



WESTMINSTER

2023 Water & Sewer Tap Fees

The City of Westminster charges tap fees (aka impact fees, system development charges, plant investment fees) for all new water and sewer connections into the City's infrastructure system. There are four main components of the tap fee, each described at end: Water Resources, Treated Water Infrastructure, Sewer Transport, and Sewer Treatment. Separate taps are required for each single family detached home and attached **unit**, and for each multifamily and non-residential **building**. Buildings with mixed residential and commercial uses require separate taps for the residential and non-residential components of the building. Irrigation for all non-single family buildings and common areas within single family developments require separate irrigation taps unless total water use is less than 35,000 gallons per year.

Residential Tap Fees

Residential tap fees are scalable, meaning the tap fee changes based on the size of the residence and irrigable area of the lot (see Table 1). Tap fees for smaller homes on smaller lots cost less than those for larger homes on larger lots. Similarly, fees for multifamily projects with less bedrooms are lower than those with more bedrooms.

Single Family Detached

- Single family detached (SFD) tap fees are based on the number of **bathrooms (ba)** in the home. There are two categories: 3 bathrooms or less and 4 bathrooms or more.
- Bathrooms are defined as a room containing a toilet and sink, and any unfinished stub outs.
- A separate outdoor water use charge is based on the irrigable area of the lot. Irrigable area is defined as all portions of the lot without permanently installed hardscapes, such as concrete, flagstone, or a deck.

Townhomes and Multifamily Buildings

- Townhome (SFA) and multifamily (MF) projects, including apartments and condominiums, are charged tap fees based on the number of **bedrooms (br)** in the building.
- Bedrooms are defined as a room with a built-in closet, not including kitchens, bathrooms, or hallways.
- All common area landscaping is charged a tap fee based on the size of the irrigated area by hydrozone, to be supplied on a separate irrigation tap (see Irrigation Tap Fees).

Table 1. Residential Tap Fees

| Type | Water Resources | Treated Water Infrastructure | Sewer Transport | Sewer Treatment | Meter Connection Charge | Fire Protection Charge |
|---|---------------------------|------------------------------|-----------------|-----------------|-------------------------|------------------------|
| SFD ≤ 3 ba | \$ 6,243 | \$ 11,031 | \$ 1,680 | \$ 5,120 | \$ 547 | \$ 227 |
| SFD ≥ 4 ba | \$ 7,491 | \$ 13,237 | \$ 2,018 | \$ 5,120 | \$ 547 | |
| SFA | \$ 2,497 / br | \$ 4,412 / br | \$ 672 / br | \$ 5,120 / unit | \$ 547 / unit | |
| MF | \$ 2,497 / br | \$ 3,309 / br | \$ 626 / br | Per Meter Size | Per Meter Size | |
| Irrigation for SF | \$ 2.49 / ft ² | | | | | |
| For fees based on meter size see the non-residential tap fee chart (Table 2). | | | | | | |

Non-Residential Tap Fees

Non-residential tap fees are based on the square footage of the building and type of business, in addition to meter size (Table 2). The city maintains historical water use billing data for multiple business types that allow for accurate projections of annual water demand, as measured in Service Commitments. Meter sizes are determined by the City through a fixture unit count methodology.

Table 2. Non-Residential Tap Fees

| Meter Size | Water Resources | Treated Water Infrastructure | Sewer Transport | Sewer Treatment | Meter Connection Charge | Fire Protection Charge |
|---|----------------------------------|------------------------------|-----------------|-----------------|-------------------------|------------------------|
| 3/4" | \$ 15,890 per Service Commitment | \$ 19,855 | \$ 4,955 | \$ 10,240 | \$ 527 | \$ 227 |
| 1" | | \$ 33,092 | \$ 11,893 | \$ 24,576 | \$ 547 | |
| 1-1/2" | | \$ 66,185 | \$ 27,254 | \$ 56,320 | \$ 328 | |
| 2" | | \$ 105,896 | \$ 49,554 | \$ 102,400 | \$ 410 | |
| 3" | | \$ 231,647 | \$ 106,541 | \$ 220,160 | \$ 495 | |
| 4" | | \$ 397,110 | \$ 213,083 | \$ 440,320 | \$ 578 | |
| Contact Staff for Service Commitment calculations and for tap sizes > 4". | | | | | | |

Irrigation Tap Fees

Irrigation tap fees are charged by the square footage of landscape in each hydrozone type, not by meter size (Table 3). The size of the water meter determines the connection charge. Separate irrigation taps may not be required if water use is less than 35,000 gallons per year.

Table 3. Irrigation Tap Fees

| Landscape Hydrozone | Per Square Foot of Irrigated Area | |
|--|-----------------------------------|-----------|
| | Potable | Reclaimed |
| High (> 10 gal/ft ² Annual Use) | \$ 3.74 | \$ 3.00 |
| Medium (4-10 gal/ft ² Annual Use) | \$ 2.08 | \$ 1.66 |
| Low (≤ 3 gal/ft ² Annual Use) | \$ 0.62 | \$ 0.50 |

Timing of Payment

Building tap fees are paid during the Building Permit process and must be received before permit issuance. Irrigation tap fees are paid prior to landscape installation.

Contacts

For assistance in estimating tap fees, and for help with any questions, please contact:

Drew Beckwith at 303-658-2386 or dbeckwith@cityofwestminster.us.

Tap Fee Components

Tap and Meter Sizing

- Single family detached and attached homes use 1" tap and water meter sizes to accommodate residential fire suppression system requirements.
- Multifamily and non-residential water taps and meters are sized based on the number of water-using fixtures, with the method based on the 2015 International Plumbing Code.
- Non-single family projects must complete the city's Plumbing Data Sheet for meter sizing.
- The tap, service line, and water meter must all be the same size unless otherwise approved by the city. Service lines to the building may be increased by one line size outside the meter pit.
- Private submeters are required for every multifamily unit and commercial tenant space.

Water Resources

- The Water Resources component is based on the projected amount of water use for the building as determined from city water use billing records of similar development, and priced on the current cost of water within the Clear Creek watershed (the city's main source of supply).
- Water resources are sold in units of Service Commitments, with 1 Service Commitment = 140,000 gallons of annual water use.
- If water use in non-residential buildings consistently exceeds the Service Commitments purchased, the owner will be required to purchase additional Service Commitments.

Treated Water Infrastructure

- The Treated Water Infrastructure component is based on the size of the water tap, and priced to recover costs related to the peak flow of water through a given tap size.
- The city's treatment and distribution system must be sized for the combined peak flows of all customer taps, so each individual new tap pays for its portion of the total system's peak flow.

Sewer Transport and Sewer Treatment

- The Sewer Transport and Sewer Treatment components are based on the size of the potable water tap, and priced to recover costs related to maintenance of the sewer collection system and operation of sewer treatment facilities.
- Non-residential buildings pay for both components of the sewer tap based upon size of the water tap. Residential buildings pay based on the bedroom/bathroom count.

Meter Connection Charge

- The Meter Connection charge is based on the size of the meter, for each meter installed.
- Single family meters are included in the cost of the connection charge, while all other meters are purchased by the developer and delivered to the city's Meter Shop for calibration.
- Contact the Meter Shop for all meter-related processes and questions: **303-658-2549**.

Water Fixtures and Other Water Uses

The choice of water fixtures in a building will affect the size, and therefore cost, of water and sewer taps. Planned water efficiency can reduce the cost of tap fees and decrease monthly water and sewer bills. Colorado state law requires that many common residential water fixtures sold in the state must be EPA WaterSense certified.