



Raw Water Dedication Requirements

2026 Tap Fees for New and Modified Water/Sewer Taps

Tap fees are charged for all new water connections and may be charged for modifications to existing connections. There are four components to the tap fee.

1. Cash-in-Lieu of Raw Water
2. Water Plant Investment Fee
3. Sewer Plant Investment Fee
4. Water Meter

A separate tap is required for each single-family detached and attached unit and for each multi-family and non-residential building. Buildings with mixed residential and commercial uses require separate taps for the residential and non-residential components of the building. All landscaping requires separate irrigation taps (except for residential 4 units or less).

Water Meter and Tap Sizing

- Residential single-family detached and attached houses normally have a ¾" tap and water meter.
- Multi-family and non-residential water taps and meters are sized based on the water use, which is determined by fixture, appliances and other water demands.
- Taps, water meters, and services lines must be the same size unless approved by the City.
- Non single-family projects must complete the City's Plumbing Data Sheet for sizing. Multi-family units with four or less units do not need to complete the Plumbing Data Sheet.

Cash-in-Lieu of Raw Water

- No Cash-in-Lieu fees are due if there is enough acceptable raw water dedicated to the City or if there is enough raw water credit associated with existing taps on the property being developed. Any raw water dedication must be approved by City staff.
- Cash-in-Lieu fees are based on the amount of water required for the project on an annual basis.
- Residential single-family detached and attached taps pay a standard fee based on the type of residential unit.
- Water demand for non-residential projects are calculated based on the type of business, the square footage of the business area, and the square footage and type of landscaping.
- Cash-in-Lieu fees are paid according to each user's service commitment. Each customer's service commitment represents its expected annual volume of water use.
- Greeley will record the service commitments with the Weld County Clerk and Recorder.
- Because the establishment of landscaping may require extra watering, exceeding the service commitment during the first full calendar year of water service for the new

commercial or multi-family customer will not be considered as an overage and no raw water surcharge payment will be due.

- If water use in a new commercial, mixed use, or multi-family building (greater than 4 units) exceeds its service commitment in any calendar year, the owner will be required to pay a raw water surcharge for the volume of water exceeding the service commitment.
- If water use in a new commercial, mixed use, or multi-family building exceeds its service commitment in any two consecutive years, the owner will be required to purchase additional water through a Cash-in-Lieu payment.
 - The Cash-in-Lieu payment will be for the two-year average volume of water used above the service commitment.
- Service commitment pricing is based on the current Cash-in-Lieu of water prices for Greeley.

Water Plant Investment Fee

- For the domestic water tap (the tap serving the building), the water plant investment fee (PIF) is charged based on the size of the water tap. See the Non-Residential Tap Fee Schedule for the PIF.
- For the landscaping water tap, a reduced PIF will be owed if at least 75% of the landscape is in the low water use or no water use hydrozones and the tap is 1” in diameter or smaller. If the landscaping does not meet this threshold of water wise landscaping then the full PIF is owed. See the Non-Residential Tap Fee Schedule for the PIF.
- The fee recovers the cost related to the potential peak flow of water through a water tap.
- The City’s treatment and distribution system must be sized for the combined peak flows of all the individual taps. Each tap must pay for its portion of the total system peak flow.

Water Meter Charge

- The water meter charge is per each meter installed based on the size of the meter.
- Meters used are provided by the City.

Sewer Plant Investment Fee

- Except for multifamily residential, the sewer plant investment fee is charged based on the size of the domestic water tap.
- The sewer plant investment fee for multifamily developments is based on the number of units served by the water tap:
 - 2-6 Dwelling Units: \$6,790 per unit
 - More than 6 Dwelling Units: \$4,525 per unit

Payment Timing

- Building and irrigation tap fees are paid at the time of building permit issuance.

2026 Residential Tap Fee Schedule				
	Meter Charge	Water PIF	Cash-in-Lieu	Sewer PIF
Single-family per Unit	\$304	\$16,900	Lot Acreage x 3 AF/ac x CIL Price*	\$9,050
Multi-family per Unit if 4 Units or Less	Based on meter size	Based on meter size	Lot Acreage x 3 AF/ac x CIL Price*	Based on number of units
*Three acre feet per acre is the standard raw water requirement for residential development. Developments with deed restrictions requiring low water use landscaping may qualify for a lower raw water requirement.				

Tap Fee Example:

A 20,000 square foot office building requiring an estimated 1.5” water tap would be calculated as follows:

Referring to the 1.5” water tap on the Non Residential Tap Fee Schedule you add the tap size components:

Water Plant Investment Fee	\$56,300
Sewer Plant Investment Fee	\$30,150
Total	\$86,450

The next step is to look up the Office business category in the 2026 Business Category and Water Use table. Multiply 14 gallons per square foot by 20,000 square feet for a total annual gallons requirement of 280,000 gallons. Divide that by 325,851 (gallons in an acre foot of water) to determine the water resource service commitment. Multiply that by the \$57,000 Cash-in-Lieu cost listed on the Non-Residential Tap Fee Schedule for the total Cash-in-Lieu cost of \$48,979. Add the two totals together for an estimated tap fee of \$135,429.

Category Name	Units	Unit Use (Gallons per unit per year)
Auto Service & Repair	sf	12
Childcare	sf	47
Church	sf	4.5
Grocery Store	sf	20
Gas Station w/o Car Wash	sf	93
Hospital	sf	21
Hotel/Motel	room	30,300
Medical Office	sf	25
Multi-family (greater than 4 units)	unit	35,500
Office	sf	14
Recreation w/ pool	sf	122
Recreation w/o pool	sf	25
Restaurant	sf	188
Retail	sf	16
School	sf	11
Warehouse	sf	5
Industrial and Other Commercial	Determined on a case by case basis	

Restaurant outdoor seating areas with partial or full seasonal coverings are counted at 50% for building square footage.

	2026 Non-Residential Tap Fee Schedule				
Meter Size	Meter Charge	Water PIF	Irrigation Water PIF if ≥75% Xeriscape	Cash-in-Lieu	Sewer PIF
5/8” & 3/4”	\$304	\$16,900	\$4,225	Calculated based on Water Resources allocated	\$9,050
1”	\$456	\$28,250	\$7,062		\$15,100
1-1/2”		\$56,300	Landscape meters larger than 1” pay full PIF		\$30,150
2”		\$90,100			\$48,250
3”		\$197,200			\$105,600
4”		\$338,000			\$181,000
6”		\$704,200			\$377,100

Irrigation Tap Fees

Irrigation tap fees are charged based on the irrigation area and the landscape type. The size of the tap determines the water plant investment fee and meter charge. The raw water requirement is determined based off the area and type of landscaping. Landscape plans with more than 75% high water use vegetation are assumed to be entirely high water using and calculated as such.

High Water Use (>14 gals/sf annual use)	$(CIL \text{ price} \times 3)/43,560 = \text{raw water charge/sf}$
Medium Water Use (10-14 gal/sf annual use)	$(CIL \text{ price} \times 2.3)/43,560 = \text{raw water charge/sf}$
Low Water Use (<10 gals/sf annual use)	$(CIL \text{ price} \times 1.6)/43,560 = \text{raw water charge/sf}$
No Irrigation	No raw water charge

Non-Potable Water Service

The utilization of Greeley's non-potable water supplies is an important component of the City's long-term water resource plan. Non-potable water systems are required for developments having 2 acres or more of common open space irrigation. Developments with less than 2 acres of common space irrigation and that can be economically connected to the City's existing non-potable distribution infrastructure will be encouraged to utilize non-potable water to serve all irrigation needs. Financial incentives may be available to make the use of non-potable water on the site advantageous.