

CAST Water and Sewer Tap Fee Survey
June 2024

Jurisdiction	Water		Sewer		Total	Notes
Crested Butte	\$	13,525	\$	16,708	\$ 30,233	Historically taps for AH units subsidized to some degree, enterprise always made whole by Town general fund.
Telluride	\$	32,566			\$ 32,566	Combined fee. Deed restricted units "waived" but paid by Town.
Routt Cty	\$	8,000	\$	8,000	\$ 16,000	No discount. All users pay into the system.
Basalt	\$	5,467	\$	7,000	\$ 12,467	Waivers in the past were funded by Town. Sewer by sewer metro, separate from Town. No waiver/discount. See note below.
						Utility eats costs on legally restricted units. They instituted a separate SDF specifically for deed-restricted units a few years ago that is equal to 40% of the fees that are stated in the spreadsheet (\$3,405 and \$2,082 respectively). These apply only to the deed-restricted units, not the rest of the project. It should also be noted, however, that if the units are part of a rental apartment project, they are allowed to use the commercial line fees instead of the deed-
Salida	\$	8,512	\$	5,206	\$ 13,718	restricted amounts, since those generally work out to be less \$ on a per unit basis
Carbondale	\$	6,365	\$	4,640	\$ 11,005	No discount for AH or mixed income. Anticipate if discount/waiver in future, utility would be made whole from GF.
Jackson	\$	3,284	\$	4,008	\$ 7,292	No discout for AH or mixed income. Everyone needs to pay into the system. If "waived" general fund makes utility whole.
Denver	\$	14,060	\$	11,060	\$ 25,120	Denver water out of town multifam water pricing. NO AH waiver. City of Denver sewer. No AH waiver.
						No AH discount or waiver, but general fund can pay fees to incentize AH. Sewer Upper Thompson cost. Estes assume one bath, W/D, DW + disposal =
Estes Park	\$	13,109	\$	12,600	\$ 25,709	\$2376, no sewer AH discount.
						Outside town limits for water cost. (Upper Blue San cost for multi fam unit -2 bed, 1 bath.) Town has waived in the distant past. Cannot afford to do so now.
Breckenridge	\$	20,470	\$	15,000	\$ 35,470	Upper Blue San District, no waiver/discount. Everyone pays fair share, not in financial plan to waive. See note below.
						Multifamily pricing, each unit an additional \$2550. Deed restricted units waived to developer and paid by housing funds to make enterprise whole, also applied in mixed income projects. South Durango San District allows for phased payments and Fire Protection District impact fees waived for duration
Durango	\$	5,320	\$	2,500	\$ 7,820	property is low/mod income.
Fraser	\$	2,310	\$	2,250	\$ 4,560	Values shown for multifamily unit, equal to .3 SF tap. No waiver but allow for tap fees to be financed over 2 years if mixed use development.
Gunnison	\$	10,500	\$	9,000	\$ 19,500	Discounted rates available for AH - \$4k water + \$6k sewer, but fund made whole with payment by general fund.
Average	\$	11,038	\$	8,164	\$ 18,574	

Excludes cost of tap.

Notes:

Basalt San: Capital Improvements at the District's Treatment Plant require every cent of possible tap fees to pay for replacement of aged equipment while planning for future treatment requirements and/or plant expansion given growth projections in the District planning area.

Upper Blue San: We leave land use decisions to the jurisdictions, instead engage in exchange agreements that benefit the san district and provide tap relief to the jurisdictions that they can deploy as they see fit to support land use prioirites. I.e. Upper Blue gave Breck and Summit \$\$ to keep water rights closed to ensure no changes to the water augmentation plan. Town and County have used the \$\$ to support AH taps. Most san districts only have taps and fees as revenue. Charge multi fam rates for STRs given higher use, and amortize tap fee over 30 years, with payments quarterly as long as operated as STR. (Krupp vs Breck.) Capture the increased use of STR under fee structure so rest of users are not carrying the burden.