

Attachment 14: Development Impact Fees

All new development in Brighton, including expansion to existing development, shall be assessed development impact fees. The following is a summary of impact fees that developers can expect, which will be collected at permit. This list does not include permit and plan review fees (outlined in Attachment 4 of this resolution), or use taxes charged on materials for new construction as defined in Municipal Code Section 3-32. This listing also does not include any metropolitan or special district fees that may apply to a development. Applicant shall reach out directly to the applicable district(s) for information on fees.

Definitions: The definitions below shall be applicable to Attachment 14 unless specifically noted herein.

“Residential Housing” shall mean a residential building or any structure built for occupancy by one primary dwelling unit or more than one dwelling unit, used solely for residential purposes, where the units may be detached, attached side by side and sharing a common wall or in some other configuration, and each residential unit must have its own meter.

“Multi-unit” shall mean structures with one (1) meter serving more than two (2) dwelling units, such as an apartment complex.

“Nonresidential” shall mean any other real property in the City that is used for other than residential uses, including but not limited to commercial, industrial, public, church, and school uses.

Park Related Impact Fees

- Community Park Impact Fee
 - Residential Housing and multi-unit: \$2,008.00 per unit
- Neighborhood Park Impact Fee
 - Residential Housing and multi-unit: \$2,008.00 per unit

Transportation and Multimodal Impact Fee

- Residential Housing: \$3,542.00 per unit
- Multi-unit: \$3,023.00 per unit
- Nonresidential Office: \$1.00 per square foot of gross building area
- Nonresidential Commercial or Retail: \$0.66 per square foot of gross building area

- Nonresidential Industrial or Warehouse: \$0.42 per square foot of gross building area

General Services Impact Fee

- Residential Housing: \$1,067.00 per unit
- Multi-unit: \$874.00 per unit

Permit Types; Application; Fee (§13-12-70)

- Sewer Inspection Fee
 - Inspection fee for Residential Housing, multi-unit, commercial, or industrial sewer : \$50.00

Water Meter Fees and Water Meter/Tap Inspection and Re-Inspection Fees

- 0.75" Water Meter: \$324.16
- 1" Water Meter: \$474.65
- 1.5" Water Meter: \$374
- 2" Water Meter: \$1,050.97
- 3" Water Meter: \$1,949.20
- 4" Water Meter: \$2,877.05
- 6" Water Meter: \$4,841.65
- Water meter/tap inspection fee: \$50.00
- Water meter/tap re-Inspection fee: \$100.00

Water Impact Fees

Where water rights are dedicated to the City, the following impact fees apply:

- Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75" tap: \$17,919.00
 - 1" tap: \$29,865.00
 - 1.5" tap: \$59,730.00
 - 2" tap: \$95,568.00
 - 3" tap: \$209,055.00
 - 4" tap: \$358,380.00
 - 6" tap: by special review
- Multi-unit (only apartment buildings may have one meter/tap severing multiple dwelling units per City Code):
 - First unit: \$17,919.00

- Each additional unit: \$10,751.00

Where an exception allows for a payment of fee-in-lieu of dedication of water rights to the City, the following impact fees apply:

- Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75" tap: \$14,827.00
 - 1" tap: \$24,712.00
 - 1.5" tap: \$49,423.00
 - 2" tap: \$79,077.00
 - 3" tap: \$172,982.00
 - 4" tap: \$296,540.00
 - 6" tap: by special review
- Multi-unit (only apartment buildings may have one meter/tap serving multiple dwelling units per City Code):
 - First unit: \$14,827.00
 - Each additional unit: \$8,896.00
- South Brighton Infrastructure (SBI) Water Development Fee
 - Zone 1: \$1,047 per acre (See attached map)
 - Zone 2: \$524 per acre (See attached map)
- South Brighton Infrastructure (SBI) Water Single Family Residential Equivalent (SFRE) Fee: \$151 per Single Family Residential Equivalent*
- Non-potable Irrigation Impact Fee: \$0

Fee-in-Lieu of Water Dedication. Water dedication will be required for all development unless a previous agreement is on file with the City. Where an agreement exists that allows for a payment of fee-in-lieu of dedication of water rights to the City, the following fees will apply in addition to the Water Impact Fees:

- Residential (detached housing for purposes of fee-in-lieu of water dedication **only**). Fees are based on density of proposed development.
 - 0 to 3 units per acre - \$41,189.00/unit
 - >3 to 4 units per acre - \$39,901.00/unit
 - >4 to 5 units per acre - \$33,466.00/unit
 - >5 to 6 units per acre - \$32,822.00/unit
 - >6 to 7 units per acre - \$29,604.00/unit
 - >7 to 9 units per acre - \$28,317.00/unit
 - >9 to 10 units per acre - \$27,674.00/unit
 - >10 to 11 units per acre - \$27,030.00/unit
 - >11 units per acre - \$25,743.00/unit
- Multi-unit residential (includes apartments, condominiums, duplexes, and townhomes for purposes of fee-in-lieu of water dedication **only**): \$19,307 per

unit. Nonresidential: Applicant shall provide a water resource report estimating the water required to support and irrigate proposed development, which will be used to determine the fee-in-lieu amount. The basis for the fee-in-lieu amount is the cost per acre-foot of water, which is \$64,357.00

Wastewater Related Impact Fees. Applies to all development and is based on size of water tap(s) or unit count.

- Metro Water Recovery (MWR): Fees set by the MWR District to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of MWR.
 - “Single-family units” (**See MWR Rules and Regulations for definitions**): \$5,910.00 per unit
 - “Non-single-family units” (**See MWR Rules and Regulations for definitions**):
 - 0.75” tap: \$11,820.00
 - 1” tap: \$28,368.00
 - 1.5” tap: \$65,010.00
 - 2” tap: \$118,200.00
 - 3” tap: \$254,230.00
 - 4” tap: \$508,260.00
 - If larger than 4” water tap, see Utility Director under special review
- Town of Lochbuie: Fees set by Town of Lochbuie to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of Town of Lochbuie.
 - All development types
 - 0.75” tap: ~~\$5,124.00~~ 4,975
 - 1” tap: ~~\$8,557.00~~ 8,308
 - 1.5” tap: ~~\$17,064.00~~ 16,567
 - 2” tap: ~~\$27,311.00~~ 26,516
 - 3” tap: ~~\$54,674.00~~ 53,082
 - 4” tap: ~~\$85,419.00~~ 82,931
 - If larger than 4” water tap, fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report.
- City of Brighton Wastewater Connection Fee
 - Residential Housing and nonresidential (all dwelling units must have separate water meters/taps per City Code):
 - 0.75” tap: \$837.00
 - 1” tap: \$1,395.00
 - 1.5” tap: \$2,790.00
 - 2” tap: \$4,464.00

- 3" tap: \$8,928.00
 - 4" tap: \$13,950.00
 - If larger than 4" water tap, see Utility Director under special review
- Multi-unit (only apartment buildings may have one meter/tap serving multiple residential units per City Code):
 - First unit: \$837.00
 - Each additional unit: \$543.00
- South Brighton Infrastructure (SBI) Wastewater Development Fee
 - Zone 1: \$1,408 per acre (See attached map**)
 - Zone 2: \$704 per acre (See attached map**)
- South Brighton Infrastructure (SBI) Wastewater Single Family Residential Equivalent (SFRE) Fee: \$149 per Single Family Residential Equivalent*

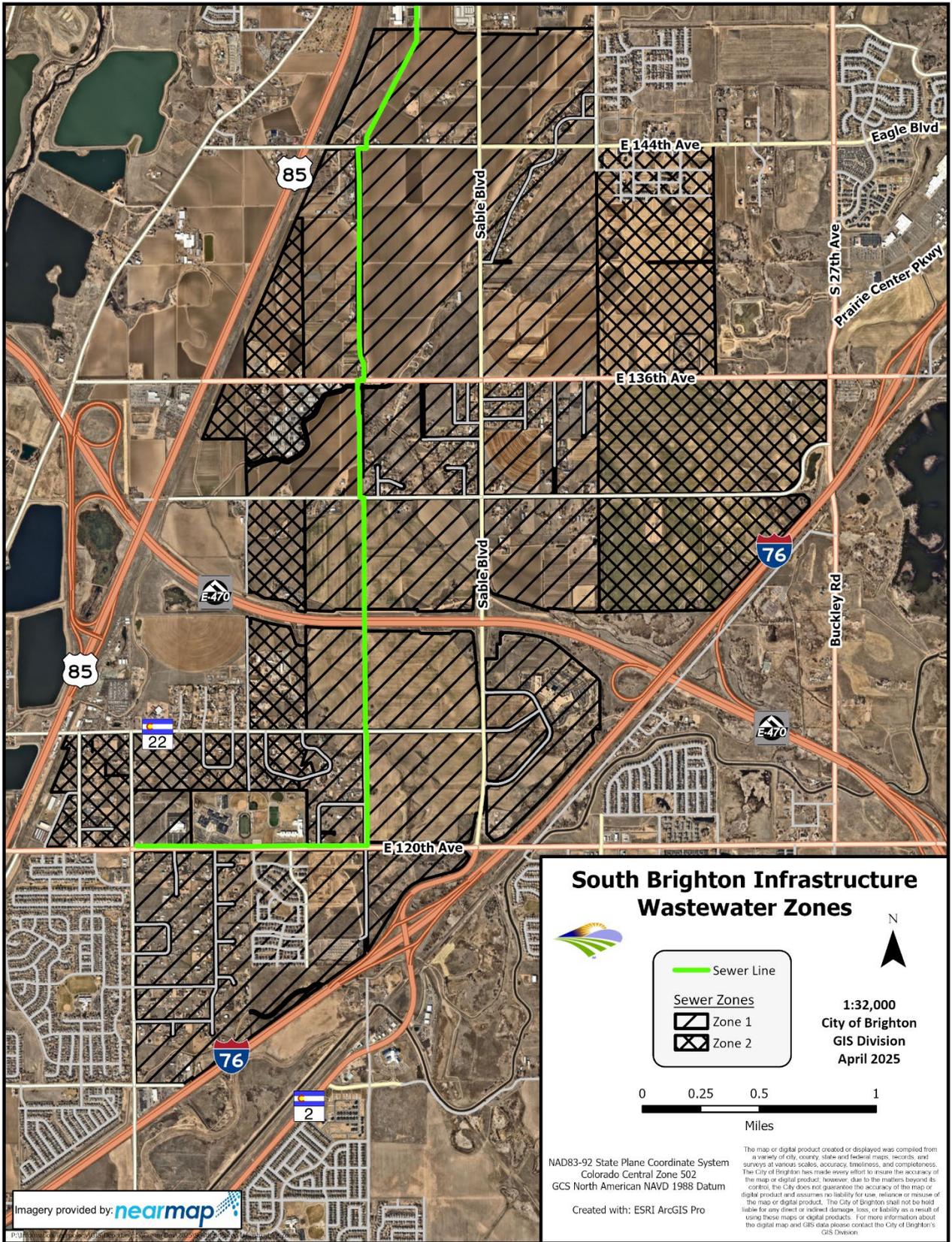
Storm Drainage Impact Fee. Applies to all development outside of South Beebe Draw Metropolitan District.

- Residential Housing: \$4,580.00 per unit
- Multi-unit (apartment buildings): \$2,310.00 per unit
- Nonresidential: \$0.86 per square foot of impervious surface area, including all additions of 1,000 square feet or greater

Notes:

- All permitting, plan review, and impact fees paid by credit card will require the payor to pay the credit card fee charged by the processor.
- As a courtesy, maps for District boundaries or other municipalities noted above are offered as a quick reference. Properties that are located close to another municipality or a District boundary should be verified with this office for accurate budget planning.
- Development fees collected shall be those fees in effect at the time of permit issuance. Fees may be further governed by specific agreement for the development as adopted by the Brighton City Council. Final fees shall be based on approved construction drawings for the development and shall be figured by the city. All fees are subject to change without notice. Fire sprinkler systems require a dedicated tap and shall not be charged any fees.
- Please contact the City of Brighton Utilities Department for information regarding water dedication requirements.
- *Single Family Residential Equivalent (SFRE) is calculated as follows:
 - 0.75" tap (residential housing): 1 Single Family Residential Equivalent (SFRE)
 - 0.75" tap (nonresidential): 2 Single Family Residential Equivalents (SFRE)
 - 1.0" tap: 4.8 Single Family Residential Equivalents (SFRE)

- 1.5" tap: 11 Single Family Residential Equivalents (SFRE)
- 2.0" tap: 20 Single Family Residential Equivalents (SFRE)
- 3.0" tap: 43 Single Family Residential Equivalents (SFRE)
- 4.0" tap: 86 Single Family Residential Equivalents (SFRE)
- Larger than 4.0" tap: Special Review
- **Zones for the South Brighton Infrastructure (SBI) Wastewater Development Fee are shown in the two pictures on the following pages:



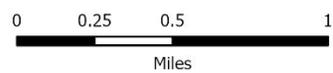
South Brighton Infrastructure Wastewater Zones



Sewer Line

Sewer Zones
 Zone 1
 Zone 2

1:32,000
City of Brighton
GIS Division
April 2025

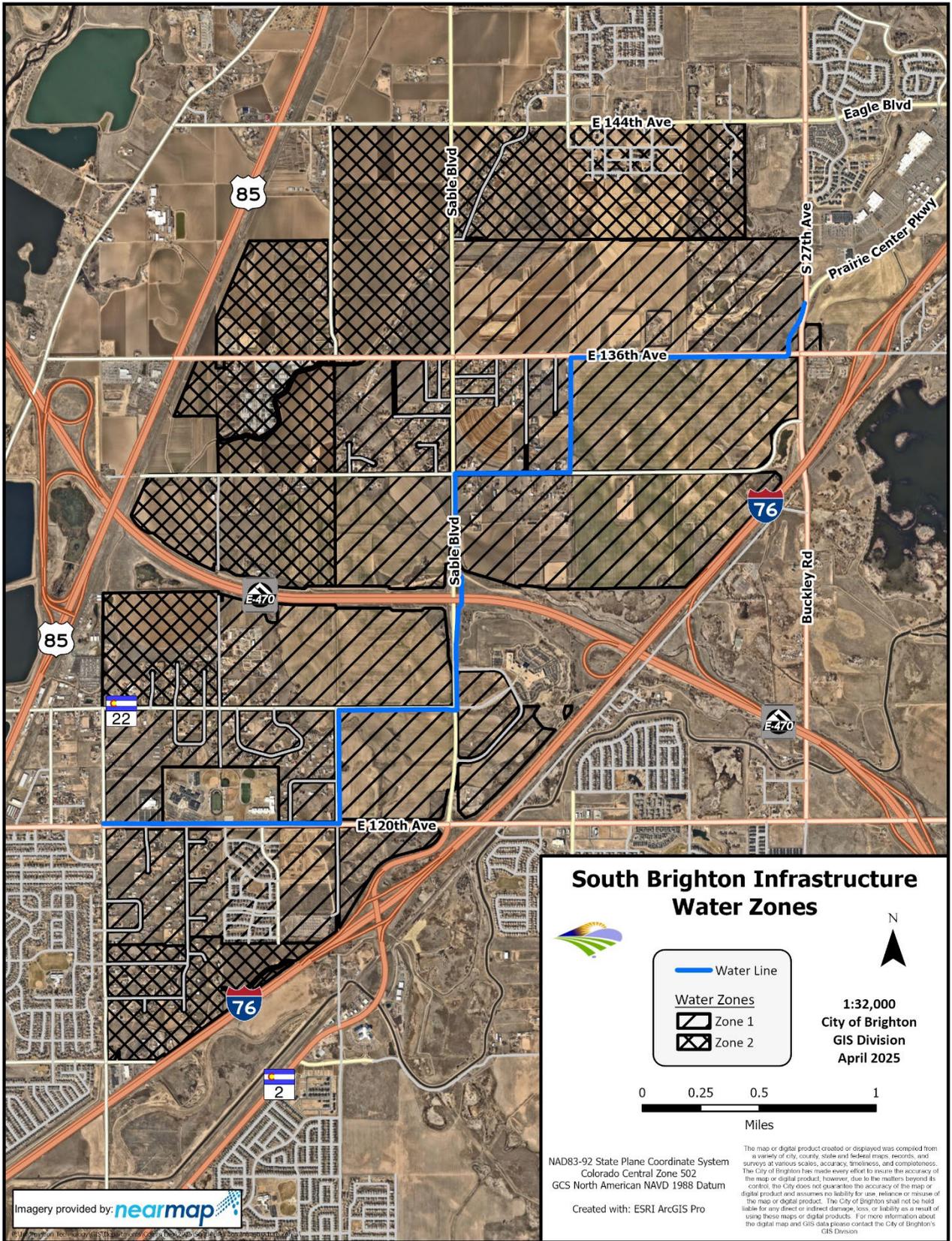


NAD83-92 State Plane Coordinate System
 Colorado Central Zone 502
 GCS North American NAVD 1988 Datum

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Imagery provided by: **nearmap**



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South Brighton Infrastructure Water Zones



Water Line

Water Zones

- Zone 1
- Zone 2

1:32,000
City of Brighton
GIS Division
April 2025



NAD83-92 State Plane Coordinate System
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