



## FINANCE DEPARTMENT MEMORANDUM

DATE: November 1, 2024  
FROM: City of Greeley, Colorado  
RE: 2025 Development Impact Fees

In the 2023 adoption of the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees, the methodology to adjust fees annually was adopted. City of Greeley Code Chapter 4.64.055(b) states that the fees will be recalculated by applying the Economic Adjustment Factor (EAF).

The EAF is determined on an annual basis, using six weighted data variables, considered to be representative of economic growth, the cost of materials and services associated with constructing capital projects, and general economic conditions. The variables include:

- Percent change in **Greeley Utility Customer Accounts** – representing the growth and scope of public services;
- Percent change in **CDOT Construction Cost Index** – representing the cost of providing transportation networks;
- Percent change in **Engineering News Records Construction Cost Index** – representing material costs associated with capital projects;
- Percent change in **Engineering News Records Building Cost Index** – representing labor costs associated with capital projects;
- Percent change in **Assessed Value of Greeley Real Property** – representing growth and the economic value of real property assets; and
- Percent change in **Greeley MSA Employment** – representing a general indicator of the economic health of the area.

The 2025 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated on November 1, 2024, for the 2025 fee year, the percent change was calculated using year end 2023 compared to year end 2022.

2025 EAF – Weighting and Percent Change by Indicator							
	Greeley Utility Customers	CDOT CCI	ENR CCI	ENR BCI	Assessed Value	Greeley MSA Employment	Economic Adjustment Factor
Weight	25.0%	15.0%	5.0%	5.0%	25.0%	25.0%	
% change	9.18%	0.29%	7.84%	10.56%	18.55%	-0.20%	<b>7.85%</b>

For 2025, based on the methodology (applying the economic adjustment factor to the 2024 fee, rounding the result to zero decimals and comparing it to the 2024 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase an average of 7.85%.

The Water and Sewer board establishes the Water and Sewer Plant Investment Fees (PIF), the equivalent to impact fees. These will be adopted in December.

The fee adjustment requires public notification approximately 120 days before the March 1, 2025 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.

Fee Structure		2024 Fee	% Change	2025 Fee
<b>Police Development Fee</b>	<b>Unit</b>			
Residential 1,200 square feet or less of heated living space		\$145	7.59%	\$156
Residential 1,201 square feet to 1,500 square feet of heated living space		\$256	7.81%	\$276
Residential 1,501 square feet to 1,800 square feet of heated living space		\$291	7.90%	\$314
Residential 1,801 square feet or more of heated living space		\$310	7.74%	\$334
Retail/Restaurant	1,000 Square Feet of Building	\$931	7.84%	\$1,004
Office & Other Services	1,000 Square Feet of Building	\$500	7.80%	\$539
Industrial	1,000 Square Feet of Building	\$255	7.84%	\$275
<b>Fire Development Fee</b>	<b>Unit</b>			
Residential 1,200 square feet or less of heated living space		\$379	7.92%	\$409
Residential 1,201 square feet to 1,500 square feet of heated living space		\$666	7.81%	\$718
Residential 1,501 square feet to 1,800 square feet of heated living space		\$756	7.80%	\$815
Residential 1,801 square feet or more of heated living space		\$806	7.82%	\$869
Retail/Restaurant	1,000 Square Feet of Building	\$2,072	7.87%	\$2,235
Office & Other Services	1,000 Square Feet of Building	\$1,113	7.82%	\$1,200
Industrial	1,000 Square Feet of Building	\$568	7.92%	\$613
<b>Park Development Fee</b>				
Residential 1,200 square feet or less of heated living space		\$2,815	7.85%	\$3,036
Residential 1,201 square feet to 1,500 square feet of heated living space		\$4,946	7.84%	\$5,334
Residential 1,501 square feet to 1,800 square feet of heated living space		\$5,608	7.85%	\$6,048
Residential 1,801 square feet or more of heated living space		\$5,980	7.84%	\$6,449
<b>Trails Development Fee</b>				
Residential 1,200 square feet or less of heated living space		\$423	7.80%	\$456
Residential 1,201 square feet to 1,500 square feet of heated living space		\$743	7.81%	\$801
Residential 1,501 square feet to 1,800 square feet of heated living space		\$840	7.86%	\$906
Residential 1,801 square feet or more of heated living space		\$897	7.80%	\$967
<b>Storm Drainage Development Fee</b>	<b>Unit</b>			
Impervious Area	Per Impervious Square Foot	\$0.292	7.88%	\$0.315

<b>Transportation Development Fee</b>	<b>Unit</b>	<b>2024 Fee</b>	<b>% Change</b>	<b>2025 Fee</b>
Residential 1,200 square feet or less of heated living space		\$3,533	7.84%	\$3,810
Residential 1,201 square feet to 1,500 square feet of heated living space		\$6,525	7.85%	\$7,037
Residential 1,501 square feet to 1,800 square feet of heated living space		\$7,472	7.84%	\$8,058
Residential 1,801 square feet or more of heated living space		\$7,983	7.84%	\$8,609
Retail/Restaurant	1,000 Square Feet of Building	\$9,238	7.85%	\$9,963
Office & Other Services	1,000 Square Feet of Building	\$5,958	7.85%	\$6,426
Industrial	1,000 Square Feet of Building	\$3,035	7.84%	\$3,273