

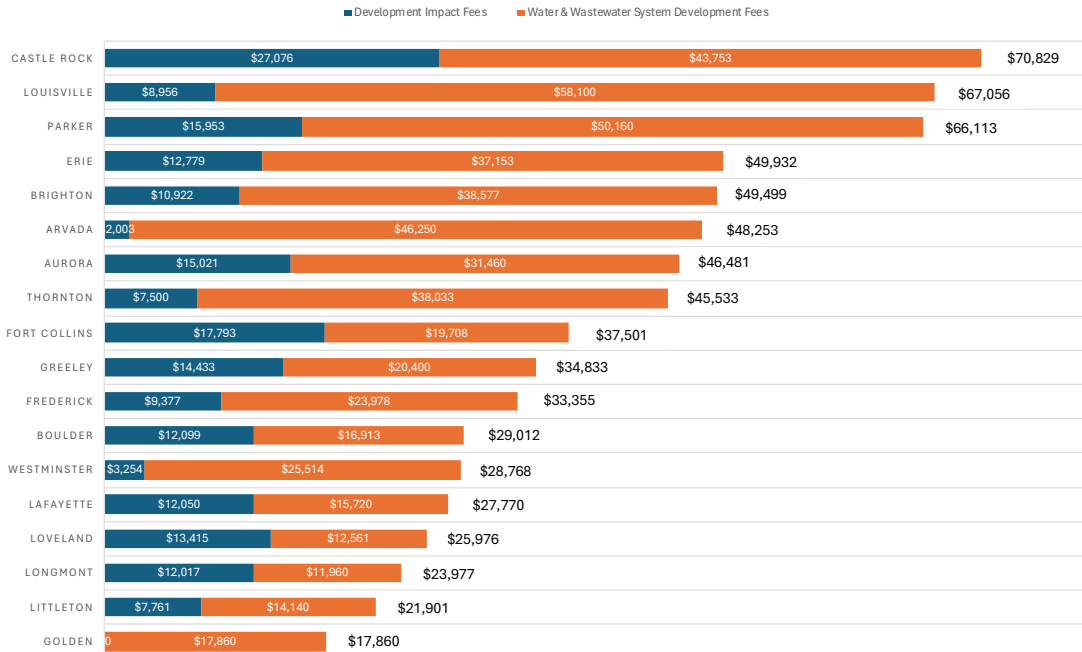


Municipal Development Fees Estimate Comparison (March 2024)

Per Single Family Detached Residential Unit

Community	Development Impact Fee									Water & Wastewater System Development Fees			Total
	Parks & Recreation	Public Facilities	Transportation	Police Facilities	Fire	Stormwater	General Capital	Other	Subtotal Impact Fees	Water Tap	Wastewater Tap	Subtotal Water & Wastewater	
Golden									\$0	\$14,374	\$3,486	\$17,860	\$17,860
Littleton		\$3,796	\$2,420	\$400				\$1,145	\$7,761	\$9,140	\$5,000	\$14,140	\$21,901
Longmont	\$8,501		\$2,113			\$1,403			\$12,017	\$7,910	\$4,050	\$11,960	\$23,977
Loveland	\$7,022			\$1,190			\$1,476	\$3,727	\$13,415	\$9,391	\$3,170	\$12,561	\$25,976
Lafayette	\$1,350					\$3,050	\$7,500	\$150	\$12,050	\$9,360	\$6,360	\$15,720	\$27,770
Westminster	\$2,378							\$876	\$3,254	\$18,220	\$7,294	\$25,514	\$28,768
Boulder	\$5,784	\$566	\$223	\$472	\$419			\$4,635	\$12,099	\$12,167	\$4,746	\$16,913	\$29,012
Frederick	\$2,900		\$4,000			\$977	\$1,500		\$9,377	\$22,803	\$1,175	\$23,978	\$33,355
Greeley	\$5,067		\$6,751	\$263	\$683	\$910		\$759	\$14,433	\$12,900	\$7,500	\$20,400	\$34,833
Fort Collins	\$7,510		\$7,621	\$431	\$772	\$408	\$1,051		\$17,793	\$15,232	\$4,476	\$19,708	\$37,501
Thornton	\$7,500								\$7,500	\$32,090	\$5,943	\$38,033	\$45,533
Aurora	\$6,810						\$8,211		\$15,021	\$21,488	\$9,972	\$31,460	\$46,481
Arvada	\$2,003								\$2,003	\$40,010	\$6,240	\$46,250	\$48,253
Brighton	\$3,942		\$2,400			\$4,580			\$10,922	\$37,740	\$837	\$38,577	\$49,499
Erie	\$2,451	\$3,739	\$3,975	\$686		\$1,628		\$300	\$12,779	\$28,293	\$8,860	\$37,153	\$49,932
Parker								\$15,953	\$15,953	\$39,740	\$10,420	\$50,160	\$66,113
Louisville	\$5,883	\$111	\$2,962						\$8,956	\$53,500	\$4,600	\$58,100	\$67,056
Castle Rock	\$7,404	\$389	\$16,300	\$595	\$1,123	\$1,265			\$27,076	\$38,191	\$5,562	\$43,753	\$70,829

DEVELOPMENT FEE ESTIMATE - PER SINGLE FAMILY DETACHED RESIDENTIAL UNIT



Notes

- All fees are for single family detached units of any size unless otherwise noted
- Assumes 5/8 x 3/4" or 3/4" inch water tap where noted
- Golden - water tap system development fee based on 5,000 sq. ft. lot size
- Littleton - other impact fee includes multimodal improvements impact fee
- Littleton - public facilities impact fee includes museum, library and facilities fees
- Loveland - other impact fees include library (\$984), cultural services (\$821), trails (\$718) and open lands (\$1,204)
- Lafayette - other impact fee includes public art impact fee
- Lafayette - general capital impact fee includes Service Expansion impact fee
- Westminster - water and wastewater tap fees for single family detached (3 bedrooms or less)
- Westminster - other impact fee is school land dedication fee
- Boulder - impact fee assumes 1,600 - 1,799 sq. ft. house based on fee schedule
- Boulder - other fees include development excise tax for transportation (\$4,458) and Human Services (\$177)
- Boulder - water and wastewater fees are plant investment fees (no tap indicated)
- Frederick - water fee from Central Weld County Water District (CWCWD)
- Greeley - parks, trails, transportation, police and fire impact fees (1,500 - 1,800 sq. ft. of heated living space)
- Greeley - stormwater impact fee based on \$0.26 psf impervious area (assumes 5,000 sq. ft. lot and 70% impervious)
- Greeley - other impact fee is trails impact fee
- Fort Collins - impact fees assumes 1,701 - 2,200 sq. ft. house per fee schedule
- Fort Collins - water tap fee based on 3 bedroom house, 2,000 sq. ft. outdoor area, includes water supply requirement (WSR) and Water PIF
- Fort Collins - stormwater fee based on lot size and amount of impervious service (assumes 5,000 sq. ft. lot and 30% impervious area)
- Thornton - wastewater fee is based on latest available information from 2020 fee schedule
- Thornton - parks and recreation impact fee based on cash-in-lieu payment (\$1.50 psf x 5,000 sq. ft. lot assumption, 2021 fee schedule)
- Aurora - indoor water tap assumes 3-4 bathrooms per SFD unit, outdoor water use fee based on size of lot (assumed 5,000 sq. ft.)
- Aurora - parks fee includes school fee (based on 3 bedroom single family detached unit)
- Arvada - water tap fee also includes Metro Water Recovery per unit (\$5,520) and Parks Water per unit (\$1,000)
- Brighton - transportation fee includes bridge/crossing fee
- Brighton - water tap fee also includes fee in lieu of water dedication (for 10-11 DU/acre density)
- Erie - includes raw water fee in lieu of \$16,243 for 3/4" tap
- Erie - other impact fee is tree impact fee
- Parker - other fees includes \$15,953 development excise tax
- Longmont - separate recreational impact fee of \$1,392 and parks fee of \$7,109 per single family residential unit
- Longmont - impact fees assumes 1,600 - 2,400 sq. ft. house
- Longmont - water fee based on 5/8" x 3/4" tap, assumes 5,000 sq. ft. lot
- Louisville - assumes 1,401 - 1,700 sq. ft. house per fee schedule
- Louisville - public facilities impact fee includes library impact fee
- Castle Rock - storm drainage includes Cherry Creek Drainage Basin
- Castle Rock - impact fees assumes single family detached unit <2,000 sq. ft.