



Sept. 9,
2025

Impact Fees 2025 Study Updates

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- Does City Council support impact fee study revisions?
- Does City Council need any additional information ahead of proposed first reading on Oct. 7?

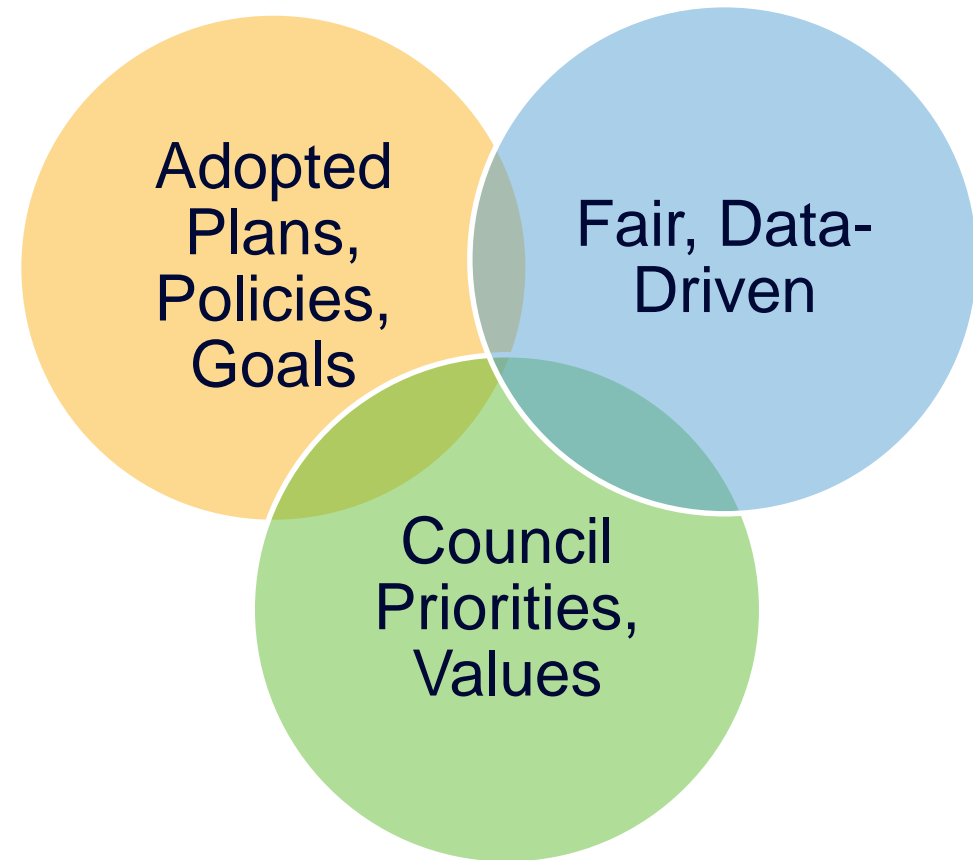
Core Objective: Align Impact Fees with the Land Use Code

Realignment effort focus:

- Fee ability to affect policy through valid model adjustments
- Fee alignment with adopted policies, Council priorities, values

Committed to maintain:

- Data-driven methodologies
- Integrity of studies and fee schedules
- Defensibility and compliance with changing legal environment



- **In January 2025, Capital Expansion Fees (CEFs) were updated with an inflationary factor in lieu of fees proposed by 2023 studies.**
- CEFs have received inflationary-only updates since previous 2017 study adoption.
- Utilities Electric Capacity Fee and three Plant Investment Fees (PIFs) have been fully updated.

General Updates

- Primary driver of fees is household size
- Household size factor update (two studies – EPS & TischlerBise)

Capital Expansion Fees (CEF)

- New household sizes drive new fees
- Household sizes updated using newer data and household size by type
- New sq. ft. categories used to better align with Larimer County and product type

Transportation Capital Expansion Fees (TCEF)

- Household size factor used to adjust trip ends by unit size and type
- Number of people and number of vehicles at the home

Proposed 2023 Study Revisions – Adjustment One

- Wider variety of dwelling unit sizes
- Square footage range adjustments to seven tiers:
 - Current maximum 2,200 sq. ft.
 - New maximum aligns with Larimer County at over 3,600 sq. ft.

Current	Proposed
Up to 700 sq. ft.	Up to 900 sq. ft.
700 - 1,200 sq. ft.	901 - 1,300 sq. ft.
1,201 - 1,700 sq. ft.	1,301 - 1,800 sq. ft.
1,701 - 2,200 sq. ft.	1,801 - 2,400 sq. ft.
Over 2,200 sq. ft.	2,401 - 3,000 sq. ft.
	3,001 - 3,600 sq. ft.
	Over 3,601 sq. ft.

Proposed 2023 Study Revisions – Adjustment Two

- Wider variety of types
- New residential dwelling unit categories:
 - Single Family Attached
 - Single Family Detached
 - Multifamily / ADU

Current
Residential (per dwelling)
Up to 700 sq. ft.
700 - 1,200 sq. ft.
1,201 - 1,700 sq. ft.
1,701 - 2,200 sq. ft.
Over 2,200 sq. ft.

Proposed
Single Family Detached
Up to 900 sq. ft.
901 - 1,300 sq. ft.
1,301 - 1,800 sq. ft.
1,801 - 2,400 sq. ft.
2,401 - 3,000 sq. ft.
3,001 - 3,600 sq. ft.
Over 3,601 sq. ft.
Single Family Attached
Up to 900 sq. ft.
901 - 1,300 sq. ft.
1,301 - 1,800 sq. ft.
1,801 - 2,400 sq. ft.
2,401 - 3,000 sq. ft.
3,001 - 3,600 sq. ft.
Over 3,601 sq. ft.
Multifamily / ADU
Up to 750 sq. ft.
751 - 1,300 sq. ft.
Over 1,301 sq. ft.

Proposed average household size:

- Adjusted methodology used to capture household size by type
- In general, this has led to a shift in the fee calculations that is more representative of the household sizes based on product type

Current	
Description	Avg. HH Size
Residential (per dwelling)	
Up to 700 sq. ft.	1.40
701 - 1,200 sq. ft.	2.12
1,201 - 1,700 sq. ft.	2.38
1,701 - 2,200 sq. ft.	2.56
Over 2,200 sq. ft.	2.91

Proposed		
Description	Sq. Ft.	Avg. HH Size
Single Family Detached		
Up to 900 sq. ft.	700	1.98
901 - 1,300 sq. ft.	901	2.15
1,301 - 1,800 sq. ft.	1,301	2.39
1,801 - 2,400 sq. ft.	1,801	2.61
2,401 - 3,000 sq. ft.	2,401	2.81
3,001 - 3,600 sq. ft.	3,001	2.96
Over 3,601 sq. ft.	3,601	3.08
Single Family Attached		
Up to 900 sq. ft.	700	1.50
901 - 1,300 sq. ft.	901	1.74
1,301 - 1,800 sq. ft.	1,301	2.07
1,801 - 2,400 sq. ft.	1,801	2.37
2,401 - 3,000 sq. ft.	2,401	2.63
3,001 - 3,600 sq. ft.	3,001	2.83
Over 3,601 sq. ft.	3,601	3.00
Multifamily/ ADU		
Up to 750 sq. ft.	550	1.35
751 - 1,300 sq. ft.	1,025	1.89
Over 1,301 sq. ft.	1,301	2.09

- Current maximum category is over 2,200 sq. ft.

Residential per Unit	SF Detached	SF Attached	Multifamily/ ADU
Up to 900 sq. ft.	0%	0%	24%
901 - 1,300 sq. ft.	6%	6%	60%
1,301 - 1,800 sq. ft.	24%	65%	11%
1,801 - 2,400 sq. ft.	50%	29%	5%
2,401 - 3,000 sq. ft.	18%	0%	0%
3,001 - 3,600 sq. ft.	3%	0%	0%
Over 3,601 sq. ft.	0%	0%	0%

Single Family Detached

- 92% of units built are in the 1,801 to 3,000 sq. ft. categories

Single Family Attached

- All units built are in the 901 to 2,400 sq. ft. categories

Multifamily/ ADU

- 84% of units built are less than 1,300 sq. ft.

Changes to structure:

- Increases demand from Single Family Detached
- Decreases for Single Family Attached and Multifamily
- Citywide average is a weighted average of all housing stock

All Housing Comparison	Vehicle Trip Ends per Unit				Multifamily ADU
	Square Footage per Housing Unit	SF Detached	SF Attached	Square Footage per Housing Unit	
3.77	less than 900	4.43	3.38	less than 701	2.09
6.12	901 to 1,300	7.20	5.50	701 to 1,300	3.40
7.90	1,301 to 1,800	9.29	7.09	over 1,301	4.39
9.48	1,801 to 2,400	11.15	8.51		
10.79	2,401 to 3,000	12.69	9.69		
11.83	3,001 to 3,600	13.91	10.62		
12.70	over 3,601	14.93	11.40		

Proposed 2023 Study Revisions – Adjustment Three

- More accurately reflect how funds are used
- Eight fee types, with General Government now two types:
 - Facilities
 - Fleet

Fee Types	
Current	Proposed
Parks <ul style="list-style-type: none">• Neighborhood Park• Community Park	Parks <ul style="list-style-type: none">• Neighborhood Park• Community Park
Police	Police
Fire	Fire
General Government	Government <ul style="list-style-type: none">• Facilities• Fleet
TCEF	TCEF

CEF: Revised Residential Fee Schedule



Land Use Type	Parks		Police	Fire	Government		Total	% Change
	Neighborhood Park	Community Park			Facilities	Fleet		
Single Family Detached								
Up to 900 sq. ft.	\$5,060	\$2,525	\$671	\$1,061	\$1,089	\$222	\$10,628	47%
901 - 1,300 sq. ft.	\$5,497	\$2,744	\$729	\$1,153	\$1,183	\$241	\$11,547	20%
1,301 - 1,800 sq. ft.	\$6,133	\$3,061	\$813	\$1,286	\$1,320	\$268	\$12,881	23%
1,801 - 2,400 sq. ft.	\$6,695	\$3,342	\$888	\$1,404	\$1,441	\$293	\$14,062	33%
2,401 - 3,000 sq. ft.	\$7,192	\$3,590	\$954	\$1,508	\$1,548	\$314	\$15,106	28%
3,001 - 3,600 sq. ft.	\$7,579	\$3,782	\$1,006	\$1,589	\$1,631	\$331	\$15,917	35%
Over 3,601 sq. ft.	\$7,894	\$3,940	\$1,048	\$1,655	\$1,698	\$345	\$16,579	41%
Single Family Attached								
Up to 900 sq. ft.	\$4,010	\$2,001	\$532	\$841	\$863	\$175	\$8,422	14%
901 - 1,300 sq. ft.	\$4,625	\$2,308	\$614	\$970	\$995	\$202	\$9,713	1%
1,301 - 1,800 sq. ft.	\$5,519	\$2,754	\$732	\$1,157	\$1,187	\$242	\$11,592	10%
1,801 - 2,400 sq. ft.	\$6,311	\$3,150	\$838	\$1,323	\$1,358	\$276	\$13,256	20%
2,401 - 3,000 sq. ft.	\$7,012	\$3,499	\$930	\$1,470	\$1,509	\$307	\$14,728	20%
3,001 - 3,600 sq. ft.	\$7,556	\$3,770	\$1,003	\$1,584	\$1,626	\$330	\$15,868	26%
Over 3,601 sq. ft.	\$7,999	\$3,992	\$1,061	\$1,677	\$1,721	\$350	\$16,801	30%
Multifamily / ADU								
Up to 750 sq. ft.	\$3,228	\$1,611	\$429	\$677	\$695	\$141	\$6,780	-7%
751 - 1,300 sq. ft.	\$4,507	\$2,249	\$598	\$945	\$970	\$197	\$9,465	-1%
Over 1,301 sq. ft.	\$4,997	\$2,494	\$663	\$1,048	\$1,075	\$219	\$10,495	0%

CEF: Revenue Comparison

Residential New Single Family Detached	2024 Actual	2025 Fee	Proposed	% Change
Parks	1,827,124	1,936,284	2,317,065	20%
Fire	187,427	198,629	324,115	63%
Police	104,757	110,992	205,012	85%
Government	255,312	270,578	400,240	48%
Total	2,374,620	2,516,483	3,246,433	29%

Residential New Single Family Attached	2024 Actual	2025 Fee	Proposed	% Change
Parks	991,667	1,045,736	1,109,970	6%
Fire	101,763	107,078	155,221	45%
Police	56,925	59,401	97,528	64%
Government	138,655	145,876	191,719	31%
Total	1,289,010	1,358,091	1,554,439	14%

Multifamily / ADU	2024 Actual	2025 Fee	Proposed	% Change
Parks	2,023,009	2,205,923	1,992,300	-10%
Fire	206,867	217,713	271,056	25%
Police	115,826	121,929	171,587	41%
Government	281,562	295,959	334,663	13%
Total	2,627,264	2,841,524	2,769,606	-3%

Grand Total	6,290,894	6,716,098	7,570,478	13%
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2024 Actual

Actual revenue collected in 2024

2025 Fee

Revenue estimates for 2025 using current 2025 fees and dwelling unit counts from 2024

Proposed

Revenue estimates for 2025 using proposed fees and dwelling unit counts from 2024

*Proposed fees include inflation through 2025

TCEF: Revised Residential Fee Schedule

SF Detached

Square Feet of Finished Living Space	New Maximum	Old Maximum*	Change
Residential (per housing unit)			
less than 901	\$ 4,036	\$ 3,135	\$ 901
901 to 1,300	6,165	5,475	690
1,301 to 1,800	7,819	6,988	831
1,801 to 2,400	9,288	8,106	1,182
2,401 to 3,000	10,509	9,000	1,509
3,001 to 3,600	11,477	9,000	2,477
over 3,601	12,280	9,000	3,280

SF Attached

Square Feet of Finished Living Space	New Maximum	Old Maximum*	Change
Residential (per housing unit)			
less than 901	\$ 3,103	\$ 3,135	\$ (32)
901 to 1,300	4,771	5,475	(704)
1,301 to 1,800	6,086	6,988	(902)
1,801 to 2,400	7,260	8,106	(846)
2,401 to 3,000	8,244	9,000	(756)
3,001 to 3,600	9,016	9,000	16
over 3,601	9,662	9,000	662

Multifamily

Square Feet of Finished Living Space	New Maximum	Old Maximum*	Change
Residential (per housing unit)			
Up to 750	\$ 2,023	\$ 3,135	\$ (1,112)
751 to 1,300	3,188	5,475	(2,287)
Over 1,300	3,995	6,988	(2,993)

- Change in maximum supportable fee
- Single family about double the fee of a multifamily

*2023 report maximum fee results and presented to City Council. Size groupings have been adjusted so comparisons do not align perfectly.

TCEF: Revenue Comparison

Residential New Single Family Detached	2024 Actual	2025 Fee	Proposed	% Change
TCEF	\$ 1,808,682	\$ 1,892,764	\$ 2,137,301	13%
Residential New Single Family Attached	2024 Actual	2025 Fee	Proposed	% Change
TCEF	\$ 922,256	\$ 960,074	\$ 825,272	-14%
Multifamily / ADU	2024 Actual	2025 Fee	Proposed	% Change
TCEF	\$ 1,478,029	\$ 1,556,726	\$ 918,439	-41%
Grand Total	\$ 4,208,967	\$ 4,409,564	\$ 3,881,012	-12%

2024 Actual

Actual revenue collected in 2024

2025 Fee

Revenue estimates for 2025 using current 2025 fees and dwelling unit counts from 2024

Proposed

Revenue estimates for 2025 using proposed fees and dwelling unit counts from 2024

CEF and TCEF Revenue Comparison

Overall, 3% revenue estimate increase across all housing units and sizes

- Single Family Detached 22% increase
- Single Family Attached 3% increase
- Multifamily / ADU 16% decrease

Residential New Single Family Detached	2024 Actual	2025 Fee	Proposed	% Change
CEFs	2,374,620	2,516,483	3,246,433	29%
TCEF	1,808,682	1,892,764	2,137,301	13%
Total	4,183,302	4,409,247	5,383,734	22%

Residential New Single Family Attached	2024 Actual	2025 Fee	Proposed	% Change
CEFs	1,289,010	1,358,091	1,554,439	14%
TCEF	922,256	960,074	825,272	-14%
Total	2,211,266	2,318,165	2,379,711	3%

Multifamily / ADU	2024 Actual	2025 Fee	Proposed	% Change
CEFs	2,627,264	2,841,524	2,769,606	-3%
TCEF	1,478,029	1,556,726	918,439	-41%
Total	4,105,293	4,398,250	3,688,045	-16%

Grand Total	10,499,861	11,125,662	11,451,490	3%
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Current & Future Impact Fee Examples

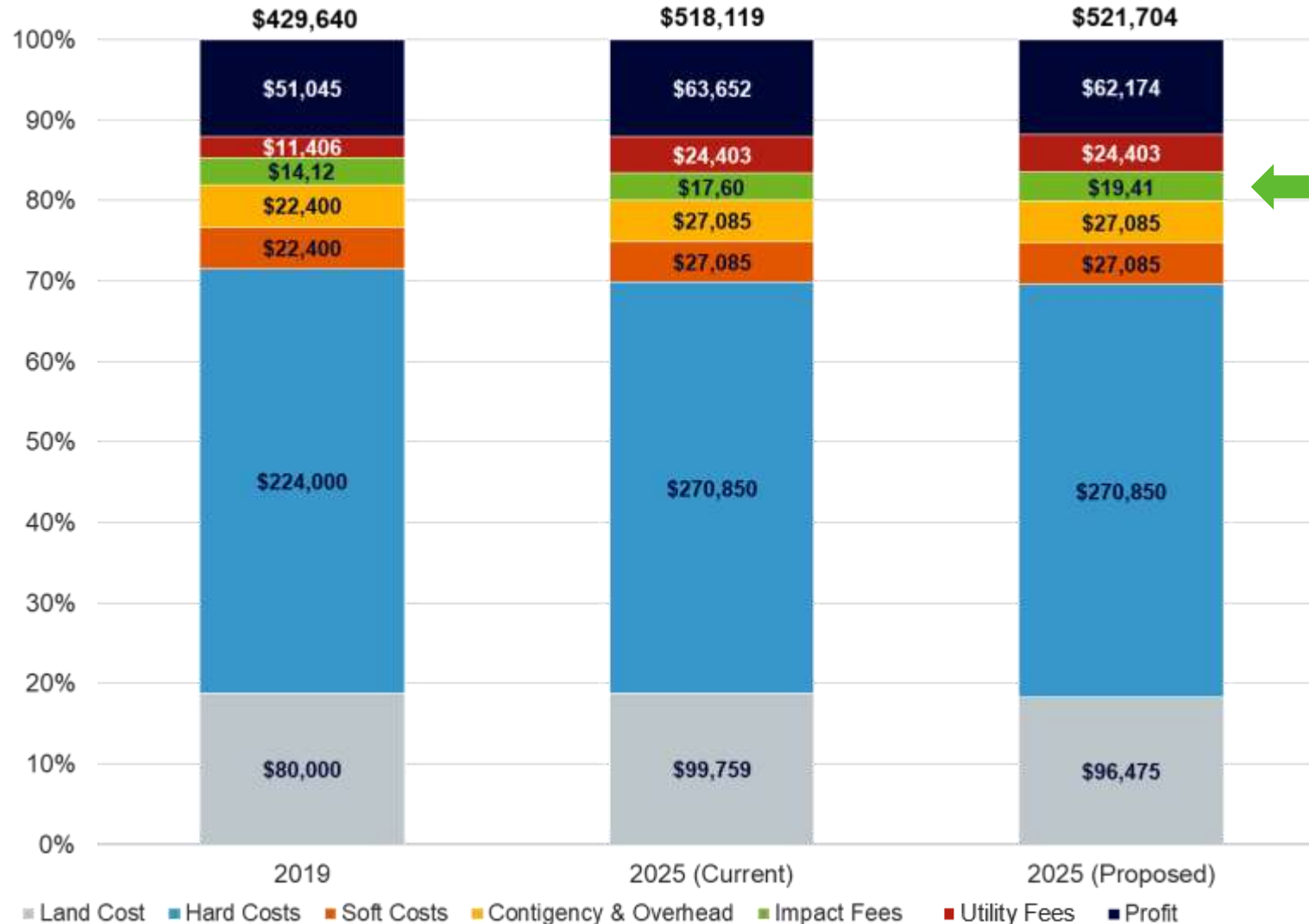
2,000 square feet example			
Land Use Type	Current	Proposed	% Change
Single Family Detached	18,929	23,350	23%
Single Family Attached	18,929	20,516	8%
Multifamily	18,929	14,490	-23%

750 square feet ADU example			
Land Use Type	Current	Proposed	% Change
Multifamily / ADU	15,084	12,653	-16%

Fort Collins Total Development Cost Single Family Detached

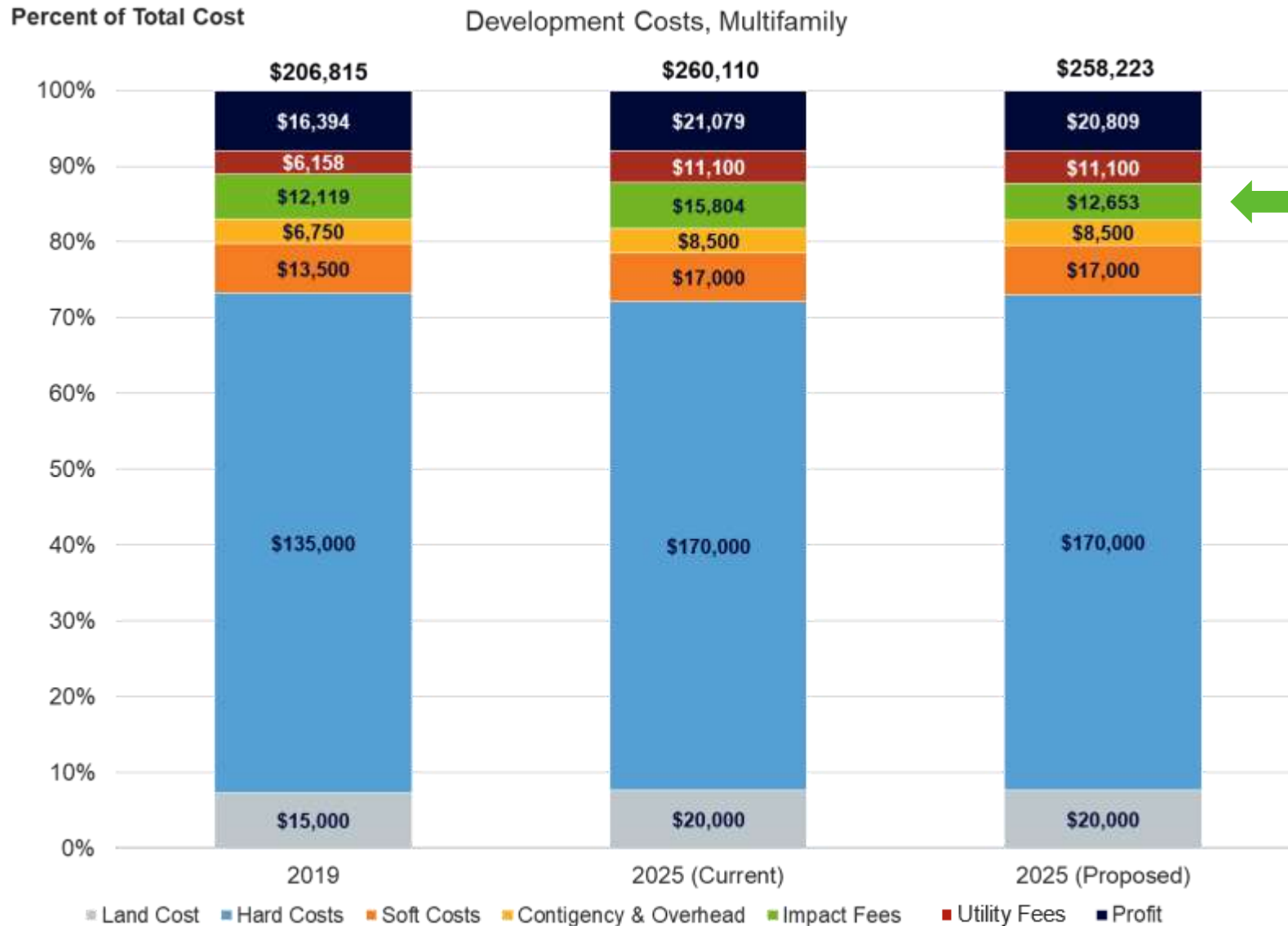
Percent of Total Cost

Development Costs, Single-Family Detached



- Impact Fees:
 - 3.3% of total in 2019
 - 3.3% in 2025 (current)
 - 3.7% in 2025 (proposed)
- Impact fees are a small percentage of overall development costs

Fort Collins Total Development Cost Multifamily



- Impact Fees:
 - 5.9% of total in 2019
 - 6.0% in 2025 (current)
 - 4.9% in 2025 (proposed)
- Impact fees are a small percentage of the overall development costs.

Nonresidential Fee Updates (per 1000 sq. ft.)



Commercial	Current	Proposed	% Change
CEFs	3,027	3,861	28%
TCEF	10,885	11,654	7%
Total	13,912	15,515	12%

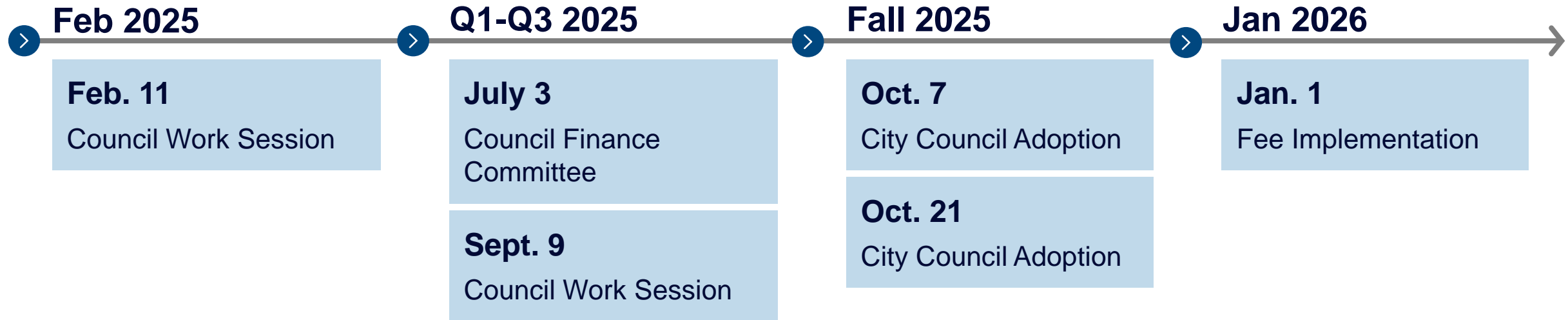
Office & Other Services	Current	Proposed	% Change
CEFs	3,027	2,113	-30%
TCEF	8,019	7,558	-6%
Total	11,046	9,671	-12%

Industrial/Warehouse	Current	Proposed	% Change
CEFs	711	1,001	41%
TCEF	2,588	3,917	51%
Total	3,299	4,918	49%

- Fees proportionate to the infrastructure demand for the type of development
- New nonresidential land use category for CEFs
 - A new fee for land use comprised of offices and other services
- Alignment with TCEFs to create consistency between the CEF and TCEF fees based on the Institute of Transportation (ITE) land use code
- Currently, office and other services impact fees are charged at the same rate as retail/commercial developments

*Proposed fees include inflation through 2025

2025 Workplan Timeline



- 1) Comprehensive legal review
- 2) Assess methodological options
- 3) Propose alignment adjustments to 2023 study assumptions
- 4) Recommend fee schedules for Jan. 1, 2026 implementation
- 5) Plan for next cycle of comprehensive study updates

	2017-2025	2026	2027	2028	2029	2030
Capital Expansion Fees	Inflation	Update	Inflation	Inflation	Inflation	Update
Transportation CEFs	Inflation	Update	Inflation	Inflation	Inflation	Update
Electric Capacity Fees	Updated	Review	Review	Update	Review	Update
Water Supply Requirement	Updated	Review	Review	Update	Review	Update
Water, Wastewater, Stormwater PIFs	Updated	Review	Review	Update	Review	Update

Next capital expansion fee study and detailed update planned for 2030 implementation

*No change for utility fees in 2026 due to most recent model updates and current inflation data

- **Does City Council support impact fee study revisions?**
- **Does City Council need any additional information ahead of proposed first reading on Oct. 7?**