

ORDINANCE 8538

AN ORDINANCE AMENDING CHAPTER 4-20, "FEES," B.R.C. 1981, AND SECTION 3-8-3, "TAX IMPOSED ON NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT," B.R.C. 1981, CHANGING CERTAIN FEES AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Section 3-8-3, B.R.C. 1981 is amended as follows:

3-8-3. Tax Imposed on Nonresidential and Residential Development.

(a) Tax Rate: No person engaged in nonresidential or residential development in the city shall fail to pay a development excise tax thereon according to the following rates:

(1) For new or additional floor area for nonresidential development per square foot of floor area:

Transportation	\$2.48
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(2) For new detached dwelling unit:

Transportation	\$4,128.12
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(3) For new attached dwelling unit or mobile home:

Transportation	\$2,995.02
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Section 2. Section 4-20-3, B.R.C. 1981 is amended as follows:

4-20-3. Auctioneer License Fees.

An applicant for an auctioneer license shall pay an annual fee of \$102 and \$7 per person submitted for background check review.

Section 3. Section 4-20-4, B.R.C. 1981 is amended as follows:

4-20-4. Building Contractor License, Building Permit Fees, and Payment of Estimated Use Tax.

...

(d) The value of the work covered by the permit shall be determined by either the City of Boulder Valuation Table or the estimated value of the work covered by the permit

1 provided by the applicant at time of application. The higher of the two valuations shall be  
2 used to calculate the building permit fees and the estimated pre-payment of construction  
3 use tax if the applicant chooses to pay use taxes pursuant to Subsection 3-2-14(a),  
4 "Methods of Paying Sales and Use Tax," B.R.C. 1981.

5 (1) *City of Boulder Valuation Table* means a table of per square foot construction  
6 values based on type of construction and use. The city has adopted the August  
7 2022 version of the cost data as published by the International Code Council. The  
8 table rates are for new construction which includes additions. All other scopes of  
9 work are expressed as a percentage of the new rates as follows:

10 Core and Shell	75%
11 Basement Finish	50%
12 All Others	50%

13 ...

14 Section 4. Section 4-20-5, B.R.C. 1981 is amended as follows:

15 **4-20-5. Circus, Carnival, and Menagerie License Fees.**

16 An applicant for a circus, carnival, and menagerie license shall pay \$525 per day of  
17 operation.

18 Section 5. Section 4-20-10, B.R.C. 1981 is amended as follows:

19 **4-20-10. Itinerant Merchant License Fee.**

20 An applicant for an itinerant merchant license shall pay \$70 per 12-month period plus \$7  
21 per person submitted for background check review.

22 Section 6. Section 4-20-11, B.R.C. 1981 is amended as follows:

23 **4-20-11. Mall License and Permit Fees.**

24 The following fees shall be paid before issuance of a revocable permit or lease, kiosk,  
25 mobile vending cart, ambulatory vendor, entertainment vending, personal services vending, or  
animal permit, and rental of advertising space on informational kiosks:

- 26 (a) For revocable permit or leases issued in accordance with Section 8-6-6, "Requirements  
27 for Revocable Permits, Short-Term Leases and Long-Term Leases," B.R.C. 1981, an  
28 annual fee of \$19.42 per square foot of occupied space;
- 29 (b) For kiosk permits, an annual fee to be negotiated by contract with the city manager;

- 1 (c) For mobile vending carts, \$2,469.50 per year, payable in two equal payments by April 1  
2 and August 1, or, for substitution or other permits which begin later in the year and are  
3 prorated, within thirty days of permit approval;
- 4 (d) For ambulatory vendor permits, \$125.00 per month from May through September, and  
5 \$63 per month from October through April;
- 6 (e) For any permits requiring use of utilities to be provided by the city, up to a maximum of  
7 \$21.50 per day;
- 8 (f) For rental of advertising space on informational kiosks, \$1,000 per quarter section per  
9 year;
- 10 (g) For animal permits, \$0 per permit;
- 11 (h) For entertainment vending permits, \$18.00 per month;
- 12 (i) For personal services vending permits, \$125.50 per month from May through September,  
13 and \$63 from October through April; and
- 14 (j) For a newspaper vending machine permit, \$66.50 per year.

15 Section 7. Section 44-20-17, B.R.C. 1981 is amended as follows:

16 **4-20-17. Secondhand Dealer and Pawnbroker License Fee.**

- 17 (a) An applicant for a secondhand dealer license shall pay \$140 per 12-month period plus \$7  
18 per person submitted for background check review.
- 19 (b) An applicant for a pawnbroker license shall pay \$140 per 12-month period plus \$7 per  
20 person submitted for background check review.
- 21 (c) The fees for a new license prescribed in Subsections (a) and (b) of this section shall be  
22 prorated on a monthly basis.

23 Section 8. Section 4-20-20, B.R.C. 1981 is amended as follows:

24 **4-20-20. Revocable Right of Way Permit/Lease Application Fee.**

- 25 ...
- (d) An applicant for an encroachment off the Pearl Street Mall shall pay an annual fee of  
\$13.59 per square foot of leased area.
- (e) An applicant for a monitoring well encroachment shall pay \$530 per well per year.
- (f) An applicant for a residential encroachment shall pay an annual fee of \$100.

(g) An applicant for an encroachment for a telecommunication conduit crossing as set forth in Subsection 8-6-6(j), "Leases for Point-to-Point Telecommunication Conduit Crossings," B.R.C. 1981, shall pay \$19.47 per lineal foot of the conduit crossing per year.

...

Section 9. Section 4-20-2, B.R.C. 1981 is amended as follows:

**4-20-23. Water Permit Fees.**

An applicant for a water permit under Sections 11-1-14, "Permit to Make Water Main Connections," 11-1-15, "Out of City Water Service," or 11-1-16, "Permit to Sell Water," B.R.C. 1981, or for water meter installation under Section 11-1-36, "Location and Installation of Meters; Maintenance of Access to Meters," B.R.C. 1981, or for testing or inspection of backflow prevention assemblies under Section 11-1-25, "Duty to Maintain Backflow Prevention Assembly and Prevent Cross-Connection," B.R.C. 1981, and for inspection for cross-connections under Section 11-1-25, "Duty to Maintain Backflow Prevention Assembly and Prevent Cross-Connection," B.R.C. 1981, shall pay the following fees:

...

(d) Water meter installation fee:

(1)	¾" meter	\$ 438
(2)	1" meter	476
(3)	1½" meter (domestic)	899
(4)	1½" meter (sprinkler)	898
(5)	2" meter (domestic)	1,108
(6)	2" meter (sprinkler)	1,108
(7)	3" meter (sprinkler)	2,266
(8)	3" meter (domestic)	2,266
(9)	4" meter (sprinkler)	2,692
(10)	4" meter (domestic)	2,692
(11)	Install ¾" meter transponder	222
(12)	Install 1" meter transponder	222
(13)	Install 1½" meter transponder	295
(14)	Install 2" meter transponder (domestic)	295
(15)	Call back for ¾" and 1"	88
(16)	Call back for 1½" and 2"	161

Sales tax is due on materials portion of installation.

(e) Tap fee:

(1)	¾" in DIP or CIP	\$193
(2)	¾" in AC or PVC	193
(3)	1" in DIP or CIP	282
(4)	1" in AC or PVC	282
(5)	1½"	371

1	(6)	2"	371
	(7)	4"	583
2	(8)	6"	641
	(9)	8"	724
3	(10)	12"	884
4	(11)	Call back for installing a water tap	312

5 Sales tax is due on materials portion of installation.

6 (f) The emergency water conservation special permit fee is \$75

7 (g) Tests and inspections for backflow prevention assemblies:

7	(1)	To test or inspect first backflow prevention assembly	\$119
8	(2)	Each additional assembly at same location	77
	(3)	For cross-connection inspection first hour	119
9	(4)	For each additional hour at same location	77

10 Section 10. Section 4-20-24, B.R.C. 1981 is amended as follows:

11 **4-20-24. Water Service Fees.**

12 A person shall pay the following charges for water services:

13	(a)	To terminate water service	\$50
	(b)	To deliver water service termination notice	27
14	(c)	To remove water meter	105
15	(d)	To reset water meter	87
16	(e)	To resume water service	53
17	(f)	To resume water service after 3:00 p.m. or on weekends or holidays	114
	(g)	Special meter read	50
18	(h)	To test meter and meter tests accurate	50

19 Section 11. Section 4-20-25, B.R.C. 1981 is amended as follows:

20 **4-20-25. Monthly Water User Charges.**

21 (a) Treated water monthly service charges:

<i>Meter Size</i>	<i>Inside City</i>	<i>Outside City</i>
¾"	\$17.08	\$25.61
1"	28.76	43.13
1½"	61.91	92.85
2"	108.43	162.65
3"	241.21	361.82

4"	427.11	640.67
6"	958.44	1,437.66
8"	1,701.14	2,551.73
Hydrant Meter	175.30	262.96

(b) Treated water quantity charges:

(1) Block Rate Structure:

	<i>Block Rates (per thousand gallons of water)</i>	<i>Block Size (% of monthly water budget)</i>
Block 1	4.47	0—60%
Block 2	5.97	61—100%
Block 3	11.93	101—150%
Block 4	17.90	151—200%
Block 5	29.83	Greater than 200%

...

(c) Bulk water and metered hydrant rate: \$10 per thousand gallons of water used.

(d) Water leased on an annual basis: Colorado Big Thompson \$50 per acre foot; all other based on cost of assessment plus twenty percent administrative fee, except when set by special agreement. If no assessment is charged and no special agreement exists, the cost is \$50 per acre foot.

Section 12. Section 4-20-26, B.R.C. 1981 is amended as follows:

**4-20-26. Water Plant Investment Fees.**

(a) Water utility customers shall pay the following plant investment fees: The number of bedrooms, type of units, number of units, irrigated area, and AWC Usage\*\* are used to determine water budgets as well as calculate the Plant Investment Fee. Any changes to these characteristics may require payment of an additional Plant Investment Fee before any water budget adjustments are made.

(b) Customer Description PIF Amount.

(1) Single Unit Dwelling:

<i>Type</i>	<i>Amount of Square Feet of Irrigable Area</i>	<i>Application Rate</i>	
Outdoor [per S.F. of irrigated area (2,000 S.F. minimum)]	First 5,000 square feet of irrigable area	15 gallons per square feet (gpsf)	\$ 3.20
	Next 9,000 square feet of irrigable area	12 gpsf	2.67
	Irrigable area in excess of 14,000 square feet	10 gpsf	2.14
Indoor			11,755

(2) Multi Unit Dwelling: Outdoor (Separate irrigation service under Paragraph (4) of this section).

<i>Indoor</i>	
1 or 2 bedroom unit (per unit)	\$7,837
3 bedroom unit (per unit)	9,796
4 bedroom unit (per unit)	11,755
5 or more bedroom unit (per unit)	13,713

(3) Nonresidential: Outdoor (Separate irrigation service under Paragraph (4) of this section).

...

	<i>PIF Amount</i>		
<i>Meter size*</i>	25%	50%	85%
$\frac{3}{4}$ "	N/A	\$4,899	\$29,936
1"	\$6,860	17,631	82,118
1½"	16,161	37,222	150,849
2"	29,876	78,854	316,879

...

(4) Irrigation service:

<i>Usage</i>	<i>Application Rate</i>	<i>PIF Amount</i>
Per S.F. of irrigated area (2,000 S.F. minimum)	15 gallons per square feet (gpsf)	\$3.20

...

	<i>Water Asset Valuations</i>
A	\$442,747,737
B	985,022,310

Section 13. Section 4-20-27, B.R.C. 1981 is amended as follows:

**4-20-27. Wastewater Permit Fees.**

An applicant for a wastewater tap or permit under Section 11-2-8, "When Connections With Sanitary Sewer Mains Required," or 11-2-9, "Permit to Make Sanitary Sewer Connection," B.R.C. 1981, shall pay the following fees:

...

(c) Sewer tap fee:

(1)	4" PVC and VCP	\$212
(2)	4" RCP	409
(3)	6" PVC and VCP	212
(4)	6" RCP	409
(5)	Manhole tap	849
(6)	Call back for installing a sewer tap	212

Sales tax is due on materials portion of installation.

Section 14. Section 4-20-28, B.R.C. 1981 is amended as follows:

**4-20-28. Monthly Wastewater User Charges.**

(a) Monthly service charge:

<i>Meter Size</i>	<i>Inside City</i>	<i>Outside City</i>
¾"	\$14.18	\$21.28
1"	24.85	37.29
1½"	56.71	85.07
2"	99.97	149.96
3"	224.71	337.07
4"	399.90	599.86
6"	899.76	1,349.65
8"	1,599.59	2,399.39



1 (b) Quantity charge:

2 (1) Average strength sewage (as defined in Section 11-3-3, B.R.C. 1981):

<i>Quantity</i>	<i>Inside City</i>	<i>Outside City</i>
Per 1,000 gallons of billable usage	\$7.30	\$10.95

6 (2) Excess Strength Sewage Charge. In addition to the quantity charge for average strength sewage, fees will be charged for excess strength sewage based on the following:

	<i>Strength Exceeding (mg/l)</i>	<i>Fee per 1,000 lbs. of discharge</i>
TSS (Total Suspended Solids)	300	\$205
COD (Chemical Oxygen Demand)	700	130
TP (Total Phosphorus as P)	8	6,127
TKN (Total Kjeldahl Nitrogen)	55	1,545
ffCOD/COD Ratio (floc-filtered COD)	>80%	Waive COD fee

13 ...

14 Section 15. Section 4-20-29, B.R.C. 1981 is amended as follows:

15 **4-20-29. Wastewater Plant Investment Fees.**

16 (a) Sanitary sewer utility customers shall pay the following plant investment fees:

17 Customer Description

18 (1) Single Unit Dwelling:

<i>PIF Amount</i>
\$4,586

21 (2) Multi Unit Dwelling:

<i>Description</i>	<i>PIF Amount</i>
1 or 2 bedroom unit (per unit)	\$3,056
3 bedroom unit (per unit)	3,495
4 bedroom unit (per unit)	4,586

5 or more bedroom unit (per unit)	5,349
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(3) Nonresidential:

...

	<i>PIF Amount (\$)</i>		
<i>Meter size *</i>	<i>25%</i>	<i>50%</i>	<i>85%</i>
¾"	N/A	\$1,910	\$ 10,506
1"	\$2,673	6,900	32,030
1½"	6,305	14,519	58,840
2"	11,654	30,757	123,601

...

	<i>Wastewater Asset Valuations</i>
A	\$307,340,556
B	33,846,706
C	5,958,262
D	13,652,371

Section 16. Section 4-20-31, B.R.C. 1981 is amended as follows:

**4-20-31. Wastewater Classification Survey Filing Fee and Industrial and Groundwater Discharge Permit Fees and Charges.**

(a) Applicants for an industrial discharge permit shall pay the following permit fees:

(1) Flow:

<i>Gallons per Day</i>	<i>Annual Fee</i>
0—100	\$ 500
101— 10,000	4,375
10,001— 25,000	6,177
Over 25,000	7,786

(2) Industries that are issued more than one permit will be charged an annual fee based on the total gallons per day from all their permit discharges.

(3) Fee to review a wastewater classification survey is \$100.

1 (b) An applicant for a groundwater discharge permit shall pay the following permit fees:

2 (1) The fee to review a groundwater discharge permit application shall be \$100.

3 (2) For an applicant that will have a continuous, ongoing discharge, the annual fee  
4 shall be \$465 per year. The first-year permit fee shall be payable upon the  
5 issuance of the permit and shall be paid every year thereafter on the anniversary  
6 of such issuance for the duration of the permit. Annual fees are not applied to  
construction de-watering discharges occurring over a period of no more than one  
hundred eighty days.

7 (c) The fee for dumping domestic septic wastes at the septage receiving station at the  
8 wastewater treatment plant in accordance with Section 11-3-10, "Septage Tank Waste,"  
B.R.C. 1981, shall be \$90 per thousand gallons.

9 Section 17. Section 4-20-45, B.R.C. 1981 is amended as follows:

10 **4-20-45. Stormwater and Flood Management Fees.**

11 (a) Owners of detached residences and attached single unit metered residences in the city  
12 shall pay the following monthly storm water and flood management fees:

13 Size of Parcel

13 (1)	Up to 15,000 sq. ft.	\$24.64
14 (2)	15,000—30,000 sq. ft.	29.81
15 (3)	30,001 sq. ft. and over	35.00

16 (b) The owners of all other parcels of land in the city on which any improvement has been  
17 constructed shall pay a storm water and flood management fee based on:

- 18 (1) \$3.95 fixed monthly billing charge, and  
19 (2) \$0.00902 per square foot of impervious area.

20 If the calculation results in a fee less than the monthly rate in Paragraph (a)(1) of this section,  
then the fee specified in Paragraph (a)(1) of this section will be assessed.

21 Section 18. Section 4-20-46, B.R.C. 1981 is amended as follows:

22 **4-20-46. Stormwater and Flood Management Utility Plant Investment Fee.**

23 Owners of all parcels of land in the city submitting building permit applications shall pay a  
24 stormwater and flood management plant investment fee based on the square feet of added  
25 impervious area. However, if new stormwater detention facilities are built by the owner  
according to the most current City of Boulder Design and Construction Standards in effect at the  
time the building permit application is submitted, on or after April 2, 2009, the applicable fee  
shall be reduced by fifty percent.

	<i><b>PIF Amount</b></i>
(Per Square Foot of Impervious Area)	\$2.46

Section 19. Section 4-20-49, B.R.C. 1981 is amended as follows:

**4-20-49. Neighborhood Parking Permit Fee.**

(a) A zone resident applying for a neighborhood parking permit shall pay \$40 for each permit or renewal thereof, except that a resident of the Chautauqua North neighborhood zone shall instead pay \$10.

...  
 (d) An individual who does not reside within the zone applying for a neighborhood parking permit, if permitted in the zone, shall pay \$110 for each quarterly commuter permit or renewal thereof.

Section 20. Section 4-20-62, B.R.C. 1981 is amended as follows:

**4-20-62. Capital Facility Impact Fee.**

(a) Impact Fee Rate: No person engaged in nonresidential or residential development in the city shall fail to pay a development impact fee. Fees shall be assessed and collected according to the standards of Chapter 8-9, "Capital Facility Impact Fee," B.R.C. 1981, and the following rates:

**Table 1: Residential Impact Fee Rates per Dwelling Unit**

<i><b>Size Range (SF)</b></i>	<i><b>IMPACT FEE RATES</b></i>							<i><b>Total</b></i>
	<i><b>Library</b></i>	<i><b>Parks &amp; Recreation</b></i>	<i><b>Human Services</b></i>	<i><b>Municipal Facilities</b></i>	<i><b>Police</b></i>	<i><b>Fire</b></i>	<i><b>Transportation</b></i>	
799 and below	\$476	\$2,986	\$91	\$291	\$242	\$217	\$109	\$ 4,412
800—999	\$600	\$ 3,751	\$113	\$368	\$304	\$272	\$142	\$5,550
1000—1199	\$694	\$4,337	\$134	\$424	\$352	\$315	\$164	\$6,420
1200—1399	\$771	\$4,821	\$149	\$471	\$392	\$349	\$183	\$7,136
1400—1599	\$836	\$5,229	\$161	\$511	\$426	\$380	\$201	\$7,744
1600—1799	\$893	\$5,588	\$171	\$547	\$456	\$405	\$215	\$8,275
1800—1999	\$947	\$5,918	\$181	\$578	\$482	\$430	\$228	\$8,764
2000—2199	\$988	\$6,174	\$188	\$605	\$503	\$449	\$238	\$9,145
2200—2399	\$1,027	\$6,429	\$199	\$628	\$524	\$467	\$248	\$9,522
2400—2599	\$1,065	\$6,660	\$206	\$650	\$543	\$483	\$258	\$9,865
2600—2799	\$1,102	\$6,891	\$213	\$674	\$560	\$501	\$266	\$10,207
2800—2999	\$1,134	\$7,092	\$218	\$694	\$577	\$515	\$274	\$10,504

3000—3199	\$1,163	\$7,270	\$224	\$711	\$594	\$528	\$281	\$10,771
3200—3399	\$1,187	\$7,429	\$229	\$725	\$606	\$541	\$288	\$1,1001
3400—3599	\$1,214	\$7,602	\$234	\$743	\$620	\$552	\$295	\$11,260
3600 and above	\$1,240	\$7,757	\$238	\$757	\$631	\$562	\$300	\$11,485

**Table 2: Impact Fee Rates for Nonresidential Uses**

Nonresidential Uses	Impact Fee Rates Per Square Foot of Nonresidential Floor Area					
	Municipal Facilities	Police	Fire	Affordable Housing	Transportation	Total
Retail/Restaurant	\$0.43	\$0.79	\$0.68	\$20.91	\$0.60	\$23.41
Office	\$0.62	\$0.32	\$0.98	\$31.36	\$0.24	\$33.52
Hospital	\$0.51	\$0.37	\$0.79	\$20.91	\$0.30	\$22.88
Institutional	\$0.13	\$0.26	\$0.21	\$10.45	\$0.20	\$11.25
Warehousing	\$0.15	\$0.10	\$0.25	\$10.45	\$0.08	\$11.03
Light Industrial	\$0.40	\$0.19	\$0.63	\$18.29	\$0.15	\$19.66

**Table 3: Impact Fee Rates for Public & Civic Uses and Affordable Commercial Uses**

Public and Civic Uses and Affordable Commercial Uses	Impact Fee Rates Per Square Foot of Nonresidential Floor Area					
	Municipal Facilities	Police	Fire	Affordable Housing	Transportation	Total
Retail/Restaurant	\$0.43	\$0.79	\$0.68	\$8.99	\$0.60	\$11.49
Office	\$0.62	\$0.32	\$0.98	\$13.49	\$0.24	\$15.65
Hospital	\$0.51	\$0.37	\$0.79	\$8.99	\$0.30	\$10.96
Institutional	\$0.13	\$0.26	\$0.21	\$4.50	\$0.20	\$5.30
Warehousing	\$0.15	\$0.10	\$0.25	\$4.50	\$0.08	\$5.08
Light Industrial	\$0.40	\$0.19	\$0.63	\$7.87	\$0.15	\$9.24

**Table 4: Impact Fee Rates for Other Nonresidential Uses**

Other Nonresidential Uses	Impact Fee Rates for Other Nonresidential Uses Based on Unique Demand Indicators					
	Municipal Facilities	Police	Fire	Affordable Housing	Transportation	Total
Nursing Home/Assisted Living (per bed)	\$146.12	\$77.56	\$229.30	\$1,798.41	\$61.82	\$2,313.21
Lodging (per room)	\$98.91	\$233.79	\$156.24	\$5,395.23	\$185.46	\$6,069.63



1 INTRODUCTION, READ ON FIRST READING, AND ORDERED PUBLISHED BY  
2 TITLE ONLY this 6<sup>th</sup> day of October 2022.

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5 \_\_\_\_\_  
6 Aaron Brockett,  
7 Mayor

8 Attest:

9 \_\_\_\_\_  
10 Elesha Johnson,  
11 City Clerk

12 READ ON SECOND READING, PASSED AND ADOPTED this 20<sup>th</sup> day of October  
13 2022.

14 \_\_\_\_\_  
15 Aaron Brockett,  
16 Mayor

17 Attest:

18 \_\_\_\_\_  
19 Elesha Johnson,  
20 City Clerk