

Non-Potable Water Supply

Program Policies

November, 2021

Non-Potable Supply Required

For residential developments only, the development shall use non-potable water for irrigation of:

- Common spaces unless the residential development has less than 2 acres of irrigated common space
- Individual lots unless the lot size is less than 13,000 square feet

For commercial or industrial developments only, the development shall use non-potable water for irrigation unless the commercial or industrial development has less than 2 acres of common space irrigation

For developments that are not feasible to immediately connect to the City's non-potable system, but that the City has identified as being feasible for non-potable service, all non-potable piping shall be installed to allow for non-potable use when non-potable service is available. Land will be identified and set aside for the installation of any additional non-potable infrastructure, such as pump stations, if required by the Water & Sewer Director or designee for building out the City's non-potable system.

In unique circumstances, new development projects may be able to demonstrate that engineering limitations make including infrastructure for non-potable irrigation water infeasible. The feasibility evaluation and all calculations must be provided to the Water & Sewer Director or designee and the Department's Chief Engineer for review and consideration of approval in order to waive the requirement. Any such waiver of the requirement shall be based upon engineering feasibility limitations.

Cash-In-Lieu (CIL)

Non-potable CIL is equal to potable CIL. Raw water credits associated with Terry Ranch can be used to pay for non-potable raw water requirements

- New single-family residential non-potable raw water requirements are calculated on the pervious area of the lot and the lot size minus the footprint of the house and other impervious areas. The development's association or Metro District will be served by master meters as determined by Greeley Water and Sewer.

Cost of Connection & Cost Sharing

The cost of developing non-potable infrastructure shall be borne by the developer.

- Furthermore, the City, at the discretion of the Water and Sewer Director or designee, shall pay to upsize non-potable facilities in cases when the non-potable system can be used to serve more areas than a single development.
- No non-potable Plant Investment Fees (PIF) will be charged

Potable PIFs will be reduced by the following percentages for Single Family or Multi-Unit lots where non-potable is installed (PIF reductions are not cumulative. Only the PIF reduction in the “Non-Potable House to House” column applies if house to house non-potable is installed)

Residential Building Type	Lot Size	Non-Potable in Common Area	Non-Potable House to House
Row House	>1,000 s.f.	50%	N/A
Detached House-Small Format	1,500-3,000 s.f.	50%	50%
Detached or Multi-Unit House-Small Lot	3,000-4,500 s.f.	40%	50%
Detached or Multi-Unit House-Medium Lot	4,500-6,000 s.f.	30%	50%
Detached or Multi-Unit House-Standard Lot	6,000-13,000 s.f.	25%	50%
Detached House-Estate Lot	>13,000 s.f.	N/A	50%

Water Budget

All newly installed non-potable accounts shall be assigned a Water Budget.

Drought Restrictions

During times of drought declaration, non-potable developments will be subject to the same watering restrictions and surcharges as potable, Water Budget accounts.

Public Ownership of Non-Potable Systems

No private ownership of non-potable systems in new development is allowed. The public ownership of the non-potable system applies to the curb stop for non-potable service, similar to the treated water system.

Shoulder Season Taps

The City shall furnish, without raw water fees or PIFs, potable water taps to supply the non-potable irrigation system during times when the non-potable supply is unavailable (i.e., early spring and late fall shoulder seasons). Shoulder taps will be removed or retired from service if the non-potable system is expanded to serve shoulder seasons. Shoulder season taps are generally provided for parks, housing associations and Metro Districts, and large commercial customers. It is not intended for residential use.

- If potable water is used during periods when non-potable supplies are available, the potable supplies will be subject to the potable raw water surcharge.

Water Rates

Each non-potable system is provided a tiered annual water budget. (Implemented when new utility billing software is live.)

- Water tier volumes for non-potable systems will be the same as the potable water budget program.
 - Water Budget tier = up to 100% of water budget
 - Inefficient Use tier = 101%-130% of water budget
 - Excessive Use tier = 131%-150% of water budget
 - Unsustainable Use tier = >150% of water budget
- Tiered rates for use of non-potable water supplies will be 70% of the residential water budget rates, which are determined annually by the Water & Sewer Board.

Raw Water Dedication

Type of Water Use*	Vegetation Type
High Water Use	Bluegrass, Turf, Annuals, Willow Trees, etc.
Medium Water Use	Drip Irrigation, Fruit Trees, Common Ornamentals, etc.
Low Water Use	Native Plants, Succulents, Drought Tolerant Plants, etc.
*Refer to water use information for plant watering needs from “Greeley WaterWise Landscaping Criteria”	

Type of Water Use	Dedication Requirement
High Water Use	3.0 acre feet/acre
Medium Water Use	2.3 acre feet/acre
Low Water Use	1.6 acre feet/acre

- A service commitment will be recorded with the Weld County Clerk and Recorder that specifies the volume of raw water dedicated (or paid through cash-in-lieu) for the non-potable water use.
 - Because the establishment of landscaping may require extra watering, exceeding the service commitment during the first full calendar year of water service for the new non-potable customer will not be considered as an overage and no raw water surcharge payment will be due.
- If water use for a new non-potable customer exceeds its service commitment in any calendar year, the owner will be required to pay a raw water surcharge for the volume of water exceeding the service commitment.
- If water use in a new non-potable customer exceeds its service commitment in any two consecutive years, the owner will be required to purchase additional water through a Cash-in-Lieu payment.
 - The Cash-in-Lieu payment will be for the two-year average volume of water used above the service commitment.
 - Service commitment pricing is based on the current Cash-in-Lieu of water prices for Greeley.