



**CITY OF FORT LUPTON
PUBLIC WORKS**

WATER AND SEWER PLANT INVESTMENT FEE SCHEDULE

Effective Jan 1, 2023

Sewer Plant Investment Fees:

Residential 3/4" Water Service MF / Unit	1 SFE Considered Commercial by size	\$10,500.00
Commercial 3/4" Water Service	2 SFE	\$21,000.00
Commercial 1" Water Service	4.8 SFE	\$50,400.00
Commercial 1-1/2" Water Service	11 SFE	\$115,500.00
Commercial 2" Water Service	20 SFE	\$210,000.00
Commercial 3" Water Service	43 SFE	\$451,500.00
Commercial 4" Water Service	82 SFE	\$861,000.00
Commercial 6" Water Service	217.98 SFE	\$2,288,790.00

Water Plant Investment Fees:

Residential 3/4" service MF / Unit	1 SFE *Considered Commercial by size	\$ 8,000.00
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Commercial Water Plant Investment Fees:

Commercial 3/4" Service	2 SFE	\$16,000.00
Commercial 1" Service	4.8 SFE	\$38,400.00
Commercial 1-1/2" Service	11 SFE	\$88,000.00
Commercial 2" Service	20 SFE	\$160,000.00
Commercial 3" Service	43 SFE	\$344,000.00
Commercial 4" Service	82 SFE	** TBD
Commercial 6" Service	217.98 SFE	TBD

* Multifamily considered commercial enterprise
**TBD = To be determined based on water annual usage

Water Requirements For New Development

Water Tap Size (in inches)	Annual Deliverable Water Requirements (in acre feet)	Annual Deliverable Water Requirements (in gallons)	CBT Unit Equivalents
Residential			
¾	.70	228,096	1.0
1	1.17	380,920	1.7
1-¼, 1-½	2.33	759,559	3.3
2	3.73	1,215,750	5.3
3	7.46	2,431,500	10.7
Multifamily			
Per Unit	.42	136,858	.6
Commercial			
¾	.92	298,806	1.3
1	1.53	499,530	2.2
1-¼, 1-½	3.05	994,497	4.4
2	4.89	1,592,108	7.0
3	9.78	3,186,497	14.0
4 ≥	TBD	Actual Use	

Cash in lieu = \$70,000/CBT Share (effective October 15, 2022)

Resolution 2022R010 effective March 1, 2022

With nonpotable installation

Bring shares for 4 res / 1 share CBT

Cash in lieu 2 res / 1 share

NP not feasible

Bring shares for 2 res / 1 share CBT