

**Town of Erie  
Ordinance No. 039-2024**

**An Ordinance of the Town Council of the Town of Erie Updating the  
Town's New Water Tap Fees, Fees in Lieu of Water Dedication and  
Wastewater Tap Fees**

**Whereas**, to cover the costs of certain services, the Town charges fees; and

**Whereas**, the Town has undertaken a Rate Study (the "2024 Rate Study") to analyze its Fee in Lieu of Water Dedication, Water Tap Fee, and Wastewater Tap Fee; and

**Whereas**, the Town Council finds and determines that it is in the best interest of the Town to adopt new Water Tap Fees, Fees in Lieu of Water Dedication and Wastewater Tap Fees, in accordance with the 2024 Rate Study.

**Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:**

**Section 1.** Section 8-1-7.A of the Erie Municipal Code is hereby amended as follows:

**8-1-7 - Permit requirements.**

A. Application for permit: Owners desiring water service shall make written application to the town, setting forth the name, postal address of the owner, street address of the property, the legal description of the water using property for which the water is desired, the purpose or purposes for which the water will be used, the required facilities for fire protection, including tap requirements, and such other facts as are necessary to determine the purpose, extent, nature and location of water use. Payments of all applicable water tap fees and the fees in lieu of water dedication shall be made at the time of said application *indicated in the Town's fee schedule*. Applications shall be made only in the name of, and for, the owners of real property (corporeal or incorporeal).

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**Section 2.** The new Water Tap Fees, Fees in Lieu of Water Dedication and Wastewater Tap Fees allowed by Sections 8-1-9 and 8-1-18 of the Erie Municipal Code are as follows:

<b>2025 Fee Amounts</b>	
Wastewater tap fee:	
¾ inch	8,860.00
1 inch	14,767.00
1½ inches	29,533.00
2 inches	47,253.00
3 inches	88,600.00
4 inches	147,667.00
6 inches	295,333.00
Gateway Development Wastewater Tap Fee, per Single Family Equivalent	1,561.00
Potable water tap fee <sup>2, 3</sup> :	
¾ inch <sup>6</sup>	\$17,290.00
1 inch	\$28,820.00
1½ inches	\$57,630.00
2 inches	\$92,210.00
3 inches	\$172,900.00
4 inches	\$288,170.00
6 inches	\$576,340.00
Fee in lieu of water dedication <sup>2</sup> (potable water rights fee):	
¾ inch	\$31,400 (See also note 4)
1 inch	See note 4
1½ inches	See note 4
2 inches	See note 4
3 inches	See note 4
4 inches	See note 4
6 inches	See note 4
Non-potable water tap fee <sup>4</sup> :	
Per acre-foot	\$17,410.00
<b>Notes</b>	
<p><sup>1</sup> Building valuation shall be established by the building valuation data table excluding modifiers, as published by the International Code Council, and as updated from time to time. The Building Valuation shall be determined by using the using the February 2015, Building Valuation Table, published by the International Code Council, for every year thereafter, the Building Valuation shall be established by using the first Building Valuation Data Table, published by the International Code Council in the preceding year.</p> <p><sup>2</sup> The fee in lieu of water dedication (potable water rights fee) and potable water tap fee are separate and distinct fees. The fee in lieu of water dedication shall be required as set forth in Section 8-1-9 and related sections. Potable water tap fees shall be required as set forth in Sections 8-1-8 and 8-1-18.</p> <p><sup>3</sup> A Small Home is a dwelling unit described in Section 8-1-3 as having less than 1,000 square feet in size and a lot size of 2,000 square feet or less. An additional \$1,729.00 may be added to this tap fee for each additional 1,000 square feet of lot size. Townhomes and Condominium Units are dwelling units described in Section 8-1-3. This tap fee shall apply to Condominium Units with individual water taps.</p> <p><sup>4</sup> Section 8-1-9, as amended, defines the manner in which the town determines the amount of fees in lieu of water dedication.</p>	

<sup>5</sup> The non-potable water tap fee does not apply to Town-owned property. For all other property, the non-potable tap fee includes the water rights fee, so no separate fee in lieu of dedication is required.

<sup>6</sup> For residential units which require a ¾ inch potable water tap but also require an automatic sprinkler system, the ¾ inch water tap fee shall be charged, but a Fireflow Surcharge of \$170.00 shall be added to said tap fee.

For calendar year 2025 only, Owner shall have the option to pay, at the time of application for the permit described in Section 8-1-7.A, the Water Tap Fee and Fees in Lieu of Water Dedication in the 2024 Fee Amounts set forth in the table below. If Owner elects such option to pay the Water Tap Fee and Fees in Lieu of Water Dedication in the 2024 Fee Amounts at the time of permit application, then 30 days prior to the Town's issuance of a certificate of occupancy, and in no event later than nine (9) months from initial permit application, Owner shall pay the difference between the applicable 2024 Fee Amounts and the 2025 Fee Amounts. The Town will not issue any certificate of occupancy until the 2025 Fee Amounts have been paid in full.

<b>2024 Fee Amounts</b>	
Wastewater tap fee:	
¾ inch	8,860.00
1 inch	14,767.00
1½ inches	29,533.00
2 inches	47,253.00
3 inches	88,600.00
4 inches	147,667.00
6 inches	295,333.00
Gateway Development Wastewater Tap Fee, per Single Family Equivalent	1,561.00
Potable water tap fee <sup>2, 3</sup> :	
¾ inch <sup>6</sup>	\$12,050
1 inch	\$14,767
1½ inches	\$29,533
2 inches	\$47,253
3 inches	\$88,600
4 inches	\$147,667
6 inches	\$295,333
Fee in lieu of water dedication <sup>2</sup> (potable water rights fee):	
¾ inch	\$16,243 (See also note 4)
1 inch	See note 4
1½ inches	See note 4
2 inches	See note 4
3 inches	See note 4
4 inches	See note 4
6 inches	See note 4
Non-potable water tap fee <sup>4</sup> :	
Per acre-foot	\$17,410.00
<b>Notes</b>	

<sup>1</sup> Building valuation shall be established by the building valuation data table excluding modifiers, as published by the International Code Council, and as updated from time to time. The Building Valuation shall be determined by using the using the February 2015, Building Valuation Table, published by the International Code Council, for every year thereafter, the Building Valuation shall be established by using the first Building Valuation Data Table, published by the International Code Council in the preceding year.

<sup>2</sup> The fee in lieu of water dedication (potable water rights fee) and potable water tap fee are separate and distinct fees. The fee in lieu of water dedication shall be required as set forth in section 8-1-9 of this Code and related sections. Potable water tap fees shall be required as set forth in Sections 8-1-8 and 8-1-18.

<sup>3</sup> A Small Home is a dwelling unit described in Section 8-1-3 as having less than 1,000 square feet in size and a lot size of 2,000 square feet or less. An additional \$1,205 may be added to this tap fee for each additional 1,000 square feet of lot size. Townhomes and Condominium Units are dwelling units described in Section 8-1-3. This tap fee shall apply to Condominium Units with individual water taps.

<sup>4</sup> Section 8-1-9, as amended, defines the manner in which the town determines the amount of fees in lieu of water dedication.

<sup>5</sup> The non-potable water tap fee does not apply to town-owned property. For all other property, the non-potable tap fee includes the water rights fee, so no separate fee in lieu of dedication is required.

<sup>6</sup> For residential units which require a  $\frac{3}{4}$  inch potable water tap but also require an automatic sprinkler system, the  $\frac{3}{4}$  inch water tap fee shall be charged, but a Fireflow Surcharge of \$170.00 shall be added to said tap fee.

**Section 3.** The updated Fees in Lieu of Water Dedication and Water Tap Fees shall be reflected in the Town's Fee Schedule adopted by resolution of the Town Council pursuant to Section 2-10-1 of the Erie Municipal Code.

**Section 4.** Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

**Section 5.** Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

**Section 6.** Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**Introduced, Read, Passed and Ordered Published this 10<sup>th</sup> day of December, 2024.**

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Justin Brooks, Mayor

**Attest:**

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Debbie Stamp, Town Clerk