

V. Fee Schedule

New Development

The general fee schedule for new development in Highlands Ranch is shown below. For quotes on specific properties please contact our Financial Analyst at 303-791-0430.

All fees must be paid prior to installation of any meter.

Tap Fee includes water and wastewater services.

Meter Fee includes the cost of the meter, installation, inspection, and construction water. The current range is \$500 - \$6,000 depending on meter size. Meter fee will be adjusted periodically based on current cost of meter.

System Development Fee is a form of impact fee levied on all new development in Highlands Ranch. The System Development Fee is calculated as follows:

- The total cost of the facilities identified in the Facilities Plan (both completed and future projects) are reduced by other sources of funding less any System Development Fees collected to date. This net amount is then divided by the remaining developable acres
- A copy of the District's Facilities Plan can be found on our website www.highlandsranch.org.

DEVELOPMENT FEE SCHEDULE				
	Residential		Non Residential	
	Single Family	Multi-Family	Domestic	Irrigation**
System Development Fee (per acre) <i>For Residential properties fee is based on density (units/acre) see Table 1</i>	\$ 36,056	\$36,056	\$ 32,051	N/A
Tap Fees – size verified by our engineer				
¾" (single family equivalent)	\$ 7,690	\$ 5,510*	\$11,380	\$7,680
1"			\$22,760	\$15,360
1-1/2"			\$45,520	\$30,720
2"			\$91,040	\$61,440
3" or larger - Determined by negotiation with minimum of			\$ 204,840	\$ 138,240
Meter Fee -please call for current quote				

*Multi-Family tap fee is per unit

Non-residential irrigation meters must submit a **Non-Residential Irrigators Water Budget Application form.

Renovation of Non Residential Properties

For any renovation project the owner must submit plans to our office for review.

All changes or renovations to existing non-residential properties will require a plan review fee based on the established categories. The fee is due upon submittal of plans for review.

Category	Fee
Basic Non-residential Remodel	\$0
Remodel Requiring Revised Plumbing	\$300
Remodel Requiring External Improvements	\$500

If a tap upsized is required the cost will be calculated as follows:

Tap Fee for required Tap less Credit for existing Tap Size (based on current tap fee schedule) plus Meter Fee

For example a facility upsizing from a 1" to a 2" meter the tap and meter fee would be:

$$\begin{array}{r r r r r} \$91,040 & - & 22,760 & + & 1,409 & = & \$68,280 \\ 2'' \text{ tap fee} & & \text{Less } 1'' \text{ tap fee} & & \text{Plus Meter Fee} & & \text{Equals Amount due} \end{array}$$

TABLE 1
CALCULATION OF SYSTEMS DEVELOPMENT FEES
BASED ON FEE PER ACRE OF **\$ 36,056**

AVERAGE DENSITY	FEE PER RDU	AVERAGE DENSITY	FEE PER RDU	AVERAGE DENSITY	FEE PER RDU	AVERAGE DENSITY	FEE PER RDU
1.00	\$ 36,056	4.50	\$ 8,012	8.00	\$ 4,507	11.50	\$ 3,135
1.10	32,778	4.60	7,838	8.10	4,451	11.60	3,108
1.20	30,047	4.70	7,671	8.20	4,397	11.70	3,082
1.30	27,735	4.80	7,512	8.30	4,344	11.80	3,056
1.40	25,754	4.90	7,358	8.40	4,292	11.90	3,030
1.50	24,037	5.00	7,211	8.50	4,242	12.00	3,005
1.60	22,535	5.10	7,070	8.60	4,193	12.10	2,980
1.70	21,209	5.20	6,934	8.70	4,144	12.20	2,955
1.80	20,031	5.30	6,803	8.80	4,097	12.30	2,931
1.90	18,977	5.40	6,677	8.90	4,051	12.40	2,908
2.00	18,028	5.50	6,556	9.00	4,006	12.50	2,884
2.10	17,170	5.60	6,439	9.10	3,962	12.60	2,862
2.20	16,389	5.70	6,326	9.20	3,919	12.70	2,839
2.30	15,677	5.80	6,217	9.30	3,877	12.80	2,817
2.40	15,023	5.90	6,111	9.40	3,836	12.90	2,795
2.50	14,422	6.00	6,009	9.50	3,795	13.00	2,774
2.60	13,868	6.10	5,911	9.60	3,756	13.10	2,752
2.70	13,354	6.20	5,815	9.70	3,717	13.20	2,732
2.80	12,877	6.30	5,723	9.80	3,679	13.30	2,711
2.90	12,433	6.40	5,634	9.90	3,642	13.40	2,691
3.00	12,019	6.50	5,547	10.00	3,606	13.50	2,671
3.10	11,631	6.60	5,463	10.10	3,570	13.60	2,651
3.20	11,268	6.70	5,381	10.20	3,535	13.70	2,632
3.30	10,926	6.80	5,302	10.30	3,501	13.80	2,613
3.40	10,605	6.90	5,226	10.40	3,467	13.90	2,594
3.50	10,302	7.00	5,151	10.50	3,434	14.00	2,575
3.60	10,016	7.10	5,078	10.60	3,402	14.10	2,557
3.70	9,745	7.20	5,008	10.70	3,370	14.20	2,539
3.80	9,488	7.30	4,939	10.80	3,339	14.30	2,521
3.90	9,245	7.40	4,872	10.90	3,308	14.40	2,504
4.00	9,014	7.50	4,807	11.00	3,278	14.50	2,487
4.10	8,794	7.60	4,744	11.10	3,248	14.60	2,470
4.20	8,585	7.70	4,683	11.20	3,219	14.70	2,453
4.30	8,385	7.80	4,623	11.30	3,191	14.80	2,436
4.40	8,195	7.90	4,564	11.40	3,163	14.9 and >	2,420