

WATER CONNECTION FEE INCREASE FOR NEW DEVELOPMENTS

The city of Thornton recently adopted an increase to the water connection fees for new developments.

These fees go into effect on January 1, 2022.

Connection fees are a one-time payment to connect to Thornton's water system to compensate the city for the cost of acquiring, constructing and extending infrastructure to support new development. The current connection fees are based on the 2020 Utility Master Plan and will ensure Thornton can adequately meet the needs of future development.

TIMETABLE

Connection Fees increases will be phased in over three years; effective January 1, 2022, January 1, 2023, and January 1, 2024.

Projected growth projects include:

- a 3rd Water Treatment Plant
- the Hammer Raw Water Connection Project
- new transmission lines, pump stations, and a storage tank.

HISTORY

The current water connection fees have been in place since January 1, 2016. Thornton has only raised connection fees twice in the previous 14 years.

NEED HELP CALCULATING YOUR CONNECTION FEES?

Contact the Utility Billing Office at
303-538-7370 or
utilbilling@ThorntonCO.gov.

For all other inquires, please
contact Kim Newhart, Finance
Director at 303-538-7255 or email
Kimberly.Newhart@ThorntonCO.gov.

**SEE REVERSE SIDE FOR THE
2022-2024 FEE SCHEDULES.**

2022-2024 WATER CONNECTION FEE INCREASE SCHEDULES

Residential Thornton Water Connection Fee Schedule

Residential Connections: Effective January 1, 2022

Domestic 5/8 x 3/4 Connection (Individually Metered Unit):

Each Individual Living Unit	Water Meter	Water Connection	Water Resource	Construction Water
Single Family (Up to 7,000 sq. ft.)	\$181	\$7,430	\$18,657	\$39
Single Family (7,001-8,999sq. ft.)	181	9,650	20,585	39
Duplex	181	5,478	13,632	39
Manufactured Home	181	4,046	11,885	39
Multifamily	181	2,620	8,826	39

Multi-Family (Master Meter) Connection:

Tap/Meter (inches)*	Water Meter	Per Unit Water Connection	Per Unit Water Resource	Construction Water
5/8 x 3/4	\$181	\$4,804	\$12,639	\$39
3/4	242	4,804	12,639	39
1	297	4,804	12,639	99
1.5	408	4,804	12,639	99
2	1,838	4,804	12,639	99
3	2,059	4,804	12,639	246
4	2,841	4,804	12,639	246

Residential Connections: Effective January 1, 2023

Domestic 5/8 x 3/4 Connection (Individually Metered Unit):

Each Individual Living Unit	Water Meter	Water Connection	Water Resource	Construction Water
Single Family (Up to 7,000 sq. ft.)	\$181	\$7,430	\$21,659	\$39
Single Family (7,001-8,999sq. ft.)	181	9,650	25,515	39
Duplex	181	5,478	16,654	39
Manufactured Home	181	4,046	14,912	39
Multifamily	181	2,620	11,091	39

Multi-Family (Master Meter) Connection:

Tap/Meter (inches)*	Water Meter	Per Unit Water Connection	Per Unit Water Resource	Construction Water
5/8 x 3/4	\$181	\$4,804	\$15,816	\$39
3/4	242	4,804	15,816	39
1	297	4,804	15,816	99
1.5	408	4,804	15,816	99
2	1,838	4,804	15,816	99
3	2,059	4,804	15,816	246
4	2,841	4,804	15,816	246

Residential Connections: Effective January 1, 2024

Domestic 5/8 x 3/4 Connection (Individually Metered Unit):

Each Individual Living Unit	Water Meter	Water Connection	Water Resource	Construction Water
Single Family (Up to 7,000 sq. ft.)	\$181	\$7,430	\$24,660	\$39
Single Family (7,001-8,999sq. ft.)	181	9,650	30,444	39
Duplex	181	5,478	19,677	39
Manufactured Home	181	4,046	17,940	39
Multifamily	181	2,620	13,356	39

Multi-Family (Master Meter) Connection:

Tap/Meter (inches)*	Water Meter	Per Unit Water Connection	Per Unit Water Resource	Construction Water
5/8 x 3/4	\$181	\$4,804	\$18,993	\$39
3/4	242	4,804	18,993	39
1	297	4,804	18,993	99
1.5	408	4,804	18,993	99
2	1,838	4,804	18,993	99
3	2,059	4,804	18,993	246
4	2,841	4,804	18,993	246

Fees for larger meter sizes available upon request.

(1) Incremental fee of \$783 per 1,000 sq. ft. proposed for lot sizes greater than 8,999 sq. ft.

*Fees for larger meter sizes available upon request.

***Varies depending on number of units.

Irrigation Thornton Water Connection Fee Schedule

Irrigation Connections: Effective January 1, 2022

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource
5/8 x 3/4	\$181	\$9,650	\$20,585
3/4	242	16,083	34,308
1	297	25,733	54,893
1.5	716	32,166	68,616
2	786	102,931	219,572
3	894	205,862	439,143
4	1,131	321,659	686,160

Irrigation Connections: Effective January 1, 2023

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource
5/8 x 3/4	\$181	\$9,650	\$25,514
3/4	242	16,083	42,524
1	297	25,733	68,038
1.5	716	32,166	85,048
2	786	102,931	272,154
3	894	205,862	544,308
4	1,131	321,659	850,482

Irrigation Connections: Effective January 1, 2024

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource
5/8 x 3/4	\$181	\$9,650	\$30,444
3/4	242	16,083	50,740
1	297	25,733	81,184
1.5	716	32,166	101,480
2	786	102,931	324,737
3	894	205,862	649,474
4	1,131	321,659	1,014,803

The irrigation meter shall be sized based upon the irrigation construction drawings approved by the City and as described in the City's Standards and Specifications, Section 809: Irrigation Systems. In no circumstance shall the demand on the downstream side of the meter be greater than the maximum continuous flow limitations of the approved irrigation meter.

Commercial Thornton Water Connection Fee Schedule

Commercial Connections: Effective January 1, 2022

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource	Construction Water
5/8 x 3/4	\$181	\$9,650	\$20,585	\$39
3/4	242	16,083	34,308	39
1	297	25,733	54,893	99
1.5	408	32,166	68,616	99
2	1,838	102,931	219,572	99
3	2,059	205,862	439,143	246
4	2,841	321,659	686,160	246

Commercial Connections: Effective January 1, 2023

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource	Construction Water
5/8 x 3/4	\$181	\$9,650	\$25,514	\$39
3/4	242	16,083	42,524	39
1	297	25,733	68,038	99
1.5	408	32,166	85,048	99
2	1,838	102,931	272,154	99
3	2,059	205,862	544,308	246
4	2,841	321,659	850,482	246

Commercial Connections: Effective January 1, 2024

Tap/Meter (inches)*	Water Meter	Water Connection	Water Resource	Construction Water
5/8 x 3/4	\$181	\$9,650	\$30,444	\$39
3/4	242	16,083	50,740	39
1	297	25,733	81,184	99
1.5	408	32,166	101,480	99
2	1,838	102,931	324,737	99
3	2,059	205,862	649,474	246
4	2,841	321,659	1,014,803	246

*Fee is based upon the larger of the tap or meter size, pursuant to contractual agreement between the City and Metro Wastewater. Fees for larger meter sizes are available upon request.