

FEE SCHEDULE 7

Water Development and Connection Fees

Aurora Water

Effective 2024

Drainage and Stormwater Fees

Item	Description		Amount
Preliminary Drainage Report	Submitted for Site Plan Review	< 5 Acres	\$2,386
		5 – 10 Acres	\$3,460
		10 – 640 Acres	\$4,574
		> 640 Acres	\$5,993
		Each Additional 640 Acres	\$5,993
Preliminary Drainage Letter	Confirmation of Existing Drainage Plan Approvals or for Minor Projects	Per Letter	\$1,063
Master Drainage Report	For large-scale projects	Per Report	\$7,216
FEMA Submittal Review	Changes to Floodplain	Per LOMR/CLOMR Submittal	\$2,195

Stormwater Quality Discharge Permit Fee (3-year permit charged by Water Department)	
Less than 1 Acre	\$844 (3-year permit) - renewal \$281 (1-year permit)
1 Acre - 5 Acres	\$1,768 (3-year permit) - renewal \$590 (1-year permit)
Greater than 5 Acres	\$3,422 (3-year permit) - renewal \$1,140 (1-year permit)
(Please Note: Posting of Fiscal Security will be required equal to 25% of subtotal of all BMPs construction cost. Accepted forms of Fiscal Security are performance bonds and cash.)	

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		Metro Wastewater District		City of Aurora ⁴
Number of Bathrooms ¹	Connection Fee	Transmission Development Fee ²	Connection Fee ³	Transmission Development Fee ³	Connection Fee	Interceptor Development Fee ⁴	Meter Size (inches)	Fee	
1-2	\$7,456	\$258	\$1.805/\$1.278 per sq ft of lot size ³	\$0.044/\$0.031 per sq ft of lot size ³	\$4,080	\$372	5/8	\$5,520	\$0.048 per sq ft of lot size
3-4	\$12,046	\$417					3/4	\$11,040	
5+	\$20,876	\$722					1	\$26,496	

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 Developments adopting the new conservation ordinance pay the lower outdoor use fee.

⁴ **New connections platted before January 1, 2019 may not be subject to the 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	\$27,255
- Indoor (3 bathrooms) = \$12,046	
- Indoor (3 bathrooms) = \$417	
- Outdoor (\$1.805/ sq. ft. * 8,000 sq. ft.) = \$14,440	
- Outdoor (\$0.044/ sq. ft. * 8,000 sq. ft.) = \$352	
City of Aurora Sanitary Sewer Connection Fee (per unit) = \$4,080 + \$372	\$4,452
Stormwater Development Fee (\$0.048/sq. ft. * 8,000 sq. ft.)	\$384
Metro Wastewater Sanitary Sewer Connection Fee (⁵ / ₈ -inch meter)	\$5,520
Total Connection Fee	\$37,611

Single Family Residential Attached

Water Service Connection Fee				Sanitary Sewer Connection Fee				Stormwater Development Fee
Indoor Use Fee		Outdoor Use Fee		City of Aurora ³		Metro Wastewater District		City of Aurora ³
Connection Fee ¹	Transmission Development Fee ²	Connection Fee ^{1,3}	Transmission Development Fee ³	Connection Fee	Interceptor Development Fee ⁴	Meter Size (inches)	Fee	
\$11,929 per unit	\$413 per unit	\$1.805/\$1.278 per sq ft of lot size ³	\$0.044/\$0.031 per sq ft of lot size ³	\$2,244 per unit	\$205 per unit	5/8	\$5,520	\$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 not be subject to the water transmission fee paid.**

³ Developments adopting the new conservation ordinance pay the lower outdoor use fee.

⁴ **New connections platted before January 1, 2019 may not be subject to the sewer interceptor or Stormwater development fees.**

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		Metro Wastewater District		City of Aurora ³
Connection Fee ¹	Transmission Development Fee ²		Connection Fee	Interceptor Development Fee ³	Meter Size (inches)	Fee	
\$11,929 per unit	\$413 per unit	N/A	\$2,081 per unit	\$190 per Unit	3/4	\$11,040	\$0.14 per sq ft of Impervious area
					1	\$26,496	
					1 1/2	\$60,720	
					2	\$110,400	

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 * \$11,929/unit) + (50 units * \$413/unit) \$617,100

City of Aurora Sanitary Sewer Connection Fee (50 units * \$2,081 per unit) + (50 units * \$190 per unit) \$113,550

Stormwater Development Fee (\$0.14/sq. ft. * 30,000 sq. ft.) \$4,200

Metro Wastewater Sanitary Sewer Connection Fee (2-inch meter) \$110,400

Total Connection Fee* **\$845,250**

* 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.

Commercial

Water Service Connection Fee			Sanitary Sewer Connection Fee			Stormwater Development Fee
Meter Size (inches)	Connection Fee	Transmission Development Fee ¹	Connection Fee	Interceptor Development Fee ³	Metro Wastewater District	City of Aurora ²
3/4	\$27,125	\$938	\$8,160	\$744	\$11,040	\$0.14 per sq ft of Impervious area
1	\$48,554	\$1,680	\$19,584	\$1,786	\$26,496	
1 1/2	*3	*3	\$44,880	\$4,092	\$60,720	
2	*3	*3	\$81,600	\$7,440	\$110,400	
3	*3	*3	\$175,440	\$15,996	\$237,360	
4	*3	*3	\$350,880	\$31,992	\$474,720	

Notes:

¹ **New connections platted before January 1, 2017 may not be subject to the water transmission fee paid.**

² **New connections platted before January 1, 2019 may not be subject to the sewer interceptor or Stormwater development fees.**

³ Commercial Water Connection fees for meters 1 1/2-inches and greater are based on the estimated daily volume of water and assessed at **\$77.75** per gallon/per day for recoverable usage and **\$110.20** for non-recoverable use for connection fee and **\$2.69** for 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.

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

Total Water Service Connection Fee (1-inch meter) (\$48,554 + \$1,680) \$50,234

City of Aurora Sanitary Sewer Connection Fee (1-inch meter) (\$19,584 + \$1,786) \$21,370

Stormwater Development Fee (\$0.14/sq. ft. * 60,000 sq. ft.) \$8,400

Metro Wastewater Sanitary Sewer Connection Fee (1-inch meter) \$26,496

Total Connection Fee **\$106,500**

FEE SCHEDULE 7 - Continued

Water Development and Connection Fees

Aurora Water

Irrigation Only Meters¹

Landscape Type	Connection Fee	Transmission Development Fee
Non-water Conserving	\$5.27 per square foot of landscaped area	\$0.13 per square foot of landscaped area
Water Conserving	\$2.82 per square foot of landscaped area	\$0.07 per square foot of landscaped area
Z-Zone	\$0.00 per sq. ft.	
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. * \$5.27/sq. ft.)	\$263,500
Non-water Conserving Transmission Development Fee (50,000 sq. ft. * \$0.13/sq. ft.)	\$6,500
Water Conserving Water Service Connection Fee (150,000 sq. ft. * \$2.82/sq. ft.)	\$423,000
Water Conserving Water Service Connection Fee (150,000 sq. ft. * \$0.07/sq. ft.)	\$10,500
Total Connection Fee	\$703,500

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		\$2,753
4	16 to 24		\$2,818
4	30 to 36		\$2,963
6	6 to 12		\$3,072
6	16 to 24		\$3,327
6	30 to 36		\$3,377
8	8 to 12		\$3,832
8	16 to 24		\$3,949
8	30 to 36		\$4,223
12	12		\$5,975
12	16		\$6,116
12	24 to 36		\$6,343
16	16		\$14,049
16	24		\$14,520
16	30		\$14,520
16	36		\$14,520
16	24	Weld-on	\$14,792
16	30	Weld-on	\$14,809
16	36	Weld-on	\$14,895

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	\$157
Sanitary Service – ROW to Unit	\$157

Note:

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

FEE SCHEDULE 7 - Continued

Water Development and Connection Fees

Aurora Water

Construction Water¹

Description	Fee
Fee to be added to the Connection Fee total	\$50.80 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	\$60.00 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.