



## **Keenesburg Municipal Code Sec. 4-7-40 Development impact fees imposed**

Obligation to pay and time of payment. After the effective date of the ordinance enacting this Article, any person who causes the commencement of impact-generating development shall be obligated to pay impact fees pursuant to the terms of this Article. The obligation to pay impact fees shall run with the land. The amount of the impact fees shall be determined in accordance with Section 4-7-60 and paid to the Town at the time and as a condition of issuance of a building permit for the new development. If any credits are due pursuant to this Article, they shall be determined at that time.

### **Impact Fees**

- **Water Tap Fees, Effective 1-1-2022**

- Single Family and nonresidential:
  - ¾" tap \$ 7,139
  - 1" tap \$12,140
  - 1 ½ tap \$25,000
  - 2" tap \$42,840
- **Multifamily Residential:** \$3,961 per unit

- **Raw Water Acquisition Fee, Effective 1-1-2022**

Keenesburg requires that annexations dedicate the underlying groundwater to the Town. The true cost of raw water includes the cost to drill wells, install pump stations, and pipe the water to a central gathering location where the raw water can be treated. This fee is paid by the developer on each individual new build.

- Single Family residential and nonresidential:
  - ¾" tap \$12,001
  - 1" tap \$20,400
  - 1 ½" tap \$42,000
  - 2" tap \$72,000
- **Multifamily Residential:** \$7,252 per unit

- **Sewer Tap Fees, Effective 1-1-2022**

- Single Family and nonresidential:
  - ¾" tap \$ 8,172
  - 1" tap \$13,892
  - 1 ½" tap \$28,603
  - 2" tap \$49,035
- **Multifamily Residential:** \$4,534

- **Drainage Fees, Effective 1-1-2022**
  - Single Family Residential, per lot: \$0.209, *see EXHIBIT A (calculation)*  
Drainage impact fees will only be assessed in the Park and Ash Hollow Drainage Basins (see Exhibit B) when on-site detention is not provided. Drainage impact fees for all development permits will be assessed based on each square foot of the impervious area.
  - **Multifamily Residential** per unit: \$0.209 *see EXHIBIT A (calculation)*
    - *Commercial/Retail, all others see EXHIBIT A*
- **Parks Impact Fee, Effective 1-1-2022**
  - Single Family Residential per lot: \$2,643
  - Multi-family Residential per unit: \$1,980
- **Roadway Street Impact Fee, Effective 1-1-2023**
  - Single Family Residential per lot: \$4,727
  - Multi-family Residential per unit: \$3,379  
*Commercial/Retail & all others, see Exhibit A*
- **Town Hall Impact Fee, Effective 1-1-2022**
  - Single Family Residential per lot: \$1,844
  - Multi-family Residential per unit: \$1,980
  - Commercial/Retail/Office \$1,844
  - Warehouse/Industrial/Institutional \$1,844
- **Police Impact Fee, Effective 1-1-2022**
  - Single Family Residential per lot: \$233
  - Multi-family Residential per unit: \$178
  - *Commercial/Retail/Office/Warehouse/Industrial/Institutional – See Exhibit A*
- **Fair Contributions for Public School Sites Impact Fee, Effective 6/10/24 by Ord 2024-02**
  - Single Family Dwellings: \$2,959.96 per unit
  - Single Family Attached: \$1,494.90 per unit
  - Apartments: \$731.18 per unit
  - Mobile Home: \$3,485.28 per unit  
*Residential Only*
- **Emergency Services Impact Fee effective 6-22-20**
  - Residential Dwelling: \$1,835.00 per unit
  - Commercial/Non-Residential Building: \$1.07 per sq. ft. of floor area
- **Use Tax Fee**  
Use Tax is 3% of the estimated cost of building materials charged on all permits

**EXHIBIT A**

**Impact Fee Schedule**

*Fees adjusted each year according to the annual Construction Cost Index published by  
Engineering News Record*

*3.91% 2018 3.04% 2019 2.15% 2020 9.22% 2021*

<b>Land Use</b>	<b>Roadway Impact Fee</b>	<b>Drainage Impact Fee</b>	<b>Parks Impact Fee</b>	<b>Town Hall Impact Fee</b>	<b>Police Impact Fee</b>
Single Family Residential, per lot	\$4,727	\$0.209 <sup>2</sup>	\$2,643	\$1,844	\$233
Multi-Family Residential, per unit	\$3,379	\$0.209 <sup>2</sup>	\$1,980	\$1,980	\$178
Commercial / Retail	\$9,325 <sup>1</sup>	\$0.209 <sup>2</sup>	N/A	\$1,844	\$961 <sup>1</sup>
Office	\$5,434 <sup>1</sup>	\$0.209 <sup>2</sup>	N/A	\$1,844	\$364 <sup>1</sup>
Warehouse	\$857 <sup>1</sup>	\$0.209 <sup>2</sup>	N/A	\$1,844	\$54 <sup>1</sup>
Industrial	\$2,441 <sup>1</sup>	\$0.209 <sup>2</sup>	N/A	\$1,844	\$119 <sup>1</sup>
Institutional	\$5,399 <sup>1</sup>	\$0.209 <sup>2</sup>	N/A	\$1,844	\$287 <sup>1</sup>

*Footnotes:*

1. Fee calculated based on each 1,000 square feet of building area.
2. Drainage impact fees will only be assessed in the Park and Ash Hollow Drainage Basins (see Exhibit B attached hereto) when on-site detention is not provided. Drainage impact fees for all development permits will be assessed on the basis of each square foot of impervious area.

**EXHIBIT B**

**Drainage Impact Fee: Basins/Streets Table**

**Table B-1. Drainage Impact Fee: Basins/Streets Table**

<b>Streets/Addresses Located in Park Basin</b>	
<b>Street Name</b>	<b>Address Numbers</b>
N. Cedar Street	90 through 190 N. Cedar Street
N. Pine Street	10 through 95 N. Pine Street
W. Highway 2	All addresses
S. Elm Street	All addresses
W. Gandy Avenue	All addresses
E. Gandy Avenue	65 through 70 E. Gandy Avenue
W. Crawford Avenue	All addresses
S. Cedar Street	All addresses
S. Pine Street	All addresses
W. Owen Avenue	All addresses
W. Morgan Avenue	All addresses
W. Nelson Avenue	All addresses
W. Shepard Avenue	All addresses
S. Main Street	200 through 480 S. Main Street
E. Crawford Avenue	35 through 75 E. Crawford Avenue
E. Owen Avenue	10 through 120 E. Owen Avenue
E. Morgan Avenue	60 through 120 E. Morgan Avenue
S. Ash Street	310 through 380 S. Ash Street
<b>Streets/Addresses Located in Ash Hollow Basin</b>	
<b>Street Name</b>	<b>Address Numbers</b>
N. Cedar Street	320 through 370 N. Cedar Street
N. Market Street	All addresses
N. Ash Street	All addresses

<b>Streets/Addresses Located in Ash Hollow Basin</b>	
<b>Street Name</b>	<b>Address Numbers</b>
N. Main Street	All addresses
N. 1 <sup>st</sup> Avenue	All addresses
E. Broadway	All addresses
E. Highway 2	All addresses
E. Kiser Avenue	All addresses
E. Kipp Avenue	All addresses
Johnson Circle	All addresses
N. Johnson Street	All addresses
N. Miller Street	All addresses
N. Stewart Street	All addresses
E. Woodward Avenue	All addresses
S. Main Street	10 through 190 S. Main Street
E. Gandy Avenue	190 through 290 E. Gandy Avenue
S. Ash Street	15 through 295 S. Ash Street
S. Stewart Street	All addresses
E. Joshua Avenue	All addresses
S. Lambert Street	All addresses
E. Lambert Court	All addresses
S. Dickson Street	All addresses
Weld County Road 59	All addresses