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Stormwater Code Update

Effective September 1, 2025, City of Thornton officially adopts new Stormwater Code. Ordinance (Chapter 22). This introduces a number of regulatory and administrative changes that include but are not limited to:

- Starting January 1, 2026, all new developments ≥1 acre, or ≤ 1 acre and part of a Larger Common Plan of Development, will need to apply for a City of Thornton Stormwater Quality Permit alongside Development Construction and Building Permits. All developments with a start date prior to January 1, 2026 will be grandfathered into the old process and WILL NOT need to apply for a Stormwater Quality Permit. Associated fees with the issuance of these permits will be charged as follows:
  - 1-5 acres = $500
  - 5.01-10 acres = $750
  - 10.01-20 acres = $1,500
  - 20.01-40 acres = $2,000
  - 40.01 acres or more = $2,500
  - Annual renewal fee of $150
- Developments can only disturb up to 40 acres at a time, however variances can be applied for with a comprehensive plan in place for re-stabilization. The variance process will generally be addressed during plan review but will be considered after the start of construction in select cases.
- Also starting January 1, 2026, a new enforcement schedule for construction runoff inspections will go into effect. The flow chart for failed inspections will be as follows:
  - 1st Failed Inspection: Notice of Noncompliance ($0)
  - 2nd Sequential Failed Inspection: Notice of Violation 1 ($150)
  - 3rd Sequential Failed Inspection: Notice of Violation 2 ($300)
  - 4th Sequential Failed Inspection: Stop Work Order

Please take the next 4 months to work towards minimizing the disturbance on your sites to 40 acres or less through various stabilization methods, as dust complaints are among the most frequent we receive. Details about applying for the City's Stormwater Quality Permit will be released sometime in Q4. Please send this to any other staff that may benefit from its information, and feel free to reach out with any questions or concerns about the new Stormwater Code Ordinance.

Sincerely,
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