

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 24-23
Adoption of Revised SEMSWA Fee Schedule

WHEREAS, on September 21, 2016, pursuant to Resolution 16-26, the SEMSWA Board of Directors adopted a Budget Policy whereby the Board will annually adjust the Annual Stormwater Fee Schedule, hereinafter "Fee Schedule", to account for the effects of inflation on SEMSWA's annual budget; and

WHEREAS, the three-year average of the Denver-Aurora-Lakewood Consumer Price Index (CPI) for 2021, 2022, and 2023 is 5.589%; and

WHEREAS, on June 24, 2009, the Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise, passed Resolution 09-20, which adopted and authorized the implementation of the System Development Fee (SDF) Policy, including an SDF Schedule for the watersheds in the SEMSWA service area; and

WHEREAS, SDFs should also be adjusted to account for the effects of inflation; and

WHEREAS, in compliance with the aforementioned policies, SEMSWA has created a revised Fee Schedule (Fee Schedule effective January 1, 2025) containing a 5.589% increase in Annual Stormwater Fees and SDFs.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board approves the revised Fee Schedule, attached hereto and effective January 1, 2025, replacing the Fee Schedule adopted on September 20, 2023, and said Fee Schedule is hereby adopted in its entirety and the amounts set forth therein shall apply until changed by resolution.

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

Date: September 18, 2024

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor

Inflation - Denver-Aurora-Lakewood Consumer Price Index

Actual Values

2023

CPI Value: 320.300

Percentage Change: 5.215%

2022

CPI Value: 304.424

Percentage Change: 8.011%

2021

CPI Value: 281.845

Percentage Change: 3.541%



Three-year average =
5.589%

Projections

2024 CPI Projections

Colorado Legislative Council

- March 2.6%
- June 2.5%

Colorado Office of State Planning and Budgeting

- March 2.7%
- June 2.6%

Southeast Metro Stormwater Authority Fee Schedule

Section I. Annual Stormwater Fees

1/1/2025

Fee Type	Impervious Area	Fee or Rate	2024 Fee or Rate
SFR Tier 1	>100 to 2,000	\$72.33	\$68.50
SFR Tier 2	2,001 to 2,900	\$96.97	\$91.84
SFR Tier 3	2,901 to 3,900	\$126.18	\$119.50
SFR Tier 4	3,901 to 7,500	\$169.26	\$160.30
SFR Tier 5	>7,501	\$367.78	\$348.31
NSFR 1	2% to 40%	\$24.81 per 1,000 Sq Ft Impervious	\$23.50 per 1,000 Sq Ft Impervious
NSFR 2	41% to 70%	\$38.20 per 1,000 Sq Ft Impervious	\$36.18 per 1,000 Sq Ft Impervious
NSFR 3	71% to 100%	\$51.55 per 1,000 Sq Ft Impervious	\$48.82 per 1,000 Sq Ft Impervious
One-time stormwater delinquency fee		\$47.00 per parcel	\$47.00 per parcel

Section II. Review and Permit Fees

1/1/2025

Review Fee Category	Fee in City	Fee in County
Construction Drawings		
< 1 acre	\$1,000	\$605
1-4.99 acres	\$1,375	\$825
5-9.99 acres	\$1,660	\$995
10-19.99 acres	\$1,975	\$1,185
>20 acres	\$2,660	\$1,595
Drainage Reports		
Phase III		
< 1 acre	\$1,000	\$605
1-4.99 acres	\$1,375	\$825
5-9.99 acres	\$1,660	\$995
10-19.99 acres	\$1,975	\$1,185
>20 acres	\$2,660	\$1,595
Letter of Compliance / Technical Letter	\$735	\$440
Phase II or Transition		
< 1 acre	\$735	\$440
1-4.99 acres	\$1,000	\$600
5-9.99 acres	\$1,270	\$760
10-19.99 acres	\$1,475	\$885
>20 acres	\$1,995	\$1,195
Phase I		
< 5 acres	\$530	\$320
5 to 20 acres	\$665	\$400
Greater than 20 acres	\$800	\$475
Operations and Maintenance		
O&M Manual & Standard Maintenance Agreement	\$750	\$665
GESC Plan and Report		
Low Impact GESC / Single Family Individual Lot	\$250	\$250
Standard GESC:		
0-4.99 acres	\$1,135	\$1,135
5-9.99 acres	\$1,595	\$1,595
10-19.99 acres	\$1,900	\$1,900
>20 acres	\$2,925	\$2,925
Water Control Plan	\$1,135	\$1,135
Floodplain Modification Analysis		
Floodplain Modification Study/CLOMR	\$3,195	\$3,195
LOMR	\$1,595	\$1,595
Floodplain Modification Study Only (no CLOMR)	\$2,395	\$2,395
No Impact Certification	\$250	\$250
No Impact Analysis ¹	\$450	\$450
¹ Analysis is defined as submittal and staff time required to determine if "No Impact"		
Easements		
Legal Description and Exhibit & Standard Easement Agreement	\$665	N.A.

Review Fee Category	Fee in City	Fee County
Agreements		
Public Improvement Agreement (PIA) & Engineer's Cost Estimate	\$800	N.A.
License or Offsite Agreement	\$550	N.A.
Non-Standard Agreement (Including Intergovernmental Agreement, Easement & Maintenance)	\$550 + Actual Cost (Attorney) (Per agreement)	N.A.
Site Plans and Plats		
Site Plans	\$1,000	N.A.
Plats	\$400	N.A.
Expedited Reviews		
Half of Assigned Time	2 x the review fee	2 x the review fee
Recordation Charges		
PIAs, O&M Manuals, Agreements, Easements, and other documents will be assessed the recording fees charged by the Arapahoe County Recorder's Office + \$2 per document for electronic recording when document is electronically recorded.		

Permit Fee Category	Fee in City	Fee in County
Grading, Erosion & Sediment Control (GESC)		
Low Impact GESC	\$470	\$470
Single Family Individual Lot	\$1,135	\$1,135
Annual Dry Utility:		
Single Site	\$500	\$500
Multiple Sites	\$2,500	\$2,500
Annual District: Multiple Sites	\$3,500	\$3,500
GESC Permits:		
< 1 acre	\$1,135	\$1,135
1 - 4.99 acres	\$1,760	\$1,760
5 - 9.99 acres	\$2,620	\$2,620
10 - 19.99 acres	\$3,460	\$3,460
20 - 49.99 acres	\$4,485	\$4,485
>50 acres	\$4,485 + \$20/acre	\$4,485 + \$20/acre
Stormwater Public Improvement Permit (SPI)		
Cost from Engineers Estimate:	Cost from the Stormwater Public Improvement ECE	Water Quality cost from the County SIA ECE
0-\$9,999	\$650	\$650
\$10,000-\$49,999	\$1,950	\$975
\$50,000-\$149,999	\$3,000	\$1,500
\$150,000-\$249,999	\$4,000	\$2,000
>\$250,000	\$5000+\$500/ every additional \$50,000 on the ECE	\$2500+\$500/ every additional \$50,000 on the ECE
Floodplain Development Permit		
No Impact Permit	\$80	\$80
Standard Permit	\$720	\$720
Annual Permit (No Impact Only): Multiple Sites	\$500	\$500

Miscellaneous Fees			Applies To		
Fee Category	Fee in City	Fee in County	GESC Permit	SPIP	FPDP
Permit Fees					
Failure to obtain permit	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)*	Yes	Yes	City Only
Permit Renewal	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact	1/2 current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA); \$250 after ICO or PA; \$0 if GESC Low Impact	Yes	Yes	Yes
Permit Transfer	\$250	\$250	Yes	Yes	Yes
Permit Amendment	1/2 current permit fee	1/2 current permit fee	Yes	Yes	Yes
Permit Reinstatement	2x current permit fee (max)	2x current permit fee (max)*	Yes	Yes	City Only
Site Re-inspection Fee	Tier 1: \$160; Tier 2: \$500; Tier 3: \$1000	Tier 1: \$160; Tier 2: \$500; Tier 3: \$1000	Yes	Yes	City Only
Weekend or After Hours Inspections	\$80.00/hour, 2 hour minimum	\$80.00/hour, 2 hour minimum*	Yes	Yes	City Only
Plan Renewal					
GESC Plan, Drainage Report & CDs	\$250 (per document)	\$250 (per document)			
Plan Amendment					
GESC Plan, Drainage Report & CDs	½ current plan review fee (per document)	½ current plan review fee (per document)*			

*For projects in Arapahoe County jurisdiction, this fee only applies to GESC documents and/or permits.

Definition of Terms:

Transfer : Change in responsible party identified on Permit

Reinstatement : Permit renewal after Stop Work Order and/or Notice of Violation (NOV)

Renewal : Re-approval after expiration (no changes to plan)

Amendment: Re-approval due to plan changes prior to expiration

Section III. SDF Fees

1/1/2025

Basin	Fee per Impervious Acre (\$)		Basin	Fee per Impervious Acre (\$)	
Basin Group 1			Basin Group 2b		
Bear Creek	\$11,253	\$11,134	Dove Creek	\$8,516	\$2,010
Big Dry Creek	\$12,000	\$12,000	Lone Tree Creek	\$12,000	\$1,908
Coon Creek	\$11,253	\$11,134	Windmill Creek	\$3,747	\$1,334
Dutch Creek	\$12,000	\$12,000	Basin Group 3		
Greenwood Gulch	\$12,000	\$12,000	East Toll Gate Creek	\$12,000	\$12,000
Lee Gulch	\$10,659	\$10,094	Unnamed Creek	\$2,542	\$2,408
Little Dry Creek	\$12,000	\$12,000	West Toll Gate Creek	\$923	\$874
Little's Creek	\$12,000	\$12,000	Basin Group 4		
SJCD(N)	\$11,253	\$11,134	Coal Creek	\$1,093	\$1,035
SJCD(S)	\$11,253	\$11,134	First Creek	\$12,000	\$12,000
Slaughterhouse Gulch	\$12,000	\$12,000	Murphy Creek	\$12,000	\$12,000
UDFCD ID 66	\$11,253	\$11,134	Sand Creek	\$12,000	\$12,000
UDFCD ID 67	\$11,253	\$11,134	Lower Senac Creek	\$6,295	\$5,962
Willow Creek	\$7,365	\$6,975	Upper Senac Creek	\$8,678	\$8,599
Basin Group 2a			Basin Group 5		
Antelope Creek	\$11,622	\$11,007	5000	\$2,974	\$2,816
Cottonwood Creek	\$12,000	\$5,737	Harvard Gulch	\$2,974	\$2,816
Happy Canyon Creek	\$12,000	\$11,508	Lower Cherry Creek	\$2,974	\$2,816
Piney Creek	\$11,622	\$11,007	Lower Goldsmith Gulch	\$2,974	\$2,816
Saddle Rock Ranches	\$11,622	\$11,007	Westerly Creek	\$12,000	\$12,000
Sampson Gulch	\$11,622	\$11,007			
UDFCD ID 4406	\$10,591	\$8,659			
Upper Cherry Creek	\$6,741	\$6,384			
Upper Goldsmith Gulch	\$10,591	\$8,659			