



CITY OF AURORA, COLORADO
DEVELOPMENT AND CONNECTION FEE SCHEDULE -Effective January 1, 2017
Platted prior to 2017



Connection Fees

Single Family Residential Detached

Water Service Connection Fee		Outdoor Use Fee	City of Aurora	Sanitary Sewer Connection Fee	
Indoor Use Fee				Metro Wastewater District	
Number of Bathrooms ¹	Fee			Meter Size (inches)	Fee
1-2	\$5,699	\$0.973 per sq ft of lot size ²	\$2,400 per unit	5/8	\$4,220
3-4	\$9,207			3/4	\$8,440
5+	\$15,956			1	\$20,256

¹A single half bath (i.e sink and toilet only) will be automatically deducted from the number of bathrooms in single family detached if applicable.

²A credit of \$1,000.00 may be applied to the portion of the fee attributable to outdoor use for any single-family detached user that installs xeric front yard landscaping according to the requirements set forth in Section 146; Table 14.3b of the City Zoning Code.

Single Family Residential Attached - Fee Simple Lots

Water Service Connection Fee		Outdoor Use Fee	City of Aurora	Sanitary Sewer Connection Fee	
Indoor Use Fee				Metro Wastewater District	
				Meter Size (inches)	Fee
\$9,118 per unit		\$0.973 per sq ft of lot size	\$1,320 per unit	5/8	\$4,220

Single Family Residential Attached - Non-fee Simple Lots

Water Service Connection Fee		Outdoor Use Fee ¹	City of Aurora	Sanitary Sewer Connection Fee	
Indoor Use Fee				Metro Wastewater District	
				Meter Size (inches)	Fee
\$9,118 per unit		N/A	\$1,320 per unit	5/8	\$4,220

Notes:

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

Multi-family Residential

Water Service Connection Fee		Outdoor Use Fee ¹	City of Aurora	Sanitary Sewer Connection Fee	
Indoor Use Fee				Metro Wastewater District	
				Meter Size (inches)	Fee
\$9,118 per unit		N/A	\$1,224 per unit	3/4	\$8,440
				1	\$20,256
				1 1/2	\$46,420
				2	\$84,400

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.

Commercial

Water Service Connection Fee ¹		Outdoor Use Fee	City of Aurora	Sanitary Sewer Connection Fee	
Meter Size (inches)	Fee			Metro Wastewater District	
3/4	\$20,733			\$48,000	\$48,000
1	\$37,113	\$20,256			
1 1/2	\$81,482	\$46,420			
2	\$148,036	\$84,400			

Notes:

¹ Commercial Water Connection fees for meters greater than 2-inches are based on the estimated daily volume of water and assessed at \$59.43 per gallon/per day. Consumption beyond initial allocation may be addressed through monthly bill or payment of additional connection fees. Commercial sanitary sewer fees for meters greater than 2 inches are determined on an individual basis.

Irrigation

Water Service Connection Fee	
Landscape Type	Water Service Connection Fee
Non-water Conserving	\$2.84 per square foot of landscaped area
Water Conserving	\$1.52 per square foot of landscaped area
Z-Zone	\$0.00 per sq. ft./\$20,000 Deposit/Remove after 3 years

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.

General Notes:

1. 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.

Administrative Fees

Wet Tap Fees - Main Extensions and Pipelines

Tap Size (inches)	Main Line Size (inches)	Specialty Connection	Wet Tap Charge
4	6 to 12		\$1,857
4	16 to 24		\$1,962
4	30 to 36		\$1,976
6	6 to 12		\$2,055
6	16 to 24		\$2,070
6	30 to 36		\$2,148
8	8 to 12		\$2,381
8	16 to 24		\$2,422
8	30 to 36		\$2,546
12	12		\$3,285
12	16		\$3,369
12	24 to 36		\$3,487
16	16		\$10,753
16	24		\$11,009
16	30		\$11,009
16	36		\$11,009
24	16	Weld-on	\$11,220
30	16	Weld-on	\$11,685
36	16	Weld-on	\$11,685

Inspection Fees

Description	Fee
Water Service-Meter Pit to Unit	\$128
Sanitary Service-ROW to Unit	\$128

Notes:

¹ Inspection Fees are charged for every meter and for repairs to the service lines

Construction Water

Description	Fee
Fee to be added to the Connection Fee total	\$47.00 per meter

Notes:

¹ Construction Water Fees are charged for every meter.

Development Fees

Description	Fee
Water Transmission Development Fee	\$0.00 per acre
Sewer Interceptor Development Fee	\$500.00 per acre
Storm Drainage Development Fee	\$2,903.00 per acre
Norfolk Street Sewer Basin Fee	\$1,228.35 per acre

Notes:

¹ Development Fees are payable upon platting.

City Center Detention Pond

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

Notes:

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

Cherry Creek Basin Drainage Fee

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

Notes:

¹ Cherry Creek Basin Drainage Fees apply to all properties within the Cherry Creek Basin.