

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). This outline also does not include any metropolitan or special district fees that may apply to a development. Applicant shall reach out directly to the applicable district(s) for information on fees.

Community Park Impact Fee	<i>Applies to all residential developments</i>	
	\$1,971/unit	
Neighborhood Park Impact Fee	<i>Applies to all residential developments</i>	
	\$1,971/unit	
Crossing Fee	<i>Applies to all residential developments</i>	
	\$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</i>	
- Single-family detached, mobile home parks, 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 (includes apartments, duplexes, condominiums, and townhomes).	First unit - \$13,354 Each additional unit - \$8,012	
Fee-in-Lieu of Water Dedication	<i>Fee is in addition to Water PIF. 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)	0 to 3 units/acre - \$37,221.65/unit >3 to 4 units/acre - \$35,937.92/unit >4 to 5 units/acre - \$30,161.68/unit >5 to 6 units/acre - \$29,520.36/unit >6 to 7 units/acre - \$26,952.90/unit	>7 to 9 units/acre - \$25,670.26/unit >9 to 10 units/acre - \$25,027.85/unit >10 to 11 units/acre - \$24,386.53/unit >11 units/acre - \$23,102.80/unit
- Multi-family (includes apartments, condominiums, duplexes, and townhomes).	\$12,764.71/unit	
- All other development (including commercial, industrial, mixed use, public land donation, parks, common areas, ADUs etc.)	Applicant shall provide a water resource report estimating the water required to support and irrigate proposed development, which will be used to determine the fee-in-lieu amount.	

Development Impact Fees

Effective August 1, 2023

Excerpts from the 2023 Brighton Fee Resolution No. 2022-98, 2023-70
And
Brighton Utility Ordinance Nos. 2363 and 2406

Water Meters	<i>A meter shall be purchased from the City of Brighton 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 of meters by size and is subject to change.</i>	
- All water taps shall be fit with a meter in the same size as the tap (price includes all meter appurtenances).	.75" tap - \$324.16 1" tap - \$474.65 1.5" tap - \$374.00 2" tap - \$1050.97	3" tap - \$1,949.20 4" tap - \$2,877.05 6" tap - \$4,841.65 Water Meter Inspection: \$50.00 Water Meter Re-Inspection Fee: \$100.00
Wastewater Plant Investment Fee	<i>Applies to all development – based on size of water tap(s)</i>	
Metro Water Recovery (MWR)	<i>Fees set by MWR to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of MWR.</i>	
- Single-family units (See MWR Rules and Regulations for definitions)	\$5,120/unit	
- Non-single-family units (See MWR Rules and Regulations for definitions)	.75" water tap - \$10,240 1" water tap - \$24,576 1.5" water tap - \$56,320 2" water tap - \$102,400	3" water tap - \$220,160 4" water tap - \$440,320 (If larger than 4" water tap, see Utility Director under special review)
Town of Lochbuie	<i>Fees set by Town of Lochbuie to support wastewater treatment system infrastructure. City of Brighton collects this fee on behalf of Town of Lochbuie.</i>	
- All development types	.75" water tap - \$4,830 1" water tap - \$8,066 1.5" water tap - \$16,084 2" water tap - \$25,744	3" water tap - \$51,536 4" water tap - \$80,516 (If larger than 4" water tap, fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report)
City of Brighton	<i>Fees set by City of Brighton to support wastewater collection system infrastructure.</i>	
- Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein	.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 (If larger than 4" water tap, see Utility Director under special review)
- Multi-family (includes apartments and single-family attached served by a common tap)	First unit - \$837 Each additional unit - \$543	
Storm Drainage Impact Fee	<i>Applies to all development outside of South Beebe Draw Metropolitan District</i>	
- Single-family detached residential	\$4,580	
- Multi-family residential (attached dwellings and apartments))	\$2,310/unit	
- Non-residential (includes commercial, mixed use, and industrial)	\$0.86/square foot of impervious surface area, including all additions of 1,000 square feet or greater	

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Notes:

- All credit card transactions will be charged an additional fee of 2.9% of the total amount due.
- 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.
- Charitable, religious, and quasi-governmental organizations may be exempt from use tax. A tax-exempt certificate for the organization being permitted must be on file for a tax exemption to be applied.
- Fire sprinkler systems require a dedicated tap and shall not be charged any fees.