



COTTONWOOD WATER AND SANITATION DISTRICT

C/O Mulhern MRE, Inc.
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APPENDIX A
FEE SCHEDULE

These fees may be increased by the District at any time. The appropriate applications must be filed with the District Representative and be accompanied by the applicable fees. Please confirm with District staff the current fees and rates.

1. WATER AND SEWER TAP FEES-EFFECTIVE January 1, 2026

A. WATER AND SEWER TAP FEES - RESIDENTIAL

	<u>Water</u>	<u>Sewer</u>	<u>Resource</u>	<u>Total</u>
Residential	\$18,360	\$11,640	\$ 1,500*	\$31,500
Extra-territorial fee**				

Residential tap fees include an irrigation tap fee component.

* Effective February 20, 2007, the District charges a Water Resource Fee in the amount of \$1,500 per residential unit for new single family and multifamily residences, in addition to the water tap fee listed above. This Water Resource Fee will be waived for properties that are seeking to be included in the District or will be served pursuant to an extra-territorial service agreement, if the property owner or developer has dedicated sufficient renewable water resources to the District in accordance with section 5.2 of the District's Rules.

** Effective September 1, 2013, for properties serviced through an extra-territorial service agreement by the District's wastewater collection system, Arapahoe County Water and Wastewater Authority (ACWWA) imposes an additional Extra-Territorial Sewer Tap Fee Surcharge, which will be paid by the property owners at an additional 50% of the then in-effect, ACWWA Sewer Tap Fee.

**B. WATER AND SEWER TAP FEES - COMMERCIAL, MULTI-FAMILY
RESIDENTIAL - EFFECTIVE January 1, 2026**

The requirements of the property shall be defined as peak demand, as calculated in the AWWA Manual of Water Supply Practices, AWWA M22, entitled "Sizing Water Service Lines and Meters," except that multi-family residential properties shall be required to provide at least 1 single-family equivalent (SFE) per 3 multi-family residential units. The following commercial, non-residential or multi-family tap fee shall be used in conjunction with Table 1-1 to determine the resultant tap fee.

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Tap Fee Equivalent(2)	\$22,650	\$11,640	\$34,290
Irrigation ONLY	\$14,690	N/A	\$14,690
Resource Fee*			\$ 1,500
Extra-territorial fee **			

Tap Fee Equivalent(2) does not include irrigation use. A separate meter shall be installed for irrigation of all Tap Fee Equivalent(2) landscaped areas and an irrigation water tap fee shall be paid in accordance with the above schedule and calculated using the procedure for estimating commercial consumer demand as set forth below.

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C. Procedure for Estimating Commercial, Non-Residential or Multi-Family Consumer Demand

Supply to the District Representative:

- a. Two (2) sets of building plans, including site plan, irrigation plan and plumbing details and payment of \$400.00 for site and building and plumbing plan engineering review. Any remaining fees not used to defray engineering review expenses will be credited towards other fees described in item 4 Appendix A.
- b. Equipment specifications or schedule, identifying each unit proposed to be installed, water usage rates of each unit, and manufacturer/model number of each unit.
- c. Proposed service line size and unit line sizes as designed by the Owner's architect or mechanical engineer.
- d. Proposed tap size, meter size and type, location of meter, distances of meter from building site, and distances of meter to tap location. If an irrigation or fire tap is proposed, these taps should also be identified. Irrigable area with associated demand or required supply shall also be provided.
- e. Hydraulic pressure test of nearest fire hydrant, location of hydrant relative to tap location, and approximate surface elevation difference between tap location and fire hydrant.

All Associated Fixture values will be obtained from Table 4.3, page 30 of AWWA M22. Figure 4.4 or 4.5, page 32 will be used to determine the demand of the combined fixture value. Supply/demand adjustments will then be made based on the delivery pressure at the tap location, Table 4.2 page 29. If irrigation demand is also to be accounted for through the same tap and meter as the domestic supply, Table 4.4, page 33 will be utilized. Meter size will be selected from Table 5.6 or 5.7, page 45. The recommended design criteria for all meters will be 80 percent of maximum capacity of the meter. Turbine-Type Meters will not be allowed for purposes of determining tap equivalents in Table 5.8.

Table 1-1 will be used to equate the meter size and the demand to the number of tap equivalents (T.E.). Payment shall be made by multiplying the number of T.E. times the District's current tap fee.

<u>METER SIZE</u>	<u>MAXIMUM CAPACITY (GPM)</u>	<u>DESIGN CAPACITY (GPM)</u>	<u>TAP EQUIVALENT</u>
$\frac{3}{4}''$	30	24	1
1"	50	40	2
1-1/2"	100	80	4
2"	160	128	8
3"	320	250	18
4"	600	400	30
6"	1000	800	To be determined by the Board of Directors

2. WATER SERVICE CHARGES - RESIDENTIAL, NON-RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL EFFECTIVE January 1, 2026

Fixed Fee	Covers fixed costs of the District:	\$23.74/month/SFE
Water Conserving Rate	Charge for consumption up to the property's allocation.	\$5.05/1,000 gallons
Excessive Rate	Charge for consumption from 100% to 150% of the property's allocation.	\$10.11/1,000 gallons
Abusive Rate	Charge for consumption above 150% of the property's allocation.	\$15.16/1,000 gallons

3. SEWER SERVICES CHARGES EFFECTIVE January 1, 2026

A. RESIDENTIAL

All single family residential customers, shall pay a monthly sewer charge determined from an average of the previous winter water consumption records (Nov, Dec, Jan, & Feb) as follows:

\$16.07 Base Fee/month/SFE
\$9.66/1,000 gallons of winter water average
(min. charge 1,000 gal)

All new customers, will be billed at a flat rate plus average use costs equal to the average rate paid by all District residential customers per month. Individual monthly sewer rates

are determined from winter water consumption records, at which time the monthly rate will be adjusted accordingly for the specific customer for the following year.

B. COMMERCIAL, NON-RESIDENTIAL AND MULTI-FAMILY

All commercial customers, including apartments and condominiums pay monthly, the Base Rate associated with the installed tap size plus **\$9.10** per thousand gallons used.

METER SIZE (INCHES)	BASE RATE	RATE/1,000 GALLONS
3/4"	\$ 16.07	plus \$9.66
1	\$ 32.15	plus \$9.66
1-1/2	\$ 64.30	plus \$9.66
2	\$ 128.60	plus \$9.66
3	\$ 289.34	plus \$9.66
4	\$ 482.24	plus \$9.66
6 or larger	\$ TBD by BoC	plus \$9.66

4. MISCELLANEOUS FEES AND CHARGES - Effective January 1, 2026

SPRINKLER OR FIRE PROTECTION SYSTEM STANDBY CONNECTION RATES

Tap Size (INCHES)	RATE PER MONTH
3	\$ 36.00
4	\$ 72.00
6	\$144.00
8	\$288.00

WATER METER COSTS

3/4-Inch meter and remote register - \$480.00
Larger meters will be priced at cost plus 10%

CONSTRUCTION WATER CHARGES Effective January 1, 2026

Single family house	\$ 8.84/1000 Gal
Fire hydrant wrench (refundable deposit)	\$ 50/Each Gal
Fire hydrant meter (refundable deposit)	\$ 6,000.00/Each
Fire hydrant water rate	\$ 8.84/1000 Gal
Fire Hydrant Water Rate - extraterritorial	\$12.39/1000 Gal
Industrial Water use rate	\$ 8.84/1000 Gal
Minimum for 2 1/2" meter	\$200.00/mo
Minimum for 3/4" meter	\$100.00/mo

FIRE HYDRANTS

Fire hydrants within private property (not in right-of-way or public easement)	\$155.00/yr
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OTHER SERVICE FEES Effective November 1, 2015

Residencial Disconnect, "turn-off" or ending service fee	\$ 25.00
Commercial Disconnect, "turn-off" or ending service fee	\$ 50.00
Involuntary disconnection notice posting fee	\$ 10.00
Involuntary disconnection "turn-off" fee	\$ 50.00
Lien processing fee	\$ 20.00
Final meter reading request	\$ 25.00
Connection fee, meter reading & new account	\$ 25.00
Returned Check Fee	\$ 30.00
Inspection fee - service lines (per hour)	\$ 60.00
Extraordinary service fee (per hour;1 hr. minimum)	\$ 75.00
Residencial Account Late Fee applied to current balance)	3%
Commercial Account Late Fee applied to current balance)	5%

FINES FOR VIOLATION OF WATER CONSERVATION POLICY

A. Commercial, Non-Residential & Multi-Family Users

First Violation	Warning
Second Violation at same premises or user	\$100
Third Violation	\$250
Fourth or any subsequent violations	\$500

B. Single Family Residential Users

First Violation	Warning
Second Violation at same premises or user	\$ 25
Third Violation	\$ 50
Fourth or any subsequent violations	\$100

5. MONTHLY AVAILABILITY OF SERVICE CHARGES

Where water or sewer lines are installed within 100 feet of the property line of an unconnected property, the fee shall be as follows, the District shall levy a charge for the availability of service or facilities pursuant to Section 32-1-1006(1)(h), C.R.S. for each calendar year. The aggregate amount of such charges for making water and/or sewer services or facilities available shall not exceed the total of the principal and interest on the outstanding indebtedness of the District

maturing or accruing during the annual period within which the said availability of service charge is payable, less the amount produced during such period by the mill levy allocable to such indebtedness. The charge for making water and/or sewer services or facilities available shall be fifty percent [50%] of the charge for the use of water and/or sewer services or facilities of the District; in case of water services, the availability charge shall be based on an average usage quantity for each use category for the last preceding fiscal year. The District's Manager is directed to calculate the average usage following the final water meter readings for the preceding fiscal year, by dividing the total water usage for each use category by the average number of customers billed in such year. In case of sewer services, the rate shall be fifty percent of the average sewer rate tap equivalent.

Each residential lot with a single-family structure to be built, as determined from the application for taps, shall be charged for one residential tap equivalent.

6. TAP FEE SURCHARGE

The District shall impose tap surcharges for any subsequent changes or amendments to a prior-issued tap permit, subject to the provisions of the District's Rules, Section 9.4.1. The surcharge shall be the difference between the tap fee rate applicable to the type and/or level of service to be provided and the amount originally paid as a tap fee.

7. ADDITIONAL COSTS ASSOCIATED WITH INCLUSION, LINE EXTENSION AND FACILITIES

All additional District costs, over and above those costs described in the above Rules and Regulations associated with application for inclusion, water and/or sewer taps, water and/or sewer main line extensions and necessary appurtenances, water and/or sewer service line connection and necessary appurtenances, and all plant, facility, water rights, storage and other system expansions necessary because of any requested main line extension or service line connection or taps.

The additional fees include, but are not limited to, the following items of work:

- a. Preliminary report, general plan and cost estimate.
- b. Construction plans, surveys, specifications,

construction proposals, advertisement for bids, contracts, and related documents, all having the approval of the District, and monthly progress estimates and final estimates.

- c. Preparation of required rights-of-way descriptions for the District, perform necessary surveys for these rights-of-way, but not procurement of the same from the owners.
- d. General resident supervision and field inspection of the work of contractors, all lie and grade surveys as construction progresses. The field inspection is not to be continuous, but daily inspection will include: 1) measurement for payment, 2) assistance in interpretation of plans and specifications, 3) accurate daily field records of work performed, difficulties encountered, etc., and 4) protection of the District's interests.
- e. All necessary meetings with the Board pertaining to the particular contracts.
- f. All necessary meetings with other governmental regulatory agencies and bodies.
- g. As-built construction plans.
- h. Revisions to permanent District maps and operating manuals.
- i. Attorney and contingency - costs of contingencies including all costs of the District's attorney for reviewing plans and specifications, proposals to the District by landowner, subdivider, or developer; checking contract agreements between subdivider and their easements, right-of-way descriptions, and possible amendment of District boundaries, etc., shall be paid for by the landowner, subdivider, or developers.