

**EAST LARIMER COUNTY (ELCO) WATER DISTRICT**  
**RAW WATER REQUIREMENTS AND PLANT INVESTMENT FEE (PIF) SCHEDULE**

*Effective January 1, 2025*

**RAW WATER REQUIREMENTS**

**Methods of Satisfying RWR.**

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 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 CIL Payment in an amount to be calculated by the District.

**RWR Satisfaction for a Parcel or Lot that is not within a Real Estate Development.**

Any Owner/Developer of a Parcel or Lot that is not within a Real Estate Development (residential or non-residential), whether acting alone or through one (1) or more Affiliates, requesting a water tap for such Parcel or Lot may satisfy the RWR for such Parcel or Lot by electing one or more of the following methods of 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 CIL Payment in an amount to be calculated by the District, but in no event shall satisfaction by a CIL Payment exceed a total of fifty (50) Acre Foot Equivalents of C-BT Water for each Parcel or Lot; and provided, however, if the water tap for which a CIL Payment is made is not activated within two (2) years following receipt of payment by the District of the CIL Payment, the District may, at its sole option and election, refund any CIL Payment to the then Owner of such Parcel or Lot, and said Owner shall thereafter comply with the District's then existing requirements with respect to the satisfaction of the RWR for such Parcel or Lot.

**RWR Satisfaction for Lots within a Real Estate Development.**

Any Owner/Developer, whether acting alone or through one (1) or more Affiliates, requesting water taps for one or more Lots within a Real Estate Development, or a Phase of a Real Estate Development, may satisfy the RWR for the Lots or Phase by electing one or more of the following methods of 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 CIL Payment in an amount to be calculated by the District, but in no event shall satisfaction by a CIL Payment exceed a total of fifty (50) Acre Foot Equivalents of C-BT Water for all Lots within a Real Estate Development. Notwithstanding the foregoing, in the event an Owner/Developer pays to the District a CIL Payment for water taps for one or more Lots within a Real Estate Development and fails to activate such water taps for which a CIL Payment is made within two (2) years following receipt of the CIL Payment by the District, the District may, at its sole option and election, refund such CIL Payment to the then Owner of the Lots to which the CIL Payment was assigned, whereupon said Owner shall thereafter be required to comply with the District's then existing requirements with respect to the satisfaction of the RWR for such Lots.

When permitted, payment of CIL is based on ELCO's CIL price which is currently based on a unit of Colorado-Big Thompson Project water (C-BT) valued at \$62,000. Water rights ELCO may consider for dedication are shown on page 5 of this schedule.

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. PIFs for certain District service areas may be subject to additional fees resulting from recent or planned capital improvements.

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.

## 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

**\*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.**

## 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.

Indoor Use Only	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	
	51,000	0.2192	0.2348	\$3,105

### 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.

		<b>Raw Water Requirements (Acre Feet)</b>		
<b>Per Living Unit</b>	<b>Annual Allotment</b>	<b>Colorado-Big Thompson or North Poudre Irrigation Co.</b>	<b>Jackson Ditch Company, Water Supply &amp; Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch</b>	<b>PIF</b>
<b>Multi-Family</b>	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.

		<b>Raw Water Requirements (Acre Feet)</b>		
	<b>Annual Allotment</b>	<b>Colorado-Big Thompson or North Poudre Irrigation Co.</b>	<b>Jackson Ditch Company, Water Supply &amp; Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch</b>	<b>PIF</b>
<b>Rural Water Tap</b>	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.

		<b>Raw Water Requirements (Acre Feet)</b>		
<b>Per Living Unit</b>	<b>Annual Allotment</b>	<b>Colorado-Big Thompson or North Poudre Irrigation Co.</b>	<b>Jackson Ditch Company, Water Supply &amp; Storage, New Mercer Ditch, Larimer Canal #2 or Arthur Ditch</b>	<b>PIF</b>
<b>Mobile Home</b>	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.**

Type of Area	Annual Allotment	Raw Water Requirements (Acre Feet)		PIF
		C-BT or North Poudre Irrigation Company	Jackson Ditch Company, Water Supply & Storage Company, New Mercer Ditch, Larimer No. 2 or Arthur Ditch	
<b>Turf</b>	20,000 gallons per 1,000 sq. ft. of irrigated turf	0.0859	0.0921	\$1,589
<b>Mulch</b>	10,000 gallons per 1,000 sq. ft. of mulched planting area	0.0430	0.0460	\$795
<b>Native</b>	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 size of water tap required. Owner will work with ELCO staff to determine the proper size of water tap based on the water use at the property.

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

### 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:

<b>Water Right</b>	<b>Raw Water Fee (per share)</b>
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.

<b>Meter Size</b>	<b>Fee</b>
3/4" Meter Installation	\$425 Each
1" Meter Installation	\$506 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.colorado.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.