

Town of Wellington Impact Fees



Fee Type	General Commercial	Single Family Residential	Multifamily
Water Tap	3/4" tap \$5,500.00	\$5,500.00	\$5,500.00
Raw Water	3/4" tap \$19,285.50	\$67,586 See Table at Right	\$37,376 x dwelling units + Calculated Landscape
Sewer Tap	4" tap \$7,500.00	\$7,500.00	\$7,500.00 x dwelling units
Park		\$1,000.00	\$1,000.00 x dwelling units
Road	Average Daily Traffic X \$126	\$1,700.00	\$1,700.00 x dwelling units
Library		\$250.00	\$250 x dwelling units
Trail		\$450.00	\$450.00 x dwelling units
Storm Drainage	\$.33 X sq. ft of impervious surface	\$840.00	\$840.00 x dwelling units
Fire	\$1.31 X gross sq. ft.	\$1,480.00	\$1,480.00 x dwelling units

Residential Raw Water Required Contribution 3/4 inch Tap

Each Residential Dwelling Unit 3/4" tap	Acre Foot Requirement	Cash In-lieu Equivalent
Indoor Use	0.32	\$37,376.00
Outdoor Use (Potable Water Used Outside)	0.26	\$30,210.00
Combined	0.58	\$67,586.00

The Town has the sole right of determination to accept or reject any water rights proposed to satisfy the raw water required contribution or to allow a cash payment in lieu of water rights.

If there is a non-potable irrigation system for the subdivision then the indoor use raw water applies.

Taxes, Administration and Inspection Fees

Wellington Use Tax of 3% is calculated at 1/2 the valuation.

Larimer County Tax of 0.8% is calculated at 1/2 the valuation.

Administration fees are 10% of the building fee.

Building fees are based on valuation and square footage.

Residential Building permits require a payment in lieu of land dedication certificate from Poudre School District.

Commercial Raw Water Required Contribution

Water Meter / Tap Size	Capital Investment	Acre Foot Requirement	Cash In-lieu Equivalent
3/4"	\$5,500.00	0.50	\$19,285.50
1"	\$9,680.00	0.88	\$33,942.48
1.5"	\$18,095.00	1.65	\$63,642.15
2"	\$30,195.00	2.75	\$106,070.25
>2"	Negotiated	Negotiated	Negotiated