



**CITY OF AURORA, COLORADO**  
**DEVELOPMENT AND CONNECTION FEE SCHEDULE**  
**Effective January 1, 2014**



**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 – Fee Simple Lots, Single Family Residential Attached – Non-fee Simple Lots, 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. The Standards and Specifications Water, Sanitary Sewer and Storm Drainage Infrastructure Water Department manual may be purchased for \$61.50 at the TAP Applications counter on the 2nd Floor in the Building Permit Center.

**Single Family Residential Detached Connection Fees**

Water Service Connection Fee		Sanitary Sewer Connection Fee			
Indoor Use Fee		Outdoor Use Fee	City of Aurora	Metro Wastewater District	
Number of Bathrooms	Fee			Meter Size (inches)	Fee
1-2	\$5,509	\$0.941 per sq ft of lot size	\$2,400 per unit	5/8	\$3,960
3-4	\$8,901			3/4	\$7,524
5+	\$15,425			1	\$17,820

**Example Calculation:** Total Connection Fee for a single family residential detached home with 3 bathrooms, 3/4-inch meter, on an 8,000 sq ft lot.

Total Water Service Connection Fee	\$16,429
- Indoor (3 bathrooms) = \$8,901	
- Outdoor (\$0.941/ sq ft * 8,000 sq ft) = \$7,528	
City of Aurora Sanitary Sewer Connection Fee (per unit)	\$2,400
Metro Wastewater Sanitary Sewer Connection Fee (3/4-inch meter)	\$7,524
<b>Total Connection Fee</b>	<b>\$26,353</b>

**Single Family Residential Attached – Fee Simple Lots**

Water Service Connection Fee		Sanitary Sewer Connection Fee		
Indoor Use Fee	Outdoor Use Fee	City of Aurora	Metro Wastewater District	
			Meter Size (inches)	Fee
\$8,814 per unit	\$0.941 per sq ft of lot size	\$1,320 per unit	5/8	\$3,960

The calculation of the connection fees for the Single Family Residential Attached – Fee Simple Lots is similar to the Single Family Residential Detached connection fees. For an example connection fee calculation, refer to the Single Family Residential Detached connection fee example.

**Single Family Residential Attached – Non-fee Simple Lots**

Water Service Connection Fee		Sanitary Sewer Connection Fee		
Indoor Use Fee	Outdoor Use Fee <sup>1</sup>	City of Aurora	Metro Wastewater District	
			Meter Size (inches)	Fee
\$8,814 per unit	N/A	\$1,320 per unit	5/8	\$3,960

Notes:

<sup>1</sup> Outdoor water for non-fee simple lots will be supplied from an irrigation meter, which will be a separate water service connection fee.

The calculation of the connection fees for the Single Family Residential Attached – Non-fee Simple Lots is similar to the Single Family Residential Detached connection fees. The only difference is that an outdoor use fee is not included in the water service connection fee. For an example connection fee calculation, refer to the Single Family Residential Detached connection fee example calculation.

**Multi-family Residential**

Water Service Connection Fee		Sanitary Sewer Connection Fee		
Indoor Use Fee	Outdoor Use Fee <sup>1</sup>	City of Aurora	Metro Wastewater District	
			Meter Size (inches)	Fee
\$8,814 per unit	N/A	\$1,224 per unit	3/4	\$7,524
			1	\$17,820
			1 1/2	\$43,560
			2	\$79,200

Notes:

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

**Example Calculation:** An apartment complex with 50 units and a 2-inch meter.

Total Water Service Connection Fee (50 units * \$8,814/unit)	\$440,700
City of Aurora Sanitary Sewer Connection Fee (50 units * \$1,224 per unit)	\$61,200
Metro Wastewater Sanitary Sewer Connection Fee (2-inch meter)	\$79,200
<b>Total Connection Fee*</b>	<b>\$581,100</b>

\* 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 <sup>1, 2</sup>		Sanitary Sewer Connection Fee	
Meter Size (inches)	Fee	City of Aurora	Metro Wastewater District
3/4	\$20,043	\$4,560	\$7,524
1	\$35,876	\$10,800	\$17,820
1 1/2	\$78,767	\$26,400	\$43,560
2	\$143,104	\$48,000	\$79,200

Notes:

<sup>1</sup> The water service connection fees in this table are base charges. Commercial and Industrial process water demands will result in additional connection fees beyond the base charge. Process water fees are assessed at \$57.45/gallons per day. Documentation of process water must be submitted to and approved by Aurora Water Engineering prior to payment of connection fees.

<sup>2</sup> Water and Sanitary Sewer Service Connection fees for meters greater than 2-inches are determined on an individual basis.

**Example Calculation:** A commercial development with a 2-inch meter without process water.

Total Water Service Connection Fee (2-inch meter)	\$143,104
City of Aurora Sanitary Sewer Connection Fee (2-inch meter)	\$48,000
Metro Wastewater Sanitary Sewer Connection Fee (2-inch meter)	\$79,200
<b>Total Connection Fee</b>	<b>\$270,304</b>

**Irrigation Only Meters<sup>1</sup>**

Water Service Connection Fee	
Landscape Type	Water Service Connection Fee
Non-water Conserving	\$2.75 per square foot of landscaped area
Water Conserving	\$1.47 per square foot of landscaped area

Notes:

<sup>1</sup> 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 sq ft of non-water conserving landscaped area and 150,000 sq ft of water conserving landscaped area.

Non-water Conserving Water Service Connection Fee (50,000 sq ft* \$2.75/sq ft)	\$137,500
Water Conserving Water Service Connection Fee (150,000 sq ft* \$1.47/sq ft)	\$220,500
<b>Total Connection Fee</b>	<b>\$358,000</b>

**Construction Water**

Description	Fee
Fee to be added to the Connection Fee total	\$45.25 per meter

Notes:

<sup>1</sup> Construction Water fees are charged to every meter.

### SERVICE 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 Pipelines

Tap Size (inches)	Main Line Size (inches)	Specialty Connection	Wet Tap Charge
4	6 to 12		\$1,823
4	16 to 24		\$1,927
4	30 to 36		\$1,942
6	6 to 12		\$2,021
6	16 to 24		\$2,036
6	30 to 36		\$2,114
8	8 to 12		\$2,347
8	16 to 24		\$2,388
8	30 to 36		\$2,512
12	12		\$3,251
12	16		\$3,327
12	24 to 36		\$3,443
16	16		\$9,618
16	24 to 36		\$9,877
24	16	Weld-on	\$10,042
30	16	Weld-on	\$10,377
36	16	Weld-on	\$10,483

Notes:

<sup>1</sup> 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.

#### Development Fees

Description	Fee
Water Transmission Development Fee	\$1,100.00 per acre
Sewer Interceptor Development Fee	\$500.00 per acre
Storm Drainage Development Fee	\$2,818.00 per acre

Notes:

<sup>1</sup> Development Fees are payable upon subdivision platting.

#### City Center Detention Pond Fees

Description	Fee
Core Area	\$1,947.92 per acre
Fringe Area	\$1,798.08 per acre
Periphery Area	\$1,448.47 per acre

Notes:

<sup>1</sup> City Center Detention Pond Fees are assessed to properties in City Center Area that elect to use City owned detention facilities.

#### Cherry Creek Drainage Fees

Description	Fee
Single Family	\$60.00 per lot
All Others	\$0.04 per square foot of impervious area

Notes:

<sup>1</sup> Cherry Creek Basin Drainage Fees apply to all properties within the Cherry Creek Basin.