



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 | | | | |
| | Unit | | | |
| 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 | | | | |
| | Unit | | | |
| 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 |