169,597	38,565	
<b>Water and Wastewater Fees</b>											
100	Fee In Lieu of Water Dedication	The Town requires 1.1 acre feet per SFE. If a developer does not have sufficient water rights, they can dedicate 2 acre feet of Denver Basin groundwater per acre feet required. Or they can pay a fee-in-lieu of \$2,750 per SFE for residential uses, or \$1,650 per SFE for commercial uses.	0	0	0	0	0	0	0	0	The Town of Castle Rock requires a developer to dedicate the groundwater associated with the property.
101	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	<b>Domestic:</b> 5/8" x 3/4": \$1,561 Water System, \$9,640 Renewable Water 3/4" x 3/4": \$2,330, \$14,388 1": \$3,891, \$24,028 1.5": \$7,759, \$47,912 2": \$15,541, \$95,968 3": \$38,841, \$239,848 4": \$77,659, \$479,552 <b>Irrigation:</b> 5/8" x 3/4": \$1,561 Water System, \$9,640 Renewable Water 3/4" x 3/4": \$2,330, \$14,388 1": \$3,891, \$24,028 1.5": \$7,759, \$47,912 2": \$15,541, \$95,968 3": \$38,841, \$239,848 4": \$77,659, \$479,552	11,201	128,227	117,026	111,509	585,130	33,436	139,428	128,227	
102	Cost for a water meter, installation and other related charges.	Assume Dual Port, Outdoor Install 5/8" x 3/4": \$415.20 1": \$479 1.5": \$1,685.82 2": \$1,903.22 3": \$2,338.03 4": \$3,859.85	415	2,318	2,906	1,903	4,339	830	2,382	2,318	
103	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	5/8" x 3/4": \$2,048 Wastewater System 3/4" x 3/4": \$3,056 1": \$5,104 1.5": \$10,176 2": \$20,384 3": \$50,944 4": \$101,856	2,048	20,384	18,336	20,384	5,104	3,056	20,384	20,384	
104	Wastewater connection charge, inspection fees, and other related charges		0	0	0	0	0	0	0	0	
105	Other Water Related Development Fees	<b>Cherry Creek Basin Fee:</b> SFR \$60, All other buildings: \$0.04/sq. ft., Impervious areas: \$0.04/sq. ft., Disturbed land: \$280 per acre <b>Castle Oaks Interceptor:</b> \$940 - assumed for all except irrigation	1,070	26,176	10,278	99,704	4,054	4,982	30,113	47,664	

CASTLE ROCK												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
Development Fees												
106	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470		0	0	0	0	0	0	0	0	Not Applicable	
107	Water Acquisition Fee		0	0	0	0	0	0	0	0		
General Improvement and Metro Districts												
108	General Improvement District or Local Improvement District - Per acre/plinder fee		0	0	0	0	0	0	0	0		
109	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0		
Public Works												
110	Road Impact Fee  Transportation Impact Fee: SFR: 2,500-2,599 sq. ft. - \$2,725; increase with sq. ft. MFR: \$1,990 per unit Comm.: <50,000 sq. ft.: \$763 per 1,000 sq. ft.; 50,001 - 100,000: \$673; 100,001-200,000: \$587; over 200,000: \$507. Industrial: \$763 Warehousing: \$529		2,725	71,640	6,204	73,773	0	4,044	53,168	11,546		
111	Drainage Impact Fee  Stormwater Impact Fees: per dwelling type SFR: Cherry Creek Basin: \$543, Plum Creek Basin: \$923 (assume PC) SFR Attached: CC: \$362, PC: \$617 MFR: CC: \$328, PC: \$560 Non-Res (except Irrigation): per 1,000 sq. ft., CC: \$244, PC: \$417		923	560	3,391	58,154	0	2,210	33,042	6,310		
Parks												
112	Fee in Lieu of Public Park Dedication		0	0	0	0	0	0	0	0		
Schools												
113	Fee in Lieu of School Land Dedication		0	0	0	0	0	0	0	0		
114	School District Specific Fees (If Applicable)  Other Fees  Red Hawk Douglas County School/Annexation Fee: \$900 (Red Hawk Subdivision only)		900	0	0	0	0	0	0	0		
115	Fire Protection Fees (If Applicable)  Fire (residential): \$585 for 2,500 SF, \$463 per unit MF Fire (non-residential): See Fee schedule		585	16,668	1,187	11,435	0	774	11,569	2,209		
116	Local Health Agency Fees (If Applicable)		0	0	0	0	0	0	0	0		
117	Library, Museum, Cultural, and/or General Government Impact Fees  Municipal Facilities (non-residential): See Fee Schedule		3,372	96,084	333	2,789	0	217	2,615	620		
118	Police or Public Safety Impact Fees  Police (residential): \$305 for 2,500 SF, \$243 per unit MF Police (non-residential): See fee schedule		305	1,446	707	1,116	0	461	872	1,317		
119	CDPIE Stormwater Construction Permit		245	245	245	245	245	245	245	245		
120	Other Development Fees  Administrative Cost Allocation Recovery Fee: \$1,571.56 new construction only, per building		1,572	1,572	1,572	1,572	0	1,572	1,572	1,572		
Total Cost:			\$36,348	\$455,415	\$184,169	\$602,973	\$599,902	\$107,798	\$509,073	\$273,500		

DENVER											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
	<b>Building</b>										
121	Building Permit Fees	\$1 to \$500: \$20 \$501 to \$2,000: \$35 \$2,001 to \$25,000: \$35 for the first \$2,000, plus \$8 for each additional \$1,000. \$25,001 to \$50,000: \$220 for the first \$25,000 plus \$8 for each additional \$1,000 \$50,001 to \$100,000: \$420 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$770 for first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,010 for the first \$500,000 plus \$4.75 for each additional \$1,000. \$1,000,001 and up: \$5,385 for the first \$1,000,000 plus \$3.65 for each additional \$1,000.	1,890	11,955	4,177	27,285	179	7,940	26,496	7,365	
122	Building Plan Review Fee	Plan Review Fee: 50% of Building Permit Fee	945	5,978	2,088	13,643	90	3,970	13,248	3,683	
	<b>Use Tax</b>										
123	Building Materials Tax	Valuation * 50% * 3.65%	5,475	51,100	13,608	127,750	365	31,025	123,806	28,152	
	<b>Water and Wastewater Fees</b>										
124	Fee In Lieu of Water Dedication		0	0	0	0	0	0	0	0	
125	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note: If this includes a water resource fee - Include costs for both indoor and landscaped area	<b>Denver Water:</b> SFR: \$3,030 Base, \$0.70 per sq. ft. up to 22,000; \$0.35 per sq. ft. over 22,000 <b>Res Multiplex:</b> Base: \$3,030, \$0.70 per sq. ft. per unit <b>Multi Family:</b> First two units: \$10,040, Next 6 units, per unit: \$2,420, Over 8 units, per unit: \$1,940 <b>Irrigation Only:</b> \$5,820 minimum; \$0.87 per sq. ft. over 5,000 sq. ft. <b>Nonresidential (Treated Water):</b> 3/4" - \$10,730, 1" - \$19,170, 1.5" - \$42,180, 2" - \$76,690 New Meter: 5/8" - \$260, 3/4" - \$270, 1" - \$300, 1.5" - \$600, 2" - \$700 Tap Install: <2" - \$180 per tap	4,780	96,396	75,002	196,795	356,069	26,945	189,303	123,854	
126	Cost for a water meter, installation and other related charges.	New Meter: 5/8" - \$260, 3/4" - \$270, 1" - \$300, 1.5" - \$600, 2" - \$700 Tap Install: <2" - \$180 per tap	440	1,330	3,150	880	480	900	1,360	1,330	
127	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	<b>SAFE Fee &amp; Metro:</b> SFR: \$4,370 <b>Commercial &amp; MFR:</b> 3/4" - \$8,740 1" - \$20,976 1.5" - \$48,070 2" - \$87,400 3" - \$187,910 4" - \$375,820 <b>Large-User Exception Formula:</b> For water service taps >6"	4,370	87,400	52,440	87,400	20,976	8,740	87,400	87,400	
128	Wastewater connection charge, inspection fees, and other related charges		0	0	0	0	0	0	0	0	
129	Other Water Related Development Fees	Erosion and Sediment Control Permit Fee: \$200 + 25/acre	206	234	235	1,199	441	234	360	280	
	<b>Development Fees</b>										
130	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.82 - 83.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. Office: \$0.07 - 0.31 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	0	0	0	0	0	0	0	0	
131	Water Acquisition Fee		0	0	0	0	0	0	0	0	



DENVER												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
General Improvement and Metro Districts												
132	General Improvement District or Local Improvement District - Per acre (binder fee)		0	0	0	0	0	0	0	0	There is one GID inside the City, which is the Gateway development. This is north of I-70 along Pena. There is growth potential here, but is a small portion of the City so it has been excluded.	
133	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0		
Public Works												
134	Road Impact Fee		0	0	0	0	0	0	0	0		
135	Drainage Impact Fee		0	0	0	0	0	0	0	0		
Parks												
136	Fee in Lieu of Public Park Dedication		0	0	0	0	0	0	0	0		
Schools												
137	Fee in Lieu of School Land Dedication		0	0	0	0	0	0	0	0		
138	School District Specific Fees (if Applicable)		0	0	0	0	0	0	0	0		
Other Fees												
139	Fire Protection Fees (if Applicable)		0	0	0	0	0	0	0	0		
140	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0		
141	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0		
142	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0		
143	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245		
144	Other Development Fees		0	0	0	0	0	0	0	0		
Total Cost:			\$18,351	\$254,638	\$150,946	\$455,196	\$378,844	\$79,999	\$442,218	\$252,310		

GREELEY											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
145	Building Permit Fees	\$1 to \$500: \$23.50 \$501 to \$2,000: \$23.50 for the first \$500, plus \$3.05 for each additional \$100. \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000. \$25,001 to \$50,000: \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000. \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000. \$1,000,001 and up: \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000.	2,114	12,179	4,401	27,509	321	8,164	26,720	7,589	
146	Building Plan Review Fee	Plan Review Fee: 55% of building permit fee	1,163	6,698	2,420	15,130	177	4,490	14,696	4,174	
<b>Use Tax</b>											
147	Building Materials Tax	45% of total valuation * 3.46%	4,671	43,596	11,610	108,990	311	26,469	105,625	24,018	
<b>Water and Wastewater Fees</b>											
148	Fee In Lieu of Water Dedication	New Residential: 3 acre feet of raw water per acre. Water rights from other farms not directly related to the development cannot be accepted, unless they are CBT Units. <8 ac-ft. cash-in-lieu may be accepted. CBT 3 yr. average: \$28,000/ac. ft. Commercial: Must supply water rights in proportion to the size of each water tap.	21,000	115,161	126,000	224,000	672,000	21,000	224,000	224,000	
149	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	3/4" - \$11,000 1" - \$18,350 1.5" - \$36,600 2" - \$58,600 3" - \$128,200 4" - \$219,750 6" - \$457,850 MFR: \$5,500 per unit	11,000	198,000	77,000	58,600	238,100	22,000	76,950	69,600	MFR would require a 3" tap, max # of units for a 2" is 25.
150	Cost for a water meter, installation and other related charges.	5/8"-3/4" - \$280, Install: \$170 1" - \$406, Install: \$185 1.5" - \$1,309, Install: \$260 2" - \$1,491, Install: \$345 3" - \$6,600 4-12" - Install: \$450	450	2,286	3,150	1,836	1,041	900	2,427	2,286	
151	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	3/4" - \$5,150 1" - \$8,600 1.5" - \$17,200 2" - \$27,550 3" - \$60,300 4" - \$103,350 6" - \$215,300 MFR: \$2,575	5,150	92,700	30,900	27,550	8,600	5,150	27,550	27,550	
152	Wastewater connection charge, inspection fees, and other related charges	4" - \$225 6" - \$235 4-6" taps on 15" or larger main: \$350	225	350	225	225	225	225	225	225	
153	Other Water Related Development Fees		0	0	0	0	0	0	0	0	
<b>Development Fees</b>											
154	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470		0	0	0	0	0	0	0	0	Not Applicable
155	Water Acquisition Fee		0	0	0	0	0	0	0	0	

GREELEY											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>General Improvement and Metro Districts</b>											
156	General Improvement District or Local Improvement District - Per acre joinder fee		0	0	0	0	0	0	0	0	
157	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0	
<b>Public Works</b>											
158	Road Impact Fee	SFR: \$3,645 per dwelling unit MFR: \$2,353 per dwelling unit Retail/Commercial: \$4,825 per 1,000 sq. ft. Office: \$4,265 per 1,000 sq. ft. Industrial: \$1,475 per 1,000 sq. ft. Warehouse: \$1,376 per 1,000 sq. ft.	3,645	84,708	39,232	191,893	0	25,573	116,954	73,017	
159	Drainage Impact Fee	SFR: \$341.75 per dwelling unit MFR: \$245.93 per dwelling unit Retail: \$0.0943 per sq. ft. of impervious service Commercial: \$0.0943 per sq. ft. of impervious service Industrial: \$0.0943 per sq. ft. of impervious service	341	8,853	4,728	151,214	3,200	3,866	14,185	8,253	
<b>Parks</b>											
160	Fee in Lieu of Public Park Dedication	SFR: \$2,721 per dwelling MFR: \$2,041 per dwelling Mobile Home Park: \$2,857 per space	\$2,721	\$73,476	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Schools</b>											
161	Fee in Lieu of School Land Dedication		0	0	0	0	0	0	0	0	
162	School District Specific Fees (If Applicable)		0	0	0	0	0	0	0	0	
<b>Other Fees</b>											
163	Fire Protection Fees (If Applicable)	Fire: SFR: \$524 per dwelling unit MFR: \$393 per dwelling unit Mobile Home Park: \$550 per site Retail/Comm.: \$641 per 1,000 sq. ft. Office: \$301 per 1,000 sq. ft. Industrial: \$119 per 1,000 sq. ft.	524	14,148	5,212	16,595	0	3,397	50,791	9,700	
164	Local Health Agency Fees (If Applicable)		0	0	0	0	0	0	0	0	
165	Library, Museum, Cultural, and/or General Government Impact Fees	Trails Fee: SFR: \$377 MFR: \$283 Mobile Home Park: \$396 per space	377	10,188	0	0	0	0	0	0	
166	Police or Public Safety Impact Fees	Police: SFR: \$117 per dwelling unit MFR: \$88 per dwelling unit Mobile Home Park: \$123 per site Retail/Comm.: \$143 per 1,000 sq. ft. Office: \$67 per 1,000 sq. ft. Industrial: \$27 per 1,000 sq. ft.	117	3,168	1,163	3,765	0	758	11,331	2,164	
167	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245	
168	Other Development Fees		0	0	0	0	0	0	0	0	
<b>Total Cost:</b>			<b>\$53,742</b>	<b>\$665,756</b>	<b>\$306,285</b>	<b>\$827,553</b>	<b>\$924,220</b>	<b>\$122,236</b>	<b>\$671,699</b>	<b>\$452,822</b>	



LONGMONT											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
169	Building Permit Fees	\$1 to \$500: \$27 \$501 to \$2,000: \$27 for the first \$500, plus \$3.50 for each additional \$100. \$2,001 to \$25,000: \$79.50 for the first \$2,000, plus \$16.10 for each additional \$1,000. \$25,001 to \$50,000: \$449.80 for the first \$25,000 plus \$11.61 for each additional \$1,000 \$50,001 to \$100,000: \$740.05 for the first \$50,000 plus \$8.05 for each additional \$1,000. \$100,001 to \$500,000: \$1,142.55 for the first \$100,000 plus \$6.44 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,718.55 for the first \$500,000 plus \$5.46 for each additional \$1,000. \$1,000,001 and up: \$6,448.55 for the first \$1,000,000 plus \$4.20 for each additional \$1,000.	2,431	14,009	5,060	31,649	369	9,389	30,741	8,727	
170	Building Plan Review Fee	<b>Residential Plan Review Fee:</b> 50% of building permit fee <b>Electrical, plumbing, mechanical, or elevator permit:</b> 50% of total permit fee <b>Commercial:</b> 65% of building permit fee	1,215	7,004	3,289	20,572	240	6,103	19,982	5,673	
<b>Use Tax</b>											
171	Building Materials Tax	<b>Use Tax:</b> 50% of total valuation * 3.275%	4,913	45,850	12,210	114,625	328	27,838	111,086	25,260	
<b>Water and Wastewater Fees</b>											
172	Fee In Lieu of Water Dedication	When land is annexed into the city, Longmont requires 3 acre ft. of water per acre of historic water rights to the property. If not sufficient, developer can buy "non historic" water rights, or pay \$11,375/acre ft.	8,531	46,784	47,516	1,363,049	328,624	45,880	217,924	109,712	
173	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	<b>Residential:</b> 5/8" - \$3,910 plus \$0.56 per sq. ft. of gross lot size, \$1,510 Windy Gap Surcharge (WGS); 3/4" - \$5,860 plus \$0.56 per sq. ft. of gross lot size, \$2,270 WGS; 1" - \$9,770 plus \$0.56 per sq. ft. of gross lot size, \$3,780 WGS <b>Small Comm./Mixed Use:</b> 5/8" - \$10,680, \$2,070 WGS; 3/4" - \$16,010, \$3,110 WGS; 1" - \$26,690, \$5,180 WGS; 1.5" - \$53,380, \$10,360 WGS; 2" - \$85,400, \$16,580 WGS; 3" - \$170,800, \$33,150 WGS <b>Large Comm.: Negotiated</b> <b>Irrigation:</b> 5/8" - \$17,800, \$3,400 WGS; 3/4" - \$26,700, \$5,110 WGS; 1" - \$44,500, \$8,510 WGS; 1.5" - \$89,000, \$17,020 WGS; 2" - \$142,400, \$27,230 WGS; 3" - \$284,800, \$54,460 WGS <b>MFR (per ea. unit):</b> <b>First 4 Units -</b> \$3,200, \$670 WGS; <b>Next 8 Units -</b> \$2,090, \$440 WGS; <b>Next 22 Units -</b> \$1,340, \$280 WGS; <b>Next 29 Units -</b> \$1,220, \$250 WGS; <b>64+ Units -</b> \$640, \$120 WGS	11,518	106,110	146,530	101,980	371,130	50,930	154,990	133,790	3" Max
174	Cost for a water meter, installation and other related charges.	5/8" - \$201.25 Meter, \$30.19 Warehouse Handling Fee 3/4" - \$240.25 Meter, \$36.04 Warehouse Handling Fee 1" - \$301.25 Meter, \$45.19 Warehouse Handling Fee 1.5" - \$552.50 Meter, \$78.38 Warehouse Handling Fee 2" - \$630 Meter, \$94.5 Warehouse Handling Fee	231	1,001	1,934	725	346	553	1,071	956	
175	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	<b>Residential:</b> 5/8" - \$4,470; 3/4" - \$6,710; 1" - \$11,170 <b>Small Comm./Mixed Use:</b> 5/8" - \$5,860; 3/4" - \$8,790; 1" - \$14,650; 1.5" - \$29,320 2" - \$46,920; 3" - \$93,830 <b>Large Comm.: Negotiated</b> <b>MFR (per ea. unit):</b> <b>First 4 Units -</b> \$2,390; <b>Next 8 Units -</b> \$1,560; <b>Next 22 Units -</b> \$1,000; <b>Next 29 Units -</b> \$910; <b>64+ Units -</b> \$500	4,470	45,860	52,740	46,920	14,650	8,790	46,920	46,920	3" Max

LONGMONT											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
176	Wastewater connection charge, inspection fees, and other related charges	Sewer Tapping Materials Fee: \$40	40	40	40	40	40	40	40	40	
177	Other Water Related Development Fees		0	0	0	0	0	0	0	0	
<b>Development Fees</b>											
178	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470		0	0	0	0	0	0	0	0	Not Applicable
179	Water Acquisition Fee		0	0	0	0	0	0	0	0	
<b>General Improvement and Metro Districts</b>											
180	General Improvement District or Local Improvement District - Per acre joinder fee		0	0	0	0	0	0	0	0	
181	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0	
<b>Public Works</b>											
182	Road Impact Fee	Transportation Community Investment Fee: SFR: \$901.28 MFR: \$448.17 Comm. Low Trip Gen.: \$1.1295 per sq. ft. Comm. Medium Trip Gen: \$2.2935 per sq. ft. Comm. High Trip Gen: \$3.4230 per sq. ft. Industrial Low Trip Gen: \$0.5878 per sq. ft. Industrial Med. Trip Gen: \$1.1966 per sq. ft. Industrial High Trip Gen: \$1.7980 per sq. ft.	901	16,134	19	82	0	12	182	35	
183	Drainage Impact Fee	SFR: \$796.94 MFR and Non-Res: \$0.1301 per impervious sq. ft.	797	5,370	6,522	208,621	4,415	5,334	19,570	11,387	
<b>Parks</b>											
184	Fee in Lieu of Public Park Dedication	SFR: \$5,045 Other Res: \$2,475	\$5,045	\$89,100	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Schools</b>											
185	Fee in Lieu of School Land Dedication	SFR: \$1,489.00 MF: \$714.00 Dup/Triplex: \$1,031.00 Condo: \$434.00 Mobile Home: \$960.00	1,489	25,704	0	0	0	0	0	0	IGA with St. Vrain Valley School District in place. City does not calculate the fees the methodology was adopted by the school district in 2006.
186	School District Specific Fees (If Applicable)		0	0	0	0	0	0	0	0	
<b>Other Fees</b>											
187	Fire Protection Fees (If Applicable)		0	0	0	0	0	0	0	0	
188	Local Health Agency Fees (If Applicable)		0	0	0	0	0	0	0	0	
189	Library, Museum, Cultural, and/or General Government Impact Fees	Public Buildings Community Investment Fee: SFR: \$1,120.95 MFR: \$1,057.73 Commercial: \$0.401 per sq. ft. Industrial Building: \$0.401 per sq. ft. Ute Creek Golf Development Fee: \$722.37 per residential unit; \$0.1149 per impervious sq. ft. on MFR and comm.	1,843	68,826	9,021	240,170	3,899	6,836	49,058	16,125	
190	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0	
191	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245	
192	Other Development Fees		0	0	0	0	0	0	0	0	
<b>Total Cost:</b>			<b>\$43,670</b>	<b>\$472,037</b>	<b>\$285,126</b>	<b>\$2,128,676</b>	<b>\$724,286</b>	<b>\$161,947</b>	<b>\$651,809</b>	<b>\$358,869</b>	

PARKER											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
217	Building Permit Fees	\$1 to \$500: \$19.50 \$501 to \$2,000: \$19.50 for the first \$500, plus \$2.60 for each additional \$100. \$2,001 to \$25,000: \$58.50 for the first \$2,000, plus \$11.70 for each additional \$1,000. \$25,001 to \$50,000: \$327.50 for the first \$25,000 plus \$8.50 for each additional \$1,000. \$50,001 to \$100,000: \$539.00 for the first \$50,000 plus \$6.00 for each additional \$1,000. \$100,001 to \$500,000: \$831.50 for first \$100,000 plus \$4.50 for each additional \$1,000. \$500,001 to \$1,000,000: \$2,651.50 for the first \$500,000 plus \$4.00 for each additional \$1,000. \$1,000,001 and up: \$4,601.50 for the first \$1,000,000 plus \$2.60 for each additional \$1,000.	1,732	9,282	3,634	20,202	269	6,422	19,640	6,012	
218	Building Plan Review Fee	Plan Review Fees: 65% of Building Permit Fees	1,125	6,033	2,362	13,131	175	4,174	12,766	3,908	
<b>Use Tax</b>											
219	Building Materials Tax	Estimated Valuation*50%*4%	6,000	56,000	14,913	140,000	400	34,000	135,677	30,852	
<b>Water and Wastewater Fees</b>											
220	Fee In Lieu of Water Dedication		0	0	0	0	0	0	0	0	Developer must provide water for SFEs, and a \$5,000 per acre inclusion fee. If not sufficient water quantity, then they pay a water resource SDF, water resource toll and pay a \$1,300 per SFE water surcharge.
221	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	3/4" - \$9,800 Water SDF ; \$12,000 Water Resource SDF ; \$5,000 Water Resource Toll 1" - \$19,600 Water SDF ; \$24,000 Water Resource SDF ; \$10,000 Water Resource Toll 1.5" - \$39,200 Water SDF ; \$48,000 Water Resource SDF ; \$20,000 Water Resource Toll 2" - \$68,600 Water SDF ; \$84,000 Water Resource SDF ; \$35,000 Water Resource Toll 3" - \$156,800 Water SDF ; \$192,000 Water Resources SDF ; \$80,000 Water Resource Toll Irrigation Tax: Same	26,800	214,400	187,600	187,600	482,400	53,600	241,200	214,400	3" Maximum
222	Cost for a water meter, installation and other related charges.	3/4" - \$360 ; 1" - \$550 ; 1.5" - \$1,300 ; 2" Std - \$1,460 ; 2" High Flow - \$3,440 ; 3" - \$3,720 ; 4" - \$4,810 Service Line Inspection Fee: \$110 (includes water and sewer)	470	1,930	2,630	1,570	5,470	830	4,100	3,910	
223	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	3/4" - \$3,500 1" - \$7,000 1.5" - \$14,000 2" - \$24,500 3" - \$56,000	3,500	24,500	21,000	24,500	7,000	3,500	24,500	24,500	
224	Wastewater connection charge, inspection fees, and other related charges		0	0	0	0	0	0	0	0	
225	Other Water Related Development Fees	Inclusion Fee: \$5,000 per acre Water Surcharge: \$1,300 per SFE (not assumed)	1,250	6,855	6,962	199,714	48,150	6,722	31,930	16,075	Inclusion Fee: Charge to bring the land into the service district. Water Surcharge: If developer does not provide enough water for SFEs then they are charged \$1,300 per SFE

PARKER												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
Development Fees												
226	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.82 - 83.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. Office: \$0.07 - 0.31 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	139	0	7,887	0	0	5,141	8,716	0		
227	Water Acquisition Fee		0	0	0	0	0	0	0	0	City of Parker pays tap fee.	
General Improvement and Metro Districts												
228	General Improvement District or Local Improvement District - Per acre/ponder fee		0	0	0	0	0	0	0	0		
229	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0		
Public Works												
230	Road Impact Fee		0	0	0	0	0	0	0	0		
231	Drainage Impact Fee		0	0	0	0	0	0	0	0		
Parks												
232	Fee in Lieu of Public Park Dedication		0	0	0	0	0	0	0	0		
Schools												
233	Fee in Lieu of School Land Dedication	Douglas County 12	0	0	0	0	0	0	0	0		
234	School District Specific Fees (if Applicable)		0	0	0	0	0	0	0	0		
Other Fees												
235	Fire Protection Fees (if Applicable)		0	0	0	0	0	0	0	0		
236	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0		
237	Library, Museum, Cultural, and/or General Government Impact Fees	Excise Tax: (for capital projects, such as streets, or parks) SFR: \$4,506 for each dwelling unit MFR: \$3,604 for each attached dwelling (townhomes condos) Apt: \$3,266 for each new apartment dwelling Non-Residential: \$0.34/sq. ft.	4,506	117,576	2,765	47,415	0	1,802	26,941	5,145		
238	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0		
239	CDP/E Stormwater Construction Permit		245	245	245	245	245	245	245	245		
240	Other Development Fees	Cherry Creek Fee \$60/each home	60	2,160	0	0	0	0	0	0		
Total Cost:			\$45,827	\$438,980	\$249,998	\$634,377	\$544,109	\$116,436	\$505,715	\$305,047		

3/21/16



THORNTON											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
241	Building Permit Fees	\$1 to \$500: \$23.50 \$501 to \$2,000: \$23.50 for the first \$500, plus \$3.05 for each additional \$100. \$2,001 to \$25,000: \$69.25 for the first \$2,000, plus \$14 for each additional \$1,000. \$25,001 to \$50,000: \$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000. \$50,001 to \$100,000: \$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000. \$100,001 to \$500,000: \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000. \$500,001 to \$1,000,000: \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000. \$1,000,001 and up: \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000. New Residential Plumbing, Mech, Electrical: SFR: \$100, MFR: \$25/unit	2,214	13,079	4,401	27,509	321	8,164	26,720	7,589	
242	Building Plan Review Fee	65% of Building Permit Fee	1,439	8,501	2,860	17,881	209	5,306	17,368	4,933	
<b>Use Tax</b>											
243	Building Materials Tax	Estimated Value*50%*3.75%	5,625	52,500	13,981	131,250	375	31,875	127,198	28,924	
<b>Water and Wastewater Fees</b>											
244	Fee In Lieu of Water Dedication	No	0	0	0	0	0	0	0	0	
245	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	See Ordinance No. 3331	22,643	541,467	252,189	214,165	727,937	72,054	272,835	250,192	
246	Cost for a water meter, installation and other related charges.	See Ordinance No. 3331	181	2,080	1,694	1,838	1,428	484	2,135	2,080	
247	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)	Ordinance 3330 Domestic Individually Metered: (plus Metro \$3,960) SFR: \$1,603 Duplex: \$1,154 Manuf: \$1,205 MFR: \$1,125 Master Metered: (plus Metro \$7,920+) MFR: \$1,254 per unit Commercial: 5/8" x 3/4" - \$3,045 per unit ; 3/4" - \$3,045 per unit ; 1" - \$7,212 per unit ; 1.5" - \$17,630 ; 2" - \$32,054 ; 3" - \$67,314 ; 4" - \$121,807 (plus Metro \$7920+) Big Dry Creek Area: Residential: Add \$492 per unit (plus Metro \$3960) Commercial: Add 5/8x3/4" - \$1,230, 3/4" - \$1,230, 1" - \$2,509, 1.5" - \$5,904, 2" - \$9,348, 3" - \$20,172, 4" - \$38,736	5,563	124,344	65,790	111,254	0	10,965	111,254	111,254	
248	Wastewater connection charge, inspection fees, and other related charges		0	0	0	0	0	0	0	0	
249	Other Water Related Development Fees		0	0	0	0	0	0	0	0	

THORNTON											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
Development Fees											
250	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$20.82 - \$3.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. Office: \$0.07 - 0.31 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	139	0	7,887	0	0	5,141	8,716	0	
251	Water Acquisition Fee	Apart of tap fees.	0	0	0	0	0	0	0	0	
General Improvement and Metro Districts											
252	General Improvement District or Local Improvement District - Per acre jointer fee	None	0	0	0	0	0	0	0	0	
253	Metropolitan District Fees (Cost Per Acre and Applicability)	None	0	0	0	0	0	0	0	0	
Public Works											
254	Road Impact Fee		0	0	0	0	0	0	0	0	
255	Drainage Impact Fee		0	0	0	0	0	0	0	0	
Parks											
256	Fee in Lieu of Public Park Deduction	Residential: \$1.50/sq. ft. or Acres = (# of dwelling units x # projected persons/unit)/100 Commercial: \$3.00/sq. ft. or 8% of gross land area	3,750	55,061	24,393	0	0	15,900	0	45,399	
Schools											
257	Fee in Lieu of School Land Dedication	271: See Calc Sheet	454	9,648	0	0	0	0	0	0	
258	School District Specific Fees (if Applicable)	271: See Calc Sheet	762	15,660	0	0	0	0	0	0	
Other Fees											
259	Fire Protection Fees (if Applicable)		0	0	0	0	0	0	0	0	
260	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0	
261	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0	
262	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0	
263	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245	
264	Other Development Fees		0	0	0	0	0	0	0	0	
Total Cost:			\$43,014	\$822,584	\$373,440	\$504,141	\$730,515	\$150,134	\$566,471	\$450,616	

WESTMINSTER											
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes
<b>Building</b>											
265	Building Permit Fees	\$1 to \$500: \$19.50 \$501 to \$2,000: \$19.50 for the first \$500, plus \$2.65 for each additional \$100. \$2,001 to \$25,000: \$59.25 for the first \$2,000, plus \$11.90 for each additional \$1,000. \$25,001 to \$50,000: \$332.95 for the first \$25,000 plus \$8.55 for each additional \$1,000. \$50,001 to \$100,000: \$546.70 for the first \$50,000 plus \$5.95 for each additional \$1,000. \$100,001 to \$500,000: \$844.20 for the first \$100,000 plus \$4.60 for each additional \$1,000. \$500,001 to \$1,000,000: \$2,684.2 for the first \$500,000 plus \$3.95 for each additional \$1,000. \$1,000,001 and up: \$4,659.25 for the first \$1,000,000 plus \$2.65 for each additional \$1,000.	1,764	9,429	3,655	20,559	273	6,514	19,987	6,097	
266	Building Plan Review Fee	Plan Review Fee: 65% of building permit fee	1,147	6,129	2,375	13,364	178	4,234	12,991	3,963	
<b>Use Tax</b>											
267	Building Materials Tax	Estimated Use Tax: 50% of Total Valuation * 3.85%	5,775	53,900	14,354	134,750	385	32,725	130,590	29,695	
<b>Water and Wastewater Fees</b>											
268	Fee In Lieu of Water Dedication		0	0	0	0	0	0	0	0	
269	Water Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF) - Note if this includes a water resource fee - Include costs for both indoor and landscaped area	SFR Detached: \$21,440 SFR Attached: \$15,007 per unit	21,440	385,884	107,230	84,639	53,601	55,390	360,841	702,183	
270	Cost for a water meter, installation and other related charges.		330	660	2,310	330	728	660	594	660	Meter purchased by contractor and delivered to Westminster. No cost included.
271	Wastewater Impact Fee, System Development Fee (SDF), or Plant Investment Fee (PIF)		5,600	108,720	63,840	112,000	0	10,640	112,000	112,000	
272	Wastewater connection charge, inspection fees, and other related charges		0	0	0	0	0	0	0	0	
273	Other Water Related Development Fees	Irrigation (Reclaimed): Turf: \$1.68, Medium \$0.84, Low: \$0.41 based on size (per sq. ft.) - Assumed for MFR - 80% turf, 20% low; Commercial - 20% turf, 80% low; Irrigation - 100% turf	0	26,301	6,985	90,544	647,724	11,666	84,827	34,875	Separate irrigation tap required in all but single family detached

WESTMINSTER												
Line No.	Fee Description	Fee (\$ or %)	SFR Detached	MFR (36 Units)	Commercial Retail	Industrial Warehouse	Irrigation Only (Park)	Restaurant	Manufacturing	Truck Wash	Notes	
Development Fees												
274	E-470/Highway Authority Expansion Fee - Only applicable within 1.5 miles from E-470	SFR: \$69.39 - \$138.78 per dwelling unit MFR: \$10.82 - 83.27 per dwelling unit Retail: \$0.22 - 0.97 per sq. ft. Office: \$0.07 - 0.31 per sq. ft. Industrial: \$0.03 - \$0.11 per sq. ft.	0	0	0	0	0	0	0	0		
275	Water Acquisition Fee		0	0	0	0	0	0	0	0		
General Improvement and Metro Districts												
276	General Improvement District or Local Improvement District - Per acre/lot/acre fee		0	0	0	0	0	0	0	0		
277	Metropolitan District Fees (Cost Per Acre and Applicability)		0	0	0	0	0	0	0	0		
Public Works												
278	Road Impact Fee		0	0	0	0	0	0	0	0		
279	Drainage Impact Fee		0	0	0	0	0	0	0	0		
Parks												
280	Fee in Lieu of Public Park Dedication	SFR Detached: \$1,854 SFR Attached: \$1,508 MFR: \$1,234 per unit Assisted Senior Housing: \$429 per bed	\$1,854	\$44,424	\$0	\$0	\$0	\$0	\$0	\$0		
Schools												
281	Fee in Lieu of School Land Dedication	SFR Detached: \$876 SFR Attached: \$468 MFR: \$112 per unit Assisted Senior Housing: N/A	876	4,032	0	0	0	0	0	0		
282	School District Specific Fees (if Applicable)		0	0	0	0	0	0	0	0		
Other Fees												
283	Fire Protection Fees (if Applicable)	Fire protection charge - Any building with a fire sprinkler system	0	187	187	187	0	187	187	187	0	
284	Local Health Agency Fees (if Applicable)		0	0	0	0	0	0	0	0		
285	Library, Museum, Cultural, and/or General Government Impact Fees		0	0	0	0	0	0	0	0		
286	Police or Public Safety Impact Fees		0	0	0	0	0	0	0	0		
287	CDPHE Stormwater Construction Permit		245	245	245	245	245	245	245	245		
288	Other Development Fees		0	0	0	0	0	0	0	0		
Total Cost:			\$39,031	\$639,911	\$201,181	\$456,618	\$703,134	\$122,262	\$722,261	\$889,718		

3/21/16



**APPENDIX D:**  
**DISTRICT SYSTEM**  
**DEVELOPMENT FEES AND**  
**EQUIVALENT RESIDENTIAL UNITS**

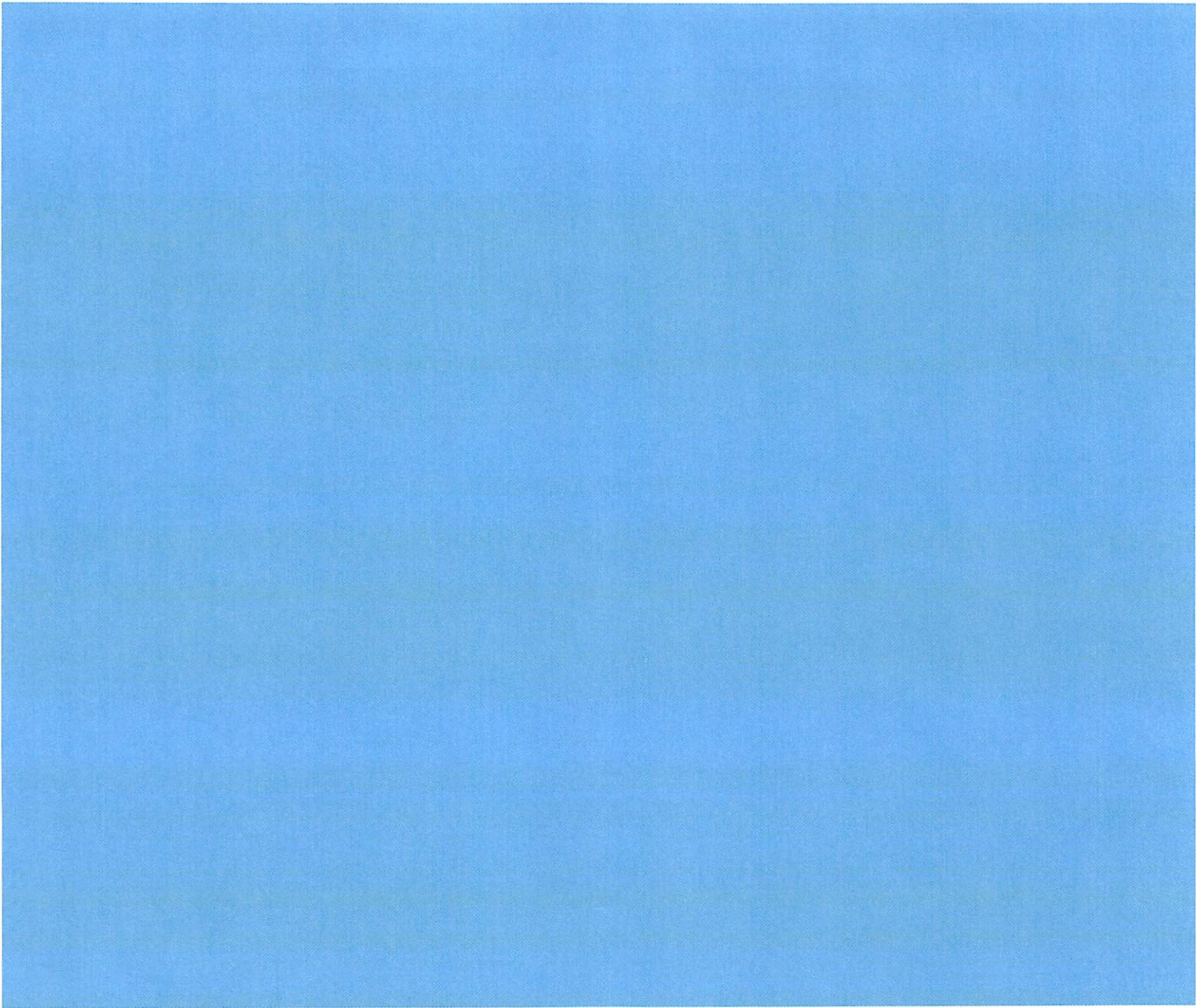


TABLE-1  
WASTEWATER CONNECTION FEES  
ENTIRE DISTRICT SERVICE AREA  
EFFECTIVE JANUARY 1, 2015

<u>WATER METER SIZE</u>	System Development <u>Fee</u> (\$)	Tap Administration & <u>Inspection Fee</u> (\$)	Total Connection <u>Fee</u> (\$)
<u>Single Family - Residential</u> 5/8 inch	7,009	125	7,134
<u>Multi-Family Residential</u>	Fees based on water tap size		
<u>Commercial/Industrial/Irrigation</u>			
3/4 inch	14,018	149	14,167
1 inch	33,643	169	33,812
1-1/2 inch	77,104	194	77,298
2 inch	140,189	213	140,402
3 inch	301,387	232	301,619
4 inch	602,774	256	603,030
6 inch	TBD	276	TBD

1. Stub-in fee of \$200.00 where our records indicate that a stub-in was done at the time the line was put in.
  2. An inclusion fee is required if the property is not already included in the District. A completed petition and copy of property deed is necessary to start project.
- SOUTH OF SAND CREEK**
1. A \$5,000.00 per acre fee will be assessed to defray the District's cost in the project.
  2. An inclusion fee is required if the property is not already included in the District. A completed petition and legal description is necessary to start the project.
- 
2. An inclusion fee is required if the property is not already included in the District. A completed petition and legal description is necessary to start the project.

TABLE-6

**WATER CONNECTION FEES  
EFFECTIVE JANUARY 1, 2015**

**ORIGINAL PARTICIPANT IN THE COMMERCE CITY NORTHERN INFRASTRUCTURE GID**

<u>WATER METER SIZE</u>	<u>System Development Fee</u> (\$)	<u>Water Development Fee</u> (\$)	<u>Meter Fee</u> (\$)	<u>Tap Administration &amp; Inspection Fee</u> (\$)	<u>Total Connection Fee</u> (\$)	-	-
<u>Single Family - Residential</u>							
5/8 inch	2,942	10,108	427 *	46	13,523		
<u>Multi-Family Residential</u>							
First Unit	1,971	6,773	(a)	46	---		
Each Additional Unit	1,971	6,773	---		8,744		
Mobile Home Parks	Fees same as single family (NO MASTER TAPS)						
<u>Commercial/Industrial/Irrigation</u>							
3/4 inch	5,884	20,216	507 *	82	26,689		
1 inch	14,122	48,518	547 *	95	63,282		
1-1/2 inch	32,362	111,188	846 *	114	144,510		
2 inch	58,840	202,160	967 *	130	262,097		
3 inch	126,506	434,644	(b)	149	561,299		
4 inch	253,012	869,288	(b)	163	1,122,463		
6 inch	TBD	TBD	(b)	178	TBD		
<u>Multi-unit Commercial</u>	PLEASE CALL FOR FEES						
<u>Fire Line / Hydrant Run</u>							
All Sizes-Inspection only	---	---	---	---	486		

\* This is the cost of the meter and meter installation only. Applicant is responsible for all other costs associated with the water tap. In areas utilizing separate irrigation systems, the charge will double to cover the cost of the additional meter.

(a) Based on commercial/industrial schedule.

(b) No District tap-in charge for 3 inch and larger meter installations. Applicant is responsible for meter purchase and installation, subject to District inspection.

1. An inclusion fee is required if the property is not already included in the District. A completed petition and copy of property deed is necessary to start project.

2. A \$215.00 fee is required for two meter pit inspections(original and final) and meter placements.

3. Each connection onto the District's water and wastewater systems will be evaluated for total water usage, consumption, and peak demand. If it is determined that the demand associated with a particular connection exceeds the equivalent residential units (ERU) outlined on Appendix C the General Manager will determine appropriate connection fees for that use.

**APPENDIX C**  
**EFFECTIVE 01/01/2014**

<b>TAP SIZE</b>	<b>EQUIVALENT RESIDENTIAL UNIT (ERUs)</b>
<b>5/8" single unit</b>	<b>1</b>
<b>5/8" multi unit</b>	<b>.67</b>
<b>¾" multi- commercial unit</b>	<b>1.34</b>
<b>¾"</b>	<b>2.00</b>
<b>1"</b>	<b>4.80</b>
<b>1 ½"</b>	<b>11.00</b>
<b>2"</b>	<b>20.00</b>
<b>3"</b>	<b>43.00</b>
<b>4"</b>	<b>86.00</b>
<b>6"</b>	<b>TBD</b>

**\*\* Each connection onto the District's water and wastewater system will be evaluated for total water usage, consumption, and peak demand. If it is determined that the demand associated with a particular connection exceeds the equivalent residential units (ERU) outlined in the above chart, the District Manager will determine appropriate connection fees for that time.**