



**APPLICATION: New Construction
2019 Water System Impact Fee
Single Family and Multi-Family**

A **System Impact Fee (SIF)** has a two-fold function. First, the fee acts as an impact fee and defrays the Town’s capital investment in the water treatment plant and related major facilities. Second, the fee represents to the payee a permanent reservation of water plant capacity and right to use water from the water system, subject to the ordinances of the Town of Minturn. SIF has the same meaning as Tap Fee. Multi-family means apartments, townhouses and condominiums (not accessory dwelling unit).

Applicant Complete:

Water System Impact Fees are owed to the town when the Building Department issues a Building permit for new construction of a single family or multi-family dwelling unit. Minturn Code Chapter 13 – Municipal Utilities

Name of Owner: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Email: _____

Applicant (if different than owner): _____

Phone: _____

WATER SERVICE LOCATION:

Street Address: _____

Parcel Number: _____ Total maximum building square footage: _____

STATEMENT OF APPLICANT: I hereby certify that the statement and information contained herein constitute, to my best knowledge and belief, a full and complete description of the facilities for which Minturn water services are requested. Further, I agree to conform to all provisions of the Minturn Municipal Code as written or as may be amended pertaining to water, water service. I understand that the Town of Minturn reserves the right to inspect the premises for which these water and sewer services are intended and to adjust the water tap SIF fees for any discrepancy between the actual structure or use served and the information contained in this application.

APPLICANT SIGNATURE: _____ **DATE:** _____

Calculation of 2019 System Impact Fee

NEW WATER TAP	\$4,935.00
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SYSTEM IMPACT FEE (SIF) (Based on Square Footage of Residence)

Unit size-square feet	SIF Rate	Maximum Building Sq. Ft.	Effective Rate \$	Total Due \$
up to 1500	1.0 SFE		\$4.06	
1501-3000	1.0 SFE		\$5.11	
3001+	2.0 SFE		\$6.16	
Total		Total Sq Ft:		\$

ACCESSORY UNIT

Accessory dwelling unit (ADU) that is an accessory to a single-family residence. (Pursuant to Chapter 16 of the Municipal Code – not to exceed 750 square feet)

Maximum of 1 per single family application (.5 SFE)

Unit size-square feet	SIF Rate	Maximum Building Sq. Ft.	Effective Rate \$	Total Due \$
up to 750	.5 SFE		\$4.06	\$

CASH IN LIEU OF WATER FEE

CIL IS ASSESSED PER NEW WATER TAP	\$11, 179.00
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TOTALS and AMOUNT DUE:

New Water Tap Fee	\$
Total System Impact Fee	\$
Accessory Unit Fee	\$
Cash in Lieu of Water Fee	\$
TOTAL SYSTEM IMPROVEMENT & WATER TAP FEES	\$

By: _____ DATE _____

Planning Official - square footage approved and fee added to building permit assessed fees.

By: _____ DATE _____

Public Works (water meter and curb stop location approved)

Town of Minturn - 2019 Water Service Connection Fees

Residential

System Improvement Fees 'SIF' for single family units & per unit in multi-family dwellings	Floor Area Tiers		Price per Sq Ft	SFE	<u>Definition of SFE:</u> Single Family Equivalent Basic unit of water charged to a resident for the size of residence and outdoor irrigation
	Tier 1	0 - 1,500 sqft	\$4.06	1 SFE	
	Tier 2	1,501 - 3,000 sq ft	\$5.11	1 SFE	
	Tier 3	3,001 + sq ft	\$6.16	2 SFE	
Accessory Apartment 'SIF' zoning is single family house with apartment not more than 750 sq ft attached or detached	0- 750 sq ft		\$4.06	.5 SFE	

Residential

Tap Fees 1 tap per dwelling - existing taps worth \$4,700 - existing taps do not need to purchase new tap	Total Sq Ft of Dwelling 0- 3,000 sq ft based on a 3/4" line	Price per Dwelling \$4,935	3,001 + purchases a second water tap

Commercial - Based on Meter Size

3/4"	1"	1 1/2"	2"	3"	4"	6"	Sec 13-29 (b)(1) 1.5 SFE
1.5 SFE	2.6 SFE	5.8 SFE	10.3 SFE	23 SFE	40.9 SFE	92.1 SFE	
\$15,561	\$26,970	\$60,165	\$106,845	\$240,685	\$424,268	\$955,382	\$+50%

1) TAP FEE \$4,935

a. Do I need a new or additional tap or to pay a tap fee?

i. Does the existing structure have an existing tap or is the property a new ADU or unit division?

___ Yes – Go to “ii”

___ No – Pay \$4,935 Tap Fee and go to “ii”

ii. Does Remodel include an apartment/second kitchen? (MMC Sec. 13-1-10)

___ Yes – Pay Tap fee (fee x # of kitchens less fee paid in “i”) and go to “iii”

___ No – Go to “iii”

iii. Does Remodel cause the total livable space to exceed 3000sf

___ Yes – Pay \$1.65/sf over 3000sf (\$4,935/3000sf)

___ No – No additional tap due

Rationale: the addition of a second kitchen (new apartment/accessory apt) would be for an apartment. An apartment is a new demand on the existing infrastructure and should be required to pay into the fund. Further, if one builds everything but the kitchen it is impossible to catch when they put in the kitchen without the permit. The TAP fee is for Ent Fund expenses already incurred in the current system. Tap is a term it is not necessarily a physical connection. If the property is able to push the needs with a ¾ line and it cannot be subdivided, then an additional physical tap might not be required when the fee is. Defining it this way creates an asset to the property for the future as well used to remodel in the future.

2) System Impact Fee – Pay only on new square footage (a tear down is 100% new square footage).

a. Remodel = existing square footage less final square footage

i. Existing/Remodel SF calculation

1SFE ___ x \$4.06 (<1500sf) = Cost _____

1SFE ___ x \$5.11 (1501 – 3000sf) = Cost _____

2SFE ___ x \$6.16 (>3000sf) = Cost _____

Total Cost = _____

b. Accessory Unit

Up to 750sf .5SFE _____sf x \$4.06 Total Due = _____

Rationale: the addition of square footage should be paid on any new construction. If the home is added to, the addition should pay the SIF, if it is a tear down the entire new residence should pay the SIF, and if there is the addition of an accessory unit than that should also pay the SIF. However, the unintended bonus to this is that if the home build out is 3,000sf and they add an accessory unit, the accessory unit that clearly exceeds the combined property over 3,000sf is charged as the much lower <1500sf level. This fee is for current impact and for future development on the water system.

3) Cash In Lieu = \$11,179

Do I owe this fee?

a. Does property have an existing Tap?

Yes – Go to “b”

No – Pay CIL (<3000sf - \$11,179.00)

b. Is existing plus addition greater than 3,000sf?

Yes – Pay CIL

No – No CIL is due

Rationale: This equation for the CIL covers the main home but does not include the fee if it is an accessory unit. By definition an accessory unit is an additional water using unit, however, this equation does not recognize that fact nor in its present form does it consider even a partial fee based on the additional square footage. Often is the case or the result where the accessory unit is the full time use and the larger home is the vacation home. If the exact same accessory unit were built as a stand-alone home on an undeveloped lot it would be charged this fee; therefore, it is unreasonable to contend that because it is an addition to the existing property as an accessory unit it should be exempt. Further, the original unit more than probably was never charged the CIL Fee to begin with.

4) Monthly SFE Assessment: this number x the monthly water fee = the monthly base rate cost

- Main unit = 3/4in line = 1SFE/3000sf
- Accessory unit = .5SFE up to 750sf

Rationale: This number also matches the ERWSD sewer SFE assessment

5) Eagle River Fire Protection District Fee (MMC 18-14-10 et seq)

Do I owe this fee?

a. Is there an existing TAP on property?

Yes – See “b”

No – Pay \$1,671/3000sf and see “b”

b. Does project exceed 3000sf of new development including tear down sf credit?

Yes – Pay \$1,671/3000sf in addition to “a”

No – No additional Fee Due