

ORDINANCE NO. 038, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 26-94 OF THE CODE OF THE CITY OF
FORT COLLINS REGARDING WATER SERVICE LINES

A. The City owns and operates a water utility that provides treated water service to customers in its service area.

B. City Code Section 26-94 concerns water service lines and generally requires that individual service lines are required for each building, with certain exceptions.

C. Following a review in light of City Council priorities, City staff have recommended certain changes to City Code Section 26-94 to modify the circumstances when individual service lines are not required for each building.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that Section 26-94 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-94. - Individual service lines for each building required.

...

(b) Notwithstanding the provisions of Subsection (a) of this Section, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) building by a single service line, provided that each of the following requirements is met:

...

(4) Plant investment fees, water supply requirements and any other applicable charges required in connection with the additional building(s) to which service is to be provided shall be remitted as provided in this Article. For an accessory dwelling unit, additional plant investment fees and water supply requirements, as well as monthly meter rates and any other water-related charges, shall be determined based on the addition of a new dwelling unit on the property; and

...

(c) Notwithstanding the provisions of Subsection (a) above, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) property by a single, common, private water service line, provided that:

...

- (3) ~~No more than six (6) single-family attached dwellings may be connected to a line.~~
- (43) The line must include a separate branch line to each single-family attached property, and each branch line must include a control valve that meets the requirements of the City Development Construction Standards. These private service control valves must be exterior to the dwellings, within a utility easement that has been conveyed to the City and readily accessible and operable by City personnel. The private service control valves shall be the City's control point for that single-family attached dwelling.
- (54) The line beyond the City control valve and all branch service lines including the private service control valves must be owned, operated, maintained, repaired and replaced, as needed, by a legal entity representing all of the owners of the properties served by the line.
- (65) A written declaration of covenants in a form satisfactory to the Utilities Executive Director must be recorded against the title to each and every property served by a common private sewer service line imposing upon said property the responsibility for operation, maintenance, repair and replacement of the line, and establishing the right of the City to recover any costs incurred by the City in the event of a failure to satisfactorily complete any such operation, maintenance, repair or replacement of the line.

If the Utilities Executive Director determines that the foregoing criteria have been met, a written permit shall be granted, which permit shall contain a listing of the foregoing requirements as a condition of continued service hereunder and specific reference to Paragraph (c)(65) above imposing shared responsibility for operation, maintenance, repair and replacement of the common private service line, shall be signed by the Utilities Executive Director, and shall be duly recorded at the office of the County Clerk and Recorder.

(d) Notwithstanding the provisions of Subsection (a) above, the Utilities Executive Director may, after review and approval of the related plans and specifications, authorize the service of more than one (1) property by a single, common, private water service line, provided that:

- (1) The properties to be served have no reasonably feasible way to meet Subsection (a) above, as determined by the Utilities Executive Director.

- (2) The properties to be served by the line must be single-family detached dwellings on separate platted lots as the term lot is defined in the Land Use Code.
- (3) The combined water use of the properties may not exceed the capacity of the line.
- (4) The line must include a separate branch line to each single-family detached property, and each branch line must include a control valve that meets the requirements of the City Development Construction Standards and other applicable requirements. These private service control valves must be exterior to the dwellings, within a utility easement that has been conveyed to the City and readily accessible and operable by City personnel. The private service control valves shall be the City's control point for that single-family detached dwelling.
- (5) The line beyond the City control valve and all branch service lines including the private service control valves must be owned, operated, maintained, repaired, and replaced, as needed, by a legal entity representing all of the owners of the properties served by the line.
- (6) A written declaration of covenants in a form satisfactory to the Utilities Executive Director must be recorded against the title to each and every property served by a common private sewer service line imposing upon said property the responsibility for operation, maintenance, repair and replacement of the line, and establishing the right of the City to recover any costs incurred by the City in the event of a failure to satisfactorily complete any such operation, maintenance, repair or replacement of the line.

If the Utilities Executive Director determines that the foregoing criteria have been met, a written permit shall be granted, which permit shall contain a listing of the foregoing requirements as a condition of continued service hereunder and specific reference to Paragraph (d)(6) above imposing shared responsibility for operation, maintenance, repair and replacement of the common private service line, shall be signed by the Utilities Executive Director, and shall be duly recorded at the office of the County Clerk and Recorder.

Introduced, considered favorably on first reading on April 7, 2026, and approved on second reading for final passage on April 21, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: May 1, 2026

Approving Attorney: Eric Potyondy

Exhibit: None