



WESTMINSTER

2024 Water & Sewer Tap Fees

The City of Westminster charges tap fees (aka impact fees, system development charges, plant investment fees) for all new water and sewer connections into the city's infrastructure system. There are four main components of the tap fee: Water Resources, Treated Water Infrastructure, Sewer Transport, and Sewer Treatment. Additional details about each component are on the last page.

Separate taps are required for each single family detached home and attached unit, and for each multifamily and non-residential building. Buildings with mixed residential and commercial uses require separate taps for the residential and non-residential portions of the building. Irrigation for all non-single family buildings and common areas within single family developments require separate irrigation taps, unless total water use is less than 35,000 gallons per year.

Residential Tap Fees

Residential tap fees are scalable, meaning the price changes based on the size of the residence and irrigable area of the lot (Table 1). Tap fees for smaller homes on smaller lots cost less than those for larger homes on larger lots. Similarly, fees for multifamily projects with less bedrooms are lower than those with more bedrooms.

Single Family Detached

- Single family detached (SFD) tap fees are based on the number of **bathrooms (ba)** in the home. There are two categories: 3 bathrooms or less, and 4 bathrooms or more.
- Bathrooms are defined as a room containing a toilet and sink, and any unfinished stub outs.
- A separate outdoor water use charge is based on the irrigable area of the lot. Irrigable area is defined as all portions of the lot without permanently installed hardscape, such as concrete, flagstone, or a deck.

Townhomes and Multifamily Buildings

- Townhome (SFA) and multifamily (MF) projects, including apartments and condominiums, are charged tap fees based on the number of **bedrooms (br)** in the building.
- Bedrooms are defined as a room with a built-in closet, not including kitchens, bathrooms, or hallways.
- All common area landscaping is charged a tap fee based on the size of the irrigated area by hydrozone, to be supplied on a separate irrigation tap (see Irrigation Tap Fees).

Table 1. Residential Tap Fees

Type	Water Resources	Treated Water Infrastructure	Sewer Transport	Sewer Treatment	Meter Connection Charge	Fire Protection Charge
SFD ≤ 3 ba	\$ 6,592	\$ 11,648	\$ 1,774	\$ 5,520	\$ 577	\$ 239
SFD ≥ 4 ba	\$ 7,910	\$ 13,978	\$ 2,131	\$ 5,520	\$ 577	
SFA	\$ 2,637 / br	\$ 4,659 / br	\$ 710 / br	\$ 5,520 / unit	\$ 577 / unit	
MF	\$ 2,637 / br	\$ 3,495 / br	\$ 710 / br	Per Meter Size	Per Meter Size	
Irrigation for SF	\$ 2.63 / ft ²					

For fees based on meter size see the non-residential tap fee chart (Table 2).

Non-Residential Tap Fees

Non-residential tap fees are based on meter size, square footage of the building, and type of business use (Table 2). Meter sizes are determined by Westminster staff through a fixture unit count methodology. The city maintains historical water use billing data for multiple business types that allow for accurate projections of annual water demand, as measured in Service Commitments.

Table 2. Non-Residential Tap Fees

Meter Size	Water Resources	Treated Water Infrastructure	Sewer Transport	Sewer Treatment	Meter Connection Charge	Fire Protection Charge
3/4"	\$ 16,779 per Service Commitment	\$ 20,967	\$ 5,230	\$ 11,040	\$ 556	\$ 239
1"		\$ 34,945	\$ 12,552	\$ 26,496	\$ 577	
1-1/2"		\$ 69,890	\$ 28,765	\$ 60,720	\$ 346	
2"		\$ 111,824	\$ 52,300	\$ 110,400	\$ 432	
3"		\$ 244,615	\$ 112,445	\$ 237,360	\$ 522	
4"		\$ 419,340	\$ 224,890	\$ 474,720	\$ 610	
Contact Staff for Service Commitment calculations and for tap sizes > 4".						

Irrigation Tap Fees

Irrigation tap fees are charged based on the square footage of landscape in each hydrozone type (Table 3). The size of the water meter only determines the connection charge portion of the tap fee. Separate irrigation taps are not required if water use is less than 35,000 gallons per year.

Table 3. Irrigation Tap Fees

Landscape Hydrozone	Per Square Foot of Irrigated Area	
	Potable	Reclaimed
High (> 10 gal/ft ² Annual Use)	\$ 3.95	\$ 3.16
Medium (4-10 gal/ft ² Annual Use)	\$ 2.20	\$ 1.76
Low (≤ 3 gal/ft ² Annual Use)	\$ 0.66	\$ 0.53

Timing of Payment

Domestic tap fees are charged during the Building Permit process and must be paid for permit issuance. Irrigation tap fees are paid prior to landscape installation under a Utility Permit process.

Contacts

For assistance in estimating tap fees and for help with any questions, please contact:

Drew Beckwith at 303-658-2386 or dbeckwith@westminsterco.gov

Tap Fee Components

Tap and Meter Sizing

- The tap, service line to meter pit, and water meter must all be the same size.
- Single family detached and attached homes use a 1" tap to accommodate residential fire suppression system requirements in Westminster.
- Multifamily and non-residential water taps are sized based on the number of water-using fixtures, with the method based on the 2015 International Plumbing Code.
- Non-single family projects must complete the city's Plumbing Data Sheet for meter sizing.
- Private submeters are required for every multifamily unit and commercial tenant space.
- Service lines to the building may be increased by one line size downstream of the meter pit.

Water Resources

- The Water Resources component is based on the projected amount of water use for the building as determined from city water use billing records of similar development, and priced on the current cost of water within the Clear Creek watershed, the city's main source of supply.
- Water Resources are sold in units of Service Commitments, with 1 Service Commitment = 140,000 gallons of annual water use.
- If water use in non-residential buildings consistently exceeds the Service Commitments purchased, the owner will be required to purchase additional Service Commitments.

Treated Water Infrastructure

- The Treated Water Infrastructure component is based on the size of the water tap, and priced to recover costs related to the peak flow capacity of a given tap size.
- The city's treatment and distribution system must be sized for the combined peak flows of all customer taps, so each individual new tap pays for its portion of the total system's peak flow.

Sewer Transport and Sewer Treatment

- The Sewer Transport and Sewer Treatment components are based on the size of the potable water tap and priced to recover costs related to maintenance of the sewer collection system and operation of sewer treatment facilities.
- Non-residential buildings pay for both components of the sewer tap based upon size of the water tap. Residential buildings pay based on the bedroom/bathroom count.

Meter Connection Charge

- The Meter Connection charge is based on the size of the meter, for each meter installed.
- Single family meters are included in the cost of the connection charge, while all other meters are purchased by the developer and delivered to the city's Meter Shop for calibration.
- Contact the Meter Shop for all meter-related processes and questions: 303-658-2549.

Water Fixtures and Other Water Uses

The choice of water fixtures in a building will affect the size, and therefore cost, of water and sewer taps. Planned water efficiency can reduce the cost of tap fees and decrease monthly water and sewer bills. Colorado state law requires that many common residential water fixtures sold in the state must be EPA WaterSense certified.