

ORDINANCE NO. 134, 2022  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF FORT  
COLLINS TO REVISE WATER PLANT INVESTMENT FEES

WHEREAS, the City Council is empowered and directed by Article XII, Section 6 of the Charter of the City of Fort Collins, to by ordinance from time to time fix, establish, maintain, and provide for the collection of such rates, fees or charges for water and for other utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses, and other obligations as set forth therein; and

WHEREAS, Article III, Chapter 26 of the City Code establishes and sets forth the water utility as a utility service furnished by and as an enterprise of the City; and

WHEREAS, City Code Sections 26-120 and 26-128 provide for water plant investment fees (“WPIFs”) to be based on and used for growth-related capital expansion costs of water supply, storage, transmission, treatment and distribution, and administrative facilities that are reasonably related to the overall costs of and required in providing water services to serve new development; and

WHEREAS, City Code Section 26-120 further requires that the City Manager annually review the parameters and rates of the WPIFs and also requires that the City Manager present such fees to the City Council for approval no less frequently than biennially; and

WHEREAS, the City Manager and City staff have also recommended to the City Council adjustment of the WPIFs, as set forth herein; and

WHEREAS, the Water Commission considered the proposed WPIFs adjustments at its meeting on October 20, 2022 and recommended approval of the proposed adjustments; and

WHEREAS, based on the foregoing, City Council desires to amend Chapter 26 of the City Code to adjust the WPIFs as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes any and all determinations and findings contained in the recitals set forth above.

Section 2. That Section 26-128 of the Code of the City of Fort Collins is hereby amended to read as follows:

**Sec. 26-128. Schedule C, water plant investment fees.**

The water plant investment fee prescribed in § 26-120 shall be payable by users both inside and outside of the City, as follows:

(1) Single-family residential buildings.	
For a single-family residential lot greater than one-half (1/2) acre in size, the lot size shall be deemed to be one-half (1/2) acre for the purpose of this fee calculation. For each additional tap or meters larger than three-fourths (3/4) inch, the nonresidential rate shall apply.	
a. For the first three-fourths-inch water tap or meter	\$851.00
b. For the first one-inch water tap or meter to accommodate residential fire suppression systems based upon the criteria established in the International Building Code as adopted and amended pursuant to Chapter 5 of this Code.	\$1,441.00
c. Plus, for each square foot of lot area	\$0.46
(2) Residential buildings of two (2) or more dwelling units (including fraternity and sorority multi-family housing)	
The fee will provide for one (1) tap per residential building and an adequate number of additional taps to serve common irrigable areas, if any. The number and size of taps shall be determined by the Utilities Executive Director based upon the criteria established in the Uniform Plumbing Code as amended pursuant to Chapter 5 of this Code.	
a. For each residential building unit	\$642.00
(3) Mobile home parks	
The size of the tap shall be determined by the Utilities Executive Director based upon the criteria established in the Uniform Plumbing Code as amended pursuant to Chapter 5 of this Code.	
a. For each residential building unit	\$642.00
b. Plus, for each square foot of lot area to be irrigated with the tap serving the residential building unit	\$0.34
(4) Hotels, fraternity and sorority dormitory housing, and similar uses.	
The nonresidential rate shall apply.	
(5) Nonresidential service	
a. Service to all nonresidential taps other than irrigation-only taps in subsection b shall be charged according to the size of the meter pursuant to the following schedule:	
<i>Meter Size (inches)</i>	<i>Non-residential Non-Irrigation-Only WPIF</i>
3/4	\$4,997.00
1	\$12,527.00
1 1/2	\$23,086.00
2	\$45,370.00
The fee for such meters larger than two (2) inches shall be calculated by multiplying the estimated peak daily demand, as determined by the Utilities Executive Director, by the following charge per gallon, but shall not be less than the charge for a two-inch meter.	\$6.09

b. Service to all irrigation-only taps shall be charged according to the size of the meter pursuant to the following schedule:	
<i>Meter Size (inches)</i>	<i>Non-residential Irrigation Only Plant WPIF</i>
¾	\$16,198.00
1	\$37,015.00
1½	\$92,060.00
2	\$140,697.00
The fee for meters larger than two (2) inches shall be calculated by multiplying the estimated peak daily demand approved by the Utilities Executive Director by the following charge per gallon, but shall not be less than the charge for a two-inch meter.	\$6.09

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Section 3. That the modifications set forth above shall be effective for all fees paid on or after January 1, 2023.

Introduced, considered favorably on first reading, and ordered published this 1st day of November, A.D. 2022, and to be presented for final passage on the 15th day of November, A.D. 2022.

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Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Passed and adopted on final reading on the 15th day of November, A.D. 2022.

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Mayor

ATTEST:

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City Clerk