

FEE SCHEDULE 7

Water Development and Connection Fees

Aurora Water

Effective January 1, 2021

Connection Fees

City of Aurora Connection Fees consist of three components: 1) Water Service Connection Fee, 2) City of Aurora Sanitary Sewer Connection Fee and 3) Metro Wastewater District Connection Fee. The total connection fee is the sum of all three components. The calculation of connection fees is specified by user class. The user classes are Single Family Residential Detached, Single Family Residential Attached, Multi-Family Residential, and Commercial (all other non-residential uses). Regardless of assessment, all fees are due at the rate in effect at the time of payment. Contact the TAP Application Office at 303.739.7393 or 303.739.7395 if you have questions regarding fees for a particular project.

Single Family Residential Detached Connection Fees

Water Service Connection Fee		Sanitary Sewer Connection Fee			Stormwater Development Fee	
Indoor Use Fee		Outdoor Use Fee	City of Aurora ⁴	Metro Wastewater District		City of Aurora ⁴
Number of Bathrooms ¹	Fee ²			Meter Size (inches)	Fee	
1-2	\$6,100	\$1,042 per sq. ft. of lot size ³	\$3,280 per unit	5/8	\$4,550	\$0.048 per sq. ft. of lot size
3-4	\$9,857			3/4	\$9,100	
5+	\$17,082			1	\$21,840	

Notes:

¹ A single half bath (i.e. sink and toilet only) will be automatically deducted from the number of bathrooms in single family detached if applicable.

² New connections platted before January 1, 2017 may be subject to a credit for the water transmission fee paid.

³ A credit of \$1000.00 may be applied to the portion of the fee attributable to outdoor use for any single-family detached user that installs xeric front yard landscaping according to the requirements set forth in Section 146; Table 14.3b of the City Zoning Code.

⁴ New connections platted before January 1, 2019 may be subject to a credit for Sewer interceptor or Stormwater development fees paid.

⁵ Some credits may be given for developments platted before 2019 that paid water transmission, sewer interceptor, or stormwater development fees.

Example Calculation: Total Connection Fee for a single family residential detached home with 3 bathrooms, 5/8-inch meter, on an 8,000-square-foot lot.

Total Water Service Connection Fee	\$18,193
- Indoor (3 bathrooms) = \$9,857	
- Outdoor (\$1,042/ sq. ft. * 8,000 sq. ft.) = \$8,336	
City of Aurora Sanitary Sewer Connection Fee (per unit)	\$3,280
Stormwater Development Fee (\$0.048/sq. ft. * 8,000 sq. ft.)	\$384
Metro Wastewater Sanitary Sewer Connection Fee (5/8-inch meter)	\$4,550
Total Connection Fee	\$26,407

Single Family Residential Attached

Water Service Connection Fee		Sanitary Sewer Connection Fee			Stormwater Development Fee
Indoor Use Fee ^{1,2}	Outdoor Use Fee	City of Aurora ³	Metro Wastewater District		City of Aurora ³
			Meter Size	Fee	
\$9,760 per unit	\$1,042 per sq. ft. of lot size ²	\$1,840 per unit	5/8	\$4,550	\$0.048 per sq. ft. of lot size

Notes:

¹ Outdoor use fees for common areas in non-fee simple lots will be supplied by an irrigation meter. See Irrigation Table Below.

² New connections platted before January 1, 2017 may be subject to a credit for the water transmission fee paid.

³ New connections platted before January 1, 2019 may be subject to a credit for Sewer interceptor or Stormwater development fees paid.

Multi-family Residential

Water Service Connection Fee		Sanitary Sewer Connection Fee			Stormwater Development Fee
Indoor Use Fee ^{1,2}	Outdoor Use Fee	City of Aurora ³	Metro Wastewater District		City of Aurora ³
			Meter Size (inches)	Fee	
\$9,760 per unit	N/A	\$1,566 per unit	3/4	\$9,100	\$0.14 per sq. ft. of Impervious area
			1	\$21,840	
			1 1/2	\$50,050	
			2	\$91,000	

Notes:

¹ Outdoor water for multi-family residential units will be supplied from an irrigation meter, which will be a separate water service connection fee.

² New connections platted before January 1, 2017 may be subject to a credit for the water transmission fee paid.

³ New connections platted before January 1, 2019 may be subject to a credit for Sewer interceptor or Stormwater development fees paid.

Example Calculation: An apartment complex with 50 units, 30,000 sq. ft. of impervious area and a 2-inch meter.

Total Water Service Connection Fee (50 units * \$9,760/unit)	\$488,000
City of Aurora Sanitary Sewer Connection Fee (50 units * \$1,566 per unit)	\$78,300
Stormwater Development Fee (\$0.14/sq. ft. * 30,000 sq. ft.)	\$4,200
Metro Wastewater Sanitary Sewer Connection Fee (2-inch meter)	\$91,000
Total Connection Fee*	\$661,500

* This does not include the connection fee for the irrigation meter, which is a separate fee. See the Irrigation Only Meter Table on Page 2.

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Water Development and Connection Fees

Aurora Water

Commercial

Water Service Connection Fee ⁴		Sanitary Sewer Connection Fee		Stormwater Development Fee
Meter Size (inches)	Fee ¹	City of Aurora ²	Metro Wastewater District	City of Aurora ²
3/4	\$22,195	\$6,580	\$ 9,100	\$0.14 per sq. ft of Impervious area
1	\$39,729	\$15,744	\$21,840	
1 1/2	\$87,227	\$36,080	\$50,050	
2	* ³	\$65,600	\$91,000	
3	* ³	\$141,040	\$195,650	
4	* ³	\$282,080	\$391,300	

Notes:

¹ New connections platted before January 1, 2017 may be subject to a credit for the water transmission fee paid.

² New connections platted before January 1, 2019 may be subject to a credit for Sewer interceptor or Stormwater development fees paid.

³ Commercial Water Connection fees for meters 2-inches and greater are based on the estimated daily volume of water and assessed at \$63.62 per gallon/per day for connection and water transmission development fee. Consumption beyond initial allocation may be addressed through monthly bill or payment of additional connection fees. Commercial sanitary sewer fees 6 inches or greater are determined on an individual basis. Commercial landscaped area is subject to irrigation connection fee.

⁴ For a service connection size of three inches or greater, the service connection fee for a commercial user shall be determined in accordance with the following calculation:

Verified average daily demand of the commercial user (measured in gallons per day) X \$63.62.

For purposes of this section, verified average daily demand shall be determined by the Water Director and shall be based on the number of fixtures and the characteristic of the commercial development.

Example Calculation: A commercial development with a 1 1/2-inch meter and 60,000 sq. ft. of impervious area.

Total Water Service Connection Fee (1 1/2-inch meter)	\$87,227
City of Aurora Sanitary Sewer Connection Fee (1 1/2-inch meter)	\$36,080
Stormwater Development Fee (\$0.14/sq. ft. * 60,000 sq. ft.)	\$8,400
Metro Wastewater Sanitary Sewer Connection Fee (1 1/2-inch meter)	\$50,050
Total Connection Fee	\$181,757

Irrigation Only Meters¹

Water Service Connection Fee	
Landscape Type	Water Service Connection Fee
Non-water Conserving	\$3.05 per square foot of landscaped area
Water Conserving	\$1.63 per square foot of landscaped area
Z-Zone	\$0.00 per sq. ft. / \$20,000 Deposit/Remove after 3 years

Z-Zone is a temporary water option for irrigation only that allows for establishment of low-water plant material. Contact Water Conservation at 303.739.7195 for more info.

Notes:

¹ Irrigation meters are separate meters only used for irrigation demands. These meters will only be approved for Commercial and/or Residential common areas.

Example Calculation: A multi-family residential development with 50,000 square feet of non-water conserving landscaped area and 150,000 square feet of water-conserving landscaped area.

Non-water Conserving Water Service Connection Fee (50,000 sq. ft. * \$3.05/sq. ft.)	\$152,500
Water Conserving Water Service Connection Fee (150,000 sq. ft. * \$1.63/sq. ft.)	\$244,500
Total Connection Fee	\$397,000

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Water Development and Connection Fees

Aurora Water

Administrative Fees

City of Aurora Service Fees include Wet Tap Fees; Water Transmission, Sewer Interceptor, and Storm Drainage Development Fees; City Center Detention Pond Fees, and Cherry Creek Drainage Fees.

Wet Tap Fees – Main Extensions and Pipelines¹

Tap Size (inches)	Main Line Size (inches)	Specialty Connection	Wet Tap Charge
4	6 to 12		\$2,334
4	16 to 24		\$2,478
4	30 to 36		\$2,478
6	6 to 12		\$2,610
6	16 to 24		\$2,789
6	30 to 36		\$2,789
8	8 to 12		\$3,142
8	16 to 24		\$3,394
8	30 to 36		\$3,394
12	12		\$5,015
12	16		\$5,128
12	24 to 36		\$5,309
16	16		\$9,974
16	24 to 36		\$10,310
16	24	Weld-on	\$10,825
16	30	Weld-on	\$10,978
16	36	Weld-on	\$11,043

Note:

¹ Wet Tap Fees are a time and materials charge. The contractor is responsible for exposing the pipe. City of Aurora supplies the tapping valve and performs the tap.

Inspection Fees¹

Description	Fee
Water Service – Meter Pit to Unit	\$142
Sanitary Service – ROW to Unit	\$142

Note:

¹ Inspection Fees are charged for new installation and for repairs to the service lines.

Construction Water¹

Description	Fee
Fee to be added to the Connection Fee total	\$47 per meter

Note:

¹ Construction Water fees are charged to every meter.

Development Fees¹

Description	Fee
Water Transmission Development Fee	*\$0.00 per acre
Sewer Interceptor Development Fee	*\$0.00 per acre
Storm Drainage Development Fee	\$1,242 per acre
Norfolk Street Sewer Basin Fee	\$1,228.35 per acre

Notes:

¹ Development Fees are payable upon subdivision platting.

* This fee is now a part of your meter fee.

Cherry Creek Drainage Fees¹

Description	Fee
Single Family	\$60 per lot
All Others	\$0.04 per square foot of impervious area

Notes:

¹Cherry Creek Basin Drainage Fees apply to all properties within the Cherry Creek Basin.