



FINANCE DEPARTMENT MEMORANDUM

DATE: November 1, 2025
 FROM: City of Greeley, Colorado
 RE: 2026 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 2026 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, 2025, for the 2026 fee year, the percent change was calculated using year end 2024 compared to year end 2023.

2026 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	-6.79%	-0.22%	-0.19%	5.28%	-4.68%	2.32%	-2.07%

2026 Development Impact Fee Schedule

For 2026, based on the methodology (applying the economic adjustment factor to the 2025 fee, rounding the result to zero decimals and comparing it to the 2025 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will decrease an average of -2.07%.

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, 2026 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.

Fee Structure		2025 Fee	% Change	2026 Fee
Police Development Fee	Unit			
Residential 1,200 square feet or less of heated living space		\$156	-1.92%	\$153
Residential 1,201 square feet to 1,500 square feet of heated living space		\$276	-2.17%	\$270
Residential 1,501 square feet to 1,800 square feet of heated living space		\$314	-1.91%	\$308
Residential 1,801 square feet or more of heated living space		\$334	-2.10%	\$327
Retail/Restaurant	1,000 Sq. Ft of Building	\$1,004	-2.09%	\$983
Office & Other Services	1,000 Sq. Ft of Building	\$539	-2.04%	\$528
Industrial	1,000 Sq. Ft of Building	\$275	-2.18%	\$269
Fire Development Fee				
Residential 1,200 square feet or less of heated living space		\$409	-1.96%	\$401
Residential 1,201 square feet to 1,500 square feet of heated living space		\$718	-2.09%	\$703
Residential 1,501 square feet to 1,800 square feet of heated living space		\$815	-2.09%	\$798
Residential 1,801 square feet or more of heated living space		\$869	-2.07%	\$851
Retail/Restaurant	1,000 Sq. Ft of Building	\$2,235	-2.06%	\$2,189
Office & Other Services	1,000 Sq. Ft of Building	\$1,200	-2.08%	\$1,175
Industrial	1,000 Sq. Ft of Building	\$613	-2.12%	\$600
Park Development Fee				
Residential 1,200 square feet or less of heated living space		\$3,036	-2.08%	\$2,973
Residential 1,201 square feet to 1,500 square feet of heated living space		\$5,334	-2.06%	\$5,224
Residential 1,501 square feet to 1,800 square feet of heated living space		\$6,048	-2.07%	\$5,923
Residential 1,801 square feet or more of heated living space		\$6,449	-2.06%	\$6,316
Trails Development Fee				
Residential 1,200 square feet or less of heated living space		\$456	-1.97%	\$447
Residential 1,201 square feet to 1,500 square feet of heated living space		\$801	-2.12%	\$784
Residential 1,501 square feet to 1,800 square feet of heated living space		\$906	-2.10%	\$887
Residential 1,801 square feet or more of heated living space		\$967	-2.07%	\$947
Storm Drainage Development Fee				
Impervious Area	Per Impervious Square Foot	\$0.315	-2.22%	\$0.308

2026 Development Impact Fee Schedule

Transportation Development Fee	Unit			
Residential 1,200 square feet or less of heated living space	\$3,810	-2.07%	\$3,731	
Residential 1,201 square feet to 1,500 square feet of heated living space	\$7,037	-2.06%	\$6,892	
Residential 1,501 square feet to 1,800 square feet of heated living space	\$8,058	-2.07%	\$7,891	
Residential 1,801 square feet or more of heated living space	\$8,609	-2.07%	\$8,431	
Retail/Restaurant	1,000 Square Feet of Building	\$9,963	-2.07%	\$9,757
Office & Other Services	1,000 Square Feet of Building	\$6,426	-2.07%	\$6,293
Industrial	1,000 Square Feet of Building	\$3,273	-2.08%	\$3,205