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

RESOLUTION 26-26
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 2023, 2024, and 2025 is 3.258%; 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, to be effective January 1, 2027, containing a 3.258% increase in Annual Stormwater Fees and SDFs.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board approves the attached revised Fee Schedule, to be effective January 1, 2027, replacing the previously adopted Fee Schedule, 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 16, 2026

ATTEST:

_____ _____
Secretary Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By_____
Edward J. Krisor

Southeast Metro Stormwater Authority Fee Schedule

1/1/2027

Section I. Annual Stormwater Fees

Fee Category	Impervious Area	Fee or Rate
Single Family Residential Fees		
SFR Tier 1	>100 to 2,000	~~$76.07~~ $78.55
SFR Tier 2	2,001 to 2,900	~~$101.98~~ $105.30
SFR Tier 3	2,901 to 3,900	~~$132.70~~ $137.02
SFR Tier 4	3,901 to 7,500	~~$178.00~~ $183.80
SFR Tier 5	>7,501	~~$386.78~~ $399.38
Non-Single Family Residential Fees		
NSFR 1	2% to 40%	~~$26.09~~ $26.94 per 1,000 sq ft impervious
NSFR 2	41% to 70%	~~$40.17~~ $41.48 per 1,000 sq ft impervious
NSFR 3	71% to 100%	~~$54.21~~ $55.98 per 1,000 sq ft impervious
Annual Stormwater Delinquency Fee (per parcel)		Clerk & Recorder fee + administrative fee

Section II. Review and Permit Fees

Review Fee Category	Fee in City	Fee in County
Construction Drawings		
< 1 acre	$1,000	$605
1 to 4.99 acres	$1,375	$825
5 to 9.99 acres	$1,660	$995
10 to 19.99 acres	$1,975	$1,185
>20 acres	$2,660	$1,595
Drainage Reports		
Phase III Drainage Report		
< 1 acre	$1,000	$605
1 to 4.99 acres	$1,375	$825
5 to 9.99 acres	$1,660	$995
10 to 19.99 acres	$1,975	$1,185
>20 acres	$2,660	$1,595
Letter of Compliance / Technical Letter	$735	$440
Phase II Drainage Report		
< 1 acre	$735	$440
1 to 4.99 acres	$1,000	$600
5 to 9.99 acres	$1,270	$760
10 to 19.99 acres	$1,475	$885
>20 acres	$1,995	$1,195
Phase I Drainage Report		
< 5 acres	$530	$320
5 to 20 acres	$665	$400
>20 acres	$800	$475
Operations and Maintenance		
Operation & Maintenance (O&M) Site Plan & Standard Maintenance Agreement	$750	$665
GESC Plan and Report/Narrative		
ESC (without a Land Use Process)	$500	$500
ESC (with a Land Use Process)	$1000	$1000
Standard GESC Plan & Report/Narrative		
0 to 4.99 acre	$1,135	$1,135
5 to 9.99 acres	$1,595	$1,595
10 to 19.99 acres	$1,900	$1,900
>20 acres	$2,925	$2,925
Floodplain 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 Letter	$250	$250
No Impact Analysis[1]	$450	$450
Site Plans and Plats		
Site Plan	$1,000	N/A
Plat	$400	N/A

Review Fee Category (cont.)	Fee in City	Fee in County
Agreements		
Legal Description & Exhibit & Standard Easement Agreement	$665	N/A
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 attorney cost per agreement	N/A
Other Fees		
Expedited Reviews – Half of Assigned Time	2x the review fee	2x the review fee
Plan Renewal (GESC Plan & Report, Drainage Report & CDs)	$250 per document	$250 per document
Plan Amendment (GESC Plan & Report, Drainage Report & CDs)	½ current review fee per document	½ current review fee per document (GESC only)
Recordation Charges (for the PIA, O&M, Agreements, Easements, & other documents that need to be recorded)	Cost per Arapahoe County Clerk & Recorder + $2 per document for electronic recording	N/A

[1] Analysis is defined as submittal and staff time required to determine if "No Impact"

Permit Fee Category	Fee in City	Fee in County
Stormwater Public Improvement Permit (SPI)		
Cost from Engineers Cost Estimate (ECE)[2]		
0 to $9,999	$650	$650
$10,000 to $49,999	$1,950	$975
$50,000 to $149,999	$3,000	$1,500
$150,000 to $249,999	$4,000	$2,000
>$250,000	$5,000+$500/every additional $50,000 on the ECE	$2,500+$500/every additional $50,000 on the ECE
Grading, Erosion & Sediment Control (GESC) Permits		
ESC (without a Land Use Process)	$500	$500
ESC (with a Land Use Process)	$1000	$1000
Standard GESC Permits		
0 to 4.99 acres	$2,100	$2,100
5 to 9.99 acres	$3,150	$3,150
10 to 19.99 acres	$4,400	$4,400
20 to 49.99 acres	$5,200	$5,200
>50 acres	$5,200 + $50/acre	$5,200 + $50/acre

Permit Fee Category (cont.)	Fee in City	Fee in County
Floodplain Development Permit		
No Impact Permit	$80	$80
Standard Permit	$720	$720
Annual Permit (No Impact Only): Multiple Sites	$500	$500

[2] For projects in Arapahoe County jurisdiction use the water quality cost per the County SIA ECE

Miscellaneous Permit Fee Category	Fee in City	Fee in County
Failure to obtain permit[3]	½ permit value/day of work without permit (max)	½ permit value/day of work without permit (max)[4]
Permit Renewal	½ current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA): $250 after ICO or PA; $0 if ESC	½ current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA): $250 after ICO or PA; $0 if ESC
Permit Transfer	$250	$250
Permit Amendment	½ current permit fee	½ current permit fee
Permit Reinstatement[3]	2x current permit fee (max)	2x current permit fee (max)[4]
Site Re-inspection Fee[3]	Tier 1: $160, Tier 2: $500, Tier 3: $1,000	Tier 1: $160, Tier 2: $500, Tier 3: $1,000
Weekend or After-Hours Inspections[3]	$80/hour, 2 hour minimum	$80/hour, 2 hour minimum[4]

[3]Does not apply to the FPDP within the Arapahoe County jurisdiction
[4]For projects in Arapahoe County jurisdiction, this fee only applies to the 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

Drainage Basin	Fee per Impervious Acre
Basin Group 1	
Bear Creek	~~$11,901~~ $11,947
Big Dry Creek	$12,000
Coon Creek	~~$11,901~~ $11,947
Dutch Creek	$12,000
Greenwood Gulch	$12,000
Lee Gulch	~~$11,209~~ $11,574
Little Dry Creek	$12,000
Little's Creek	$12,000
SJCD(N)	~~$11,901~~ $11,947
SJCD(S)	~~$11,901~~ $11,947
Slaughterhouse Gulch	$12,000
UDFCD ID 66	~~$11,901~~ $11,947
UDFCD ID 67	~~$11,901~~ $11,947
Willow Creek	$12,000
Basin Group 2a	
Antelope Creek	$12,000
Cottonwood Creek	$12,000
Happy Canyon Creek	$12,000
Piney Creek	$12,000
Saddle Rock Ranches	$12,000
Sampson Gulch	$12,000
UDFCD ID 4406	~~$10,772~~ $12,000
Upper Cherry Creek	~~$7,089~~ $12,000
Upper Goldsmith Gulch	~~$10,772~~ $12,000
Basin Group 2b	
Dove Creek	~~$8,956~~ $9,248
Lone Tree Creek	$12,000
Windmill Creek	~~$3,940~~ $4,069
Basin Group 3	
East Toll Gate Creek	$12,000
Unnamed Creek	~~$2,674~~ $2,761
West Toll Gate Creek	~~$971~~ $1,002
Basin Group 4	
Coal Creek	~~$1,149~~ $1,187
First Creek	$12,000
Murphy Creek	$12,000
Sand Creek	$12,000
Lower Senac Creek	~~$6,620~~ $6,836
Upper Senac Creek	~~$8,754~~ $8,805
Basin Group 5	
5000	~~$3,127~~ $3,229
Harvard Gulch	~~$3,127~~ $3,229
Lower Cherry Creek	~~$3,127~~ $3,229
Lower Goldsmith Gulch	~~$3,127~~ $3,229
Westerly Creek	$12,000