

FORT COLLINS - LOVELAND WATER DISTRICT

Tap Fee Schedule - Single Family

1/1/2026

Raw Water Cost per firm	
acre foot (AF)	\$ 120,000.00
Water Base PIF	\$ 37,175.00

Irrigable Lot Size	Infrastructure PIF	Total Required AF	Water Resource Fee	Meter	Total Water Tap Fee
Conservation Tap	\$ 37,175.00	0.15	\$ 18,000.00	\$ 510.00	\$ 55,685.00
<= 3,000	\$ 37,175.00	0.15	\$ 18,000.00	\$ 510.00	\$ 55,685.00
3,001-4,000	\$ 37,175.00	0.18	\$ 21,600.00	\$ 510.00	\$ 59,285.00
4,001-5,000	\$ 37,175.00	0.28	\$ 33,600.00	\$ 510.00	\$ 71,285.00
5,001-6,000	\$ 37,175.00	0.35	\$ 42,000.00	\$ 510.00	\$ 79,685.00
6,001-7,000	\$ 37,175.00	0.43	\$ 51,600.00	\$ 510.00	\$ 89,285.00
7,001-8,000	\$ 37,175.00	0.44	\$ 52,800.00	\$ 510.00	\$ 90,485.00
8,001-9,000	\$ 37,175.00	0.50	\$ 60,000.00	\$ 510.00	\$ 97,685.00
9,001-10,000	\$ 37,175.00	0.56	\$ 67,200.00	\$ 510.00	\$ 104,885.00
10,001-11,000	\$ 37,175.00	0.60	\$ 72,000.00	\$ 510.00	\$ 109,685.00
> 11,000	\$ 37,175.00	0.63	\$ 75,600.00	\$ 510.00	\$ 113,285.00

Definitions:

Conservation Tap	A new Single Family Residential water tap application that has a non-potable irrigation system for outdoor irrigation needs, or that has a deed restriction that prohibits outdoor watering. No outdoor potable water irrigation is permitted. Conservation taps and documentation of above requirements must be approved by the Engineering Department prior to approval of tap application. Proof of filed deed restriction must be presented upon submitting tap application.
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FORT COLLINS - LOVELAND WATER DISTRICT

Tap Fee Schedule - Multi Family

1/1/2026

Raw Water MF Cost per DU	\$ 19,200.00
Water MF PIF per DU	\$ 5,948.00

Tap Description	DU	Infrastructure PIF	Total Required AF	Water Resource Fee	Meter	Total Water Tap Fee
1" MF (2 DU)	2	\$ 11,896.00	0.40	\$ 48,000.00	\$ 620.00	\$ 60,516.00
1" MF (3 DU)	3	\$ 17,844.00	0.60	\$ 72,000.00	\$ 620.00	\$ 90,464.00
1.5" MF (4 DU)	4	\$ 23,792.00	0.80	\$ 96,000.00	\$ 1,995.00	\$ 121,787.00
1.5" MF (5 DU)	5	\$ 29,740.00	1.00	\$ 120,000.00	\$ 1,995.00	\$ 151,735.00
1.5" MF (6 DU)	6	\$ 35,688.00	1.20	\$ 144,000.00	\$ 1,995.00	\$ 181,683.00
1.5" MF (7 DU)	7	\$ 41,636.00	1.40	\$ 168,000.00	\$ 1,995.00	\$ 211,631.00
1.5" MF (8 DU)	8	\$ 47,584.00	1.60	\$ 192,000.00	\$ 1,995.00	\$ 241,579.00
1.5" MF (9 DU)	9	\$ 53,532.00	1.80	\$ 216,000.00	\$ 1,995.00	\$ 271,527.00
1.5" MF (10 DU)	10	\$ 59,480.00	2.00	\$ 240,000.00	\$ 1,995.00	\$ 301,475.00
2" MF (11 DU)	11	\$ 65,428.00	2.20	\$ 264,000.00	\$ 2,260.00	\$ 331,688.00
2" MF (12 DU)	12	\$ 71,376.00	2.40	\$ 288,000.00	\$ 2,260.00	\$ 361,636.00
2" MF (13 DU)	13	\$ 77,324.00	2.60	\$ 312,000.00	\$ 2,260.00	\$ 391,584.00
2" MF (14 DU)	14	\$ 83,272.00	2.80	\$ 336,000.00	\$ 2,260.00	\$ 421,532.00
2" MF (15 DU)	15	\$ 89,220.00	3.00	\$ 360,000.00	\$ 2,260.00	\$ 451,480.00
2" MF (16 DU)	16	\$ 95,168.00	3.20	\$ 384,000.00	\$ 2,260.00	\$ 481,428.00
2" MF (17 DU)	17	\$ 101,116.00	3.40	\$ 408,000.00	\$ 2,260.00	\$ 511,376.00
2" MF (18 DU)	18	\$ 107,064.00	3.60	\$ 432,000.00	\$ 2,260.00	\$ 541,324.00
2" MF (19 DU)	19	\$ 113,012.00	3.80	\$ 456,000.00	\$ 2,260.00	\$ 571,272.00
2" MF (20 DU)	20	\$ 118,960.00	4.00	\$ 480,000.00	\$ 2,260.00	\$ 601,220.00
2" MF (21 DU)	21	\$ 124,908.00	4.20	\$ 504,000.00	\$ 2,260.00	\$ 631,168.00
2" MF (22 DU)	22	\$ 130,856.00	4.40	\$ 528,000.00	\$ 2,260.00	\$ 661,116.00
2" MF (23 DU)	23	\$ 136,804.00	4.60	\$ 552,000.00	\$ 2,260.00	\$ 691,064.00
2" MF (24 DU)	24	\$ 142,752.00	4.80	\$ 576,000.00	\$ 2,260.00	\$ 721,012.00
2" MF (25 DU)	25	\$ 148,700.00	5.00	\$ 600,000.00	\$ 2,260.00	\$ 750,960.00
2" MF (26 DU)	26	\$ 154,648.00	5.20	\$ 624,000.00	\$ 2,260.00	\$ 780,908.00
2" MF (27 DU)	27	\$ 160,596.00	5.40	\$ 648,000.00	\$ 2,260.00	\$ 810,856.00
2" MF (28 DU)	28	\$ 166,544.00	5.60	\$ 672,000.00	\$ 2,260.00	\$ 840,804.00
2" MF (29 DU)	29	\$ 172,492.00	5.80	\$ 696,000.00	\$ 2,260.00	\$ 870,752.00
2" MF (30 DU)	30	\$ 178,440.00	6.00	\$ 720,000.00	\$ 2,260.00	\$ 900,700.00
2" MF (31 DU)	31	\$ 184,388.00	6.20	\$ 744,000.00	\$ 2,260.00	\$ 930,648.00
2" MF (32 DU)	32	\$ 190,336.00	6.40	\$ 768,000.00	\$ 2,260.00	\$ 960,596.00
2" MF (33 DU)	33	\$ 196,284.00	6.60	\$ 792,000.00	\$ 2,260.00	\$ 990,544.00
2" MF (34 DU)	34	\$ 202,232.00	6.80	\$ 816,000.00	\$ 2,260.00	\$ 1,020,492.00
2" MF (35 DU)	35	\$ 208,180.00	7.00	\$ 840,000.00	\$ 2,260.00	\$ 1,050,440.00
2" MF (36 DU)	36	\$ 214,128.00	7.20	\$ 864,000.00	\$ 2,260.00	\$ 1,080,388.00

To Determine Tap fees for DUs greater than 36, use the following table and equation:

Dwelling Unit (DU) range:	Infrastructure PIF	Water Resource Fee	Sub-total, per DU		Plus: Meter	
37 - 46	\$ 5,948.00	\$ 24,000.00	\$ 29,948.00	Multiple by # of DU	2" - \$2,260	Total Water Tap Fee
47 - 93	\$ 5,948.00	\$ 24,000.00	\$ 29,948.00	Multiple by # of DU	3" - \$2,780	Total Water Tap Fee
94 - 150	\$ 5,948.00	\$ 24,000.00	\$ 29,948.00	Multiple by # of DU	4" - \$4,605	Total Water Tap Fee

FORT COLLINS - LOVELAND WATER DISTRICT

Tap Fee Schedule - Commercial

1/1/2026

Raw Water Cost per firm	
acre foot (AF)	\$ 120,000.00
Water Base PIF	\$ 37,175.00

Meter Size	Design GPM	Design GPM Ratio	Infrastructure PIF	Total Required AF	Water Resource Fee	Meter	Total Water Tap Fee
3/4"	10	1.0	\$ 37,175.00	0.63	\$ 75,600.00	\$ 510.00	\$ 113,285.00
1"	25	2.5	\$ 92,938.00	1.56	\$ 187,200.00	\$ 620.00	\$ 280,758.00
1.5"	50	5.0	\$ 185,875.00	3.13	\$ 375,600.00	\$ 1,995.00	\$ 563,470.00
2"	80	8.0	\$ 297,400.00	5.00	\$ 600,000.00	\$ 2,260.00	\$ 899,660.00
3"	175	17.5	\$ 650,563.00	10.94	\$ 1,312,800.00	\$ 2,780.00	\$ 1,966,143.00
4"	300	30.0	\$ 1,115,250.00	18.75	\$ 2,250,000.00	\$ 4,605.00	\$ 3,369,855.00
6"	625	62.5	\$ 2,323,438.00	39.06	\$ 4,687,200.00	\$ 6,576.00	\$ 7,017,214.00

Note: 3", 4", and 6" prices are for estimating only. Actual costs are determined on a case by case basis. All meters greater than 2" must be provided by the tap applicant. The above meter charge will still be charged due to additional costs of inspection and maintenance.

FORT COLLINS - LOVELAND WATER DISTRICT

Tap Fee Schedule - Irrigation

1/1/2026

Raw Water Cost per firm	
acre foot (AF)	\$ 120,000.00
Water Base PIF	\$ 37,175.00

Meter Size	Design GPM	Design GPM Ratio	Infrastructure PIF	Total Required AF	Water Resource Fee	Meter	Total Water Tap Fee
3/4"	10	1.0	\$ 37,175.00	0.85	\$ 102,000.00	\$ 510.00	\$ 139,685.00
1"	25	2.5	\$ 92,938.00	2.13	\$ 255,600.00	\$ 620.00	\$ 349,158.00
1.5"	50	5.0	\$ 185,875.00	4.25	\$ 510,000.00	\$ 1,995.00	\$ 697,870.00
2"	80	8.0	\$ 297,400.00	6.80	\$ 816,000.00	\$ 2,260.00	\$ 1,115,660.00
3"	175	17.5	\$ 650,563.00	14.88	\$ 1,785,600.00	\$ 2,780.00	\$ 2,438,943.00
4"	300	30.0	\$ 1,115,250.00	25.50	\$ 3,060,000.00	\$ 4,605.00	\$ 4,179,855.00
6"	625	62.5	\$ 2,323,438.00	53.13	\$ 6,375,600.00	\$ 6,576.00	\$ 8,705,614.00

Note: 3", 4", and 6" prices are for estimating only. Actual costs are determined on a case by case basis. All meters greater than 2" must be provided by the tap applicant. The above meter charge will still be charged due to additional costs of inspection and maintenance.