

EAST LARIMER COUNTY (ELCO) WATER DISTRICT

RAW WATER REQUIREMENTS AND PLANT INVESTMENT FEE (PIF) SCHEDULE

Effective October 1, 2026

RAW WATER REQUIREMENTS

Methods of Satisfying RWR for a Parcel, Lot or Phase.

As a condition to providing potable water service to a Parcel or to a Lot or Phase of a Real Estate Development, the Owner/Developer must elect one or more of the following methods to satisfy the Raw Water Requirements (RWR) for each Parcel or Lot or for each Lot or Phase of a Real Estate Development in an amount to be calculated by the District using the conversion rates adopted by the District from time to time, which convert dedicated water rights into gallons of water for the purpose of RWR satisfaction: (i) transfer or cause to be transferred to the District raw water, and/or (ii) acquire Water Bank Credit from the Water Bank Program, and/or (iii) pay a Cash-In-Lieu (CIL) payment in an amount to be calculated by the District.

ELCO's CIL price is based on a unit of Colorado-Big Thompson Project water (C-BT) valued at \$60,000. Water rights ELCO may consider for dedication are shown on page 4 of this schedule. Prior to accepting a water right for dedication, ELCO will first require that an evaluation of that water right is completed. Contact ELCO for more information.

Along with the dedication of water rights, additional fees required include the Plant Investment Fee (PIF), meter and inspection fees. The PIF recovers costs associated with the development of, storage, treatment and delivery of potable water to new customers. The cost of installing the service line, meter and meter pit are not included with the PIF. Certain areas in the District's service areas may be subject to a Third Party Reimbursement Fee (TPRF) resulting from specific capital improvements completed in 2025. A TPRF is assessed based on a meter size for each water service. A schedule for the TPRF can be found on page 4. To determine if a property is subject to the TPRF, contact the District office.

Following are descriptions of the various water taps available for purchase along with the associated RWR and PIF. To convert acre feet to units/shares, refer to ELCO's approximate credit factors shown on page 4 of this schedule.

INDOOR USE ONLY WATER TAP

A residential development with the ability to develop and implement a non-potable irrigation system can potentially reduce its raw water requirements for single-family residential lots if it can demonstrate that it has a viable non-potable supply (wells or ditch rights) to meet the projected irrigation demand. In order to qualify for an indoor use only water tap, an outdoor irrigation and landscape plan as well as a raw water supply must be submitted and approved by the District.

		Raw Water Requirements (Acre Feet)		
	Annual Allotment	Colorado-Big Thompson or North Poudre Irrigation Co.	Jackson Ditch Company, Water Supply & Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch	PIF
Indoor Use Only	51,000	0.2192	0.2348	\$3,105

SINGLE FAMILY RESIDENTIAL WATER TAP

Single-family (SF) residential tap fees are based on the square footage of the lot. Below is the approved schedule for SF residential water services:

Single Family Lot Size (square feet)	Annual Allotment	Raw Water Requirements (Acre Feet)		PIF
		Colorado-Big Thompson or North Poudre Irrigation Co.	Jackson Ditch Company, Water Supply & Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch	
1-2,999	68,000	0.2922	0.3131	\$4,140
3,000 - 4,999	90,000	0.3867	0.4144	\$5,480
5,000 - 6,999	108,000	0.4641	0.4972	\$6,576
7,000 - 8,999	126,000	0.5414	0.5801	\$7,672
9,000 - 10,999	144,000	0.6188	0.6630	\$8,768
11,000 - 12,999	162,000	0.6961	0.7459	\$9,864
13,000 - 14,999	180,000	0.7735	0.8287	\$10,960
15,000 - 16,999	198,000	0.8508	0.9116	\$12,056
17,000 - 18,999	216,000	0.9282	0.9945	\$13,152
19,000 - 20,999	234,000	1.0055	1.0773	\$14,248
21,000 - 22,999	252,000	1.0829	1.1602	\$15,344
over 23,000	261,000	1.1215	1.2017	\$15,892

MULTI-FAMILY (APARTMENT AND RESIDENTIAL CONDOMINIUM) WATER TAP

A multi-family water tap is based on the number of living units. The requirements for this water tap are based on indoor use only. Multi-family projects are required to have separate irrigation taps for common areas and open space.

Per Living Unit	Annual Allotment	Raw Water Requirements (Acre Feet)		PIF
		Colorado-Big Thompson or North Poudre Irrigation Co.	Jackson Ditch Company, Water Supply & Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch	
Multi-Family	36,000	0.1547	0.1657	\$2,192

RURAL WATER TAP

A single-family residential property may qualify for a rural water tap if the owner owns a secondary irrigation source. In order to qualify for this type of water tap, the owner would need to provide staff with acceptable documentation proving ownership and the ability to access and utilize the secondary irrigation source on the associated property. This tap is only available to a single lot development.

		Raw Water Requirements (Acre Feet)		
	Annual Allotment	Colorado-Big Thompson or North Poudre Irrigation Co.	Jackson Ditch Company, Water Supply & Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch	PIF
Rural Water Tap	92,000	0.3953	0.4236	\$5,602

MOBILE HOME WATER TAP

A mobile home water tap is based on the number of living units.

		Raw Water Requirements (Acre Feet)		
Per Living Unit	Annual Allotment	Colorado-Big Thompson or North Poudre Irrigation Co.	Jackson Ditch Company, Water Supply & Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch	PIF
Mobile Home	73,000	0.3137	0.3361	\$4,201

LANDSCAPE IRRIGATION TAP

All developments with open space that require landscape irrigation are required to purchase a landscape irrigation tap. Landscape irrigation RWR and PIF are based on the total area of turf, mulch and native grass planned in the area. A professionally developed landscape plan indicating irrigated area by landscape type is required to be submitted to and will be reviewed by ELCO staff. **The RWR and PIF is calculated per 1,000 sq. ft. of irrigated area.**

		Raw Water Requirements (Acre Feet)		
Type of Area	Annual Allotment	C-BT or North Poudre Irrigation Company	Jackson Ditch Company, Water Supply & Storage Company, New Mercer Ditch, Larimer No. 2 or Arthur Ditch	PIF
Turf	20,000 gallons per 1,000 sq. ft. of irrigated turf	0.0859	0.0921	\$1,589
Mulch	10,000 gallons per 1,000 sq. ft. of mulched planting area	0.0430	0.0460	\$795
Native	7,000 gallons per 1,000 sq. ft. of mulched planting area	0.0301	0.0322	\$556

NON-RESIDENTIAL WATER TAP

Non-residential water tap requirements are based on the annual allotment required. Owner will work with ELCO staff to determine the proper allotment based on projected annual water use not less than the District's minimum requirement.

		Raw Water Requirements (Acre Feet)		
Tap Size	Annual Allotment	C-BT or North Poudre Irrigation Company	Jackson Ditch Company, Water Supply & Storage Company, New Mercer Ditch, Larimer No. 2 or Arthur Ditch	PIF
3/4"	171,000	0.7348	0.7873	\$10,412
1" & larger	Calculated based upon water use. Contact District staff for details.			

THIRD PARTY REIMBURSEMENT FEE

Specific properties within the District's service area are subject to a Third Party Reimbursement Fee (TPRF) due to specific capital improvements recently completed in 2025. Contact the District's office to determine if a property is subject to the fee.

Meter Size	Third Party Reimbursement Fee (\$/Meter)
3/4"	\$568
1"	\$977
1-1/2"	\$1,777
2"	\$2,844
3"	\$7,999
4"	\$17,775
6"	\$35,549

WATER RIGHTS CURRENTLY CONSIDERED FOR DEDICATION BY THE DISTRICT

Water Right	Credit Factor*
Colorado-Big Thompson (C-BT)	.70 acre-feet per unit
Water Supply & Storage Co. (WSSC)	58.8 acre-feet per share
North Poudre Irrigation Co. (NPIC)	2.6 acre-feet per share
Jackson Ditch Co. (JDC)	111 acre-feet per share
New Mercer Ditch Co. (NM)	16.7 acre-feet per share
Larimer No. 2 Ditch Co. (LN2)	23.8 acre-feet per share
Arthur Ditch CO. (AR)	2 acre-feet per share

** All water rights considered for dedication to the District must be evaluated by ELCO Water Resources staff prior to ELCO accepting the water right. The District reserves the right to adjust the credit factor and other conditions associated with the dedication of that water right. Additional fees are required prior to evaluating the water right. If a*

water right is accepted for dedication, the water right must then go through the ELCO Water Bank process which will result in the issuance of Water Bank raw water credit. For further details, contact District staff.

Prior to assigning raw water credit from the Water Bank to platted lots or parcels, raw water and administrative fees must be paid. Below are the fees currently approved by the ELCO Board of Directors:

Water Right	Raw Water Fee (per share)
Colorado-Big Thompson (C-BT)	\$1,500
Water Supply & Storage Co. (WSSC)	\$88,855
North Poudre Irrigation Co. (NPIC)	\$1,500
Jackson Ditch Co. (JDC)	\$130,245
New Mercer Ditch Co. (NM)	\$57,500
Larimer No. 2 Ditch Co. (LN2)	\$57,500
Arthur Ditch CO. (AR)	\$57,500

METER AND INSPECTION FEES

Water Tap = Raw Water Credit + Plant Investment Fee + Meter & Installation Fee

In addition to the assignment of raw water credit and payment of a Plant Investment Fee, each water tap requires a meter pit to be installed along with the purchase of a water meter. Meter and inspection fees are based on the size of water meter required for the tap. See the schedule below for current pricing. Prior to installing a meter pit, the District requires the contractor's workman's comp and liability insurance certificates to be on file. ELCO also requires 48-hour notice prior to inspecting a meter pit installation and installing a meter. Please contact the office to schedule this inspection and installation.

Meter Size	Fee
3/4" Meter Installation	\$520 Each
1" Meter Installation	\$602 Each
1-1/2" and Large Meter Installations	Contact the District
Tapping Fee (Contractor Provides Material)	\$200

ELCO's specifications on installation can be found at <https://www.elcowater.org>.

The District cash-in-lieu price, conversion factors, Plant Investment, Raw Water and other associated fees are modified periodically. Contact the ELCO office to confirm current requirements.