

# Connection Fees – Quick Reference

## What Are Connection Fees?

- One-time payments to help the city pay for **growth-related** infrastructure.
- Cost for **new development**, or when an increase in meter size is required.

## How Fees Are Set

- Independent consultant completes a **Water & Sewer Financial Plan and Rate Study**.
- Increases are approved by **City Council** and added to the **City's Water & Sewer Ordinance**.

## Who Determines?

- **Lot size** – Official Plat
- **Determination of sufficient water supply / will serve request** – Infrastructure / Water Resources
- **Meter size** – City Development
  - Residential/Commercial – Plans Examiner
  - Irrigation – Landscape Review and Inspection

## When Are Fees Assessed?

- Connection fees are set when your permit is issued.  **But there's a time limit!**
-  If construction doesn't begin within 1 year **of permit issuance**:
  - **Your connection fees may be reassessed, if fees have increased, you'll need to pay the difference**
-  Start construction within 1 year **to avoid additional charges**.

## What's Included in Connection Fees?

- **Water Meter** – Meter cost
- **Water Connection** – Investment in water transmission and distribution main lines, distribution system storage, pumping, water treatment facilities, and land.
- **Water Resource** – Investment in raw water source of supply, reservoir storage, transmission and pumping facilities. Some communities require developers to bring their own water rights; Thornton uses a “cash-in-lieu” process, which is another way to describe the Water Resource portion of the connection fee.
- **Construction Water** – Charge for water used in between rough-in plumbing and meter set.
- **Metro Water Recovery (Sewer)** – 3<sup>rd</sup> party sewer infrastructure (pass-through cost).
- **Sewer Connection** – Investment in sewer expansion of main lines and infrastructure.

## Who Installs the meter?

- **Meter Shop** – Inspects meter pit and installs the meter. (re-inspection fee applies)

## Water & Sewer Connection Fees: Who to Contact

*A quick directory for questions*

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### Development & Permits

-  **Landscape/Irrigation Meters** → City Development (Landscape Review and Inspection)  
[CD\\_LA\\_Inspector@thorntonco.gov](mailto:CD_LA_Inspector@thorntonco.gov)
-  **Commercial or Residential Projects** → City Development (Plans Examiner)  
[buildings@thorntonco.gov](mailto:buildings@thorntonco.gov)
-  **Accessory Dwelling Units (ADUs)** → City Development (Plans Examiner)  
[buildings@thorntonco.gov](mailto:buildings@thorntonco.gov)
-  **New Building or Prospective Development** → City Development  
[citydevelopment@thorntonco.gov](mailto:citydevelopment@thorntonco.gov)
-  **Determination of Sufficient Water** → Infrastructure / Water Resources  
[water@thorntonwater.com](mailto:water@thorntonwater.com)
-  **Commercial Alterations** → City Development (Plans Examiner)  
[buildings@thorntonco.gov](mailto:buildings@thorntonco.gov)
-  **What Type of Connection Is Needed?** → City Development (Plans Examiner)  
[buildings@thorntonco.gov](mailto:buildings@thorntonco.gov)
-  **How Do I Apply for a Permit?** → [Click here to link to the permit portal](#) or e-mail  
[citydevelopment@thorntonco.gov](mailto:citydevelopment@thorntonco.gov)

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### Fees & Rates

-  **Cost of Fees** → Connection Fee Schedule [Click here for connection fee schedule.](#)
  -  For help estimating fees contact [financedept@thorntonco.gov](mailto:financedept@thorntonco.gov)
-  **Water/Sewer Rate Information** → Refer to published Rate Schedule [Click here for connection fee schedule.](#)

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