

Development Impact Fees

Excerpts from the 2022 Brighton Fee Resolutions
 (Resolution No. 2021-83)
 And
 Brighton Utility Ordinance Nos. 2363 and 2379

All new development in Brighton, including expansion to existing development, shall be assessed development impact fees. The following is a summary of impact fees that developers can expect, which in most instances will be collected at permit issuance for vertical building construction.

This outline does not include permit and plan review fees, or use taxes charged on materials for new construction. Use taxes charged at permit issuance are figured at 3.75% of 50% of the project valuation (cost of materials and labor).

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| Community Park Impact Fee | <i>Applies to all residential developments</i> | |
| | \$1971/unit | |
| Neighborhood Park Impact Fee | <i>Applies to all residential developments</i> | |
| | \$1971/unit | |
| Crossing Fee | <i>Applies to all residential developments</i> | |
| | Pay \$700/unit | |
| Traffic Impact | <i>Applies to all development</i> | |
| - Residential: | \$1,700/unit | |
| - Commercial Office: | \$0.98/square foot of gross building area | |
| - Commercial Retail: | \$0.65/square foot of gross building area | |
| - Industrial: | \$0.41/square foot of gross building area | |
| Water Plant Investment Fee (PIF) | <i>Applies to all development – based on the size of the water tap(s)</i> | |
| - Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein. | .75" tap - \$13,354 1" tap - \$22,257 1.5" tap - \$44,513 2" tap - \$71,221 | 3" tap - \$142,443 4" tap - \$222,557 6" tap – by special review |
| - Multi-family | First unit - \$13,354 Each additional unit - \$8,012 | |
| Water Resource Fee (in lieu of water dedication) | <i>Fee is in addition to Water PIF, only if no raw water is dedicated and accepted by city. Water dedication will be required for all development unless a previous agreement is on file with the City.</i> | |
| - Single-family detached residential (fees are based on density of proposed development) | 3 or less units/acre - \$34,359/unit 4 units/acre - \$33,174/unit 5 units/acre - \$27,842/unit 6 units/acre - \$27,250/unit 7 units/acre - \$24,880/unit | 8 or 9 units/acre - \$23,696/unit 10 units/acre - \$23,103/unit 11 units/acre - \$22,511/unit 12+ units/acre - \$21,326/unit |
| - Multi-family (includes apartments, condominiums, and single family attached such as duplexes and townhomes) | \$11,783/unit | |
| - All other development (including commercial, industrial, public land, common areas, etc.) | Applicant shall provide a water resource report estimating the water usage, which will be used to determine the fee-in-lieu amount. | |

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| Water Meters | <i>A meter shall be purchased from Brighton inventory, and is charged based on the size and type of meter installed (at the city's discretion) at the cost of meter inventory. This list reflects the current cost range of meters by size.</i> | |
| - All water taps shall be fit with a meter in the same size as the tap (price includes ERT and ERT hanger) | .75" tap - \$280.82 1" tap - \$507.70 1.5" tap - \$745.35 2" tap - \$955.40 | 3" tap - \$1,680.50 4" tap - \$2,640.50 6" tap - \$4,426.50 |
| Wastewater Plant Investment Fee | <i>Applies to all development – fees charged by district boundary (either MWRD or SBDMD) and based on size of water tap(s)</i> | |
| Metro Wastewater Reclamation District (MWRD) | <i>– fees set by district</i> | |
| - Single family detached and duplex | \$4,710/unit | |
| - Multi-family residential and non-residential uses | .75" water tap - \$9,420 1" water tap - \$22,608 1.5" water tap - \$51,810 2" water tap - \$94,200 | 3" water tap - \$202,530 4" water tap - \$405,060 (if larger than 4" water tap, see Utility Director under special review) |
| South Beebe Draw Metro District (SBDMD) | <i>– fees set by district</i> | |
| - Single-family detached, mixed use, commercial, industrial | .75" water tap - \$4,725 1" water tap - \$11,812 1.5" water tap - \$23,625 | 2" water tap - \$37,800 3" water tap - \$70,875 4" water tap - \$118,125 |
| | (larger than 4" water tap – fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report) | |
| Wastewater Connection Charge | <i>Applies to all development – based on size of water tap(s)</i> | |
| - Single-family detached, mixed use, commercial, industrial | .75" water tap - \$837 1" water tap - \$1,395 1.5" water tap - \$2,790 2" water tap - \$4,464 | 3" water tap - \$8,928 4" water tap - \$13,950 (larger than 4" water tap, see Utility Director under special review) |
| - Multi-family | First unit - \$837 Each additional unit - \$543 | |
| Stormwater Impact Fee | <i>Applies to all development</i> | |
| - Single Family Detached Residential | \$4,580/unit | |
| - Multi-family residential | \$2,310/unit | |
| - Non Residential (<i>includes commercial, mixed use, and industrial uses</i>) | \$0.86/square foot of impervious surface area, including all additions of 1,000 square feet or greater | |

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Notes:

- Boundary maps for district boundaries discussed above are offered as a quick reference courtesy. Properties that are located close to a boundary should be verified with this office for accurate budget planning.
- **Development fees collected shall be those fees in effect at the time of permit issuance.** Fees may be further governed by specific agreement for the development as adopted by the Brighton City Council. Final fees shall be based on approved construction drawings for the development and shall be figured by the city. All fees are subject to change without notice.
- Credits shall be provided for existing infrastructure during redevelopment at the City's discretion.
- Non-profit organizations shall be eligible for a waiver of use tax; a tax-exempt certificate for the organization being permitted must be on file for fee reductions to be applied.
- The fee formula for a permit fee is located within the 2022 Fee Resolution (*Sec. IV. C.*) and is based on valuation. A project valuation shall be estimated based on the cost of materials and labor.
- Fire sprinkler systems require a dedicated tap and shall not be charged investment fees or meter charges for the tap.
- The Brighton Fire Rescue District typically collects additional plan review and impact fees at the time of building permit. Please reach out directly to them for additional information.
- **Any metropolitan or special district fees that may apply to a development are not included herein. Applicant should reach out directly to the applicable district(s) for information on fees.**