

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

RESOLUTION 25-33
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 2022, 2023, and 2024 is 5.165%; 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, 2026) containing a 5.165% increase in Annual Stormwater Fees and SDFs; and

WHEREAS, the State of Colorado Legislature recently substantially increased the fees to record documents with the county clerks and recorders of the State of Colorado; and

WHEREAS, in most cases, those fees are passed on to the public since otherwise the cost to SEMSWA would be significant.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Effectively immediately, the Board authorizes SEMSWA Staff to pass the increased recording fees and any future increase in recording fees and applicable administrative costs on to the public in situations where they have been passed on to the public in the past. (See Exhibit A.)
2. Effective January 1, 2026, the Board approves the revised Fee Schedule, attached hereto, replacing the Fee Schedule adopted on September 18, 2024, and said Fee Schedule is hereby adopted in its entirety and the amounts set forth therein shall apply until changed by resolution. (See Exhibit B.)

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

Date: September 17, 2025

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:
Attorney for
Southeast Metro Stormwater Authority

By_____
Edward J. Krisor



Southeast Metro Stormwater Authority Fee Schedule

9/17/2025

Section I. Annual Stormwater Fees

Fee Category	Impervious Area	Fee or Rate
Single Family Residential Fees		
SFR Tier 1	>100 to 2,000	\$72.33
SFR Tier 2	2,001 to 2,900	\$96.97
SFR Tier 3	2,901 to 3,900	\$126.18
SFR Tier 4	3,901 to 7,500	\$169.26
SFR Tier 5	>7,501	\$367.78
Non-Single Family Residential Fees		
NSFR 1	2% to 40%	\$24.81 per 1,000 sq ft impervious
NSFR 2	41% to 70%	\$38.20 per 1,000 sq ft impervious
NSFR 3	71% to 100%	\$51.55 per 1,000 sq ft impervious
One-time Annual Stormwater Delinquency Fee (per parcel)		\$47.00 per parcel Clerk & Recorder fee + administrative fee



Southeast Metro Stormwater Authority Fee Schedule

1/1/2026

Section I. Annual Stormwater Fees

Fee Category	Impervious Area	Fee or Rate
Single Family Residential Fees		
SFR Tier 1	>100 to 2,000	\$72.33 \$76.07
SFR Tier 2	2,001 to 2,900	\$96.97 \$101.98
SFR Tier 3	2,901 to 3,900	\$126.18 \$132.70
SFR Tier 4	3,901 to 7,500	\$169.26 \$178.00
SFR Tier 5	>7,501	\$367.78 \$386.78
Non-Single Family Residential Fees		
NSFR 1	2% to 40%	\$24.81 \$26.09 per 1,000 sq ft impervious
NSFR 2	41% to 70%	\$38.20 \$40.17 per 1,000 sq ft impervious
NSFR 3	71% to 100%	\$51.55 \$54.21 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		
Low Impact GESC/Single Family Individual Lot	N/A	\$250
ESC (without a Land Use Process)	\$500	N/A
ESC (with a Land Use Process)	\$1000	N/A
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

Exhibit B

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	\$605
\$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		
Low Impact GESC Permit	N/A	\$470
ESC (without a Land Use Process)	\$500	N/A
ESC (with a Land Use Process)	\$1000	N/A
Single Family Individual Lot GESC Permit	N/A	\$1,135
Annual GESC Permit		
Dry Utility - Single Site	N/A	\$500
Dry Utility - Multiple Sites	N/A	\$2,500
Districts – Multiple Sites	N/A	\$3,500
Standard GESC Permits		
< 1 acre	N/A	\$1,135
1 to 4.99 acres	N/A	\$1,760
0 to 4.99 acres	\$2,100	N/A
5 to 9.99 acres	\$3,150	\$2,620

Exhibit B

10 to 19.99 acres	\$4,400	\$3,460
20 to 49.99 acres	\$5,200	\$4,485
>50 acres	\$5,200 + \$50/acre	\$4,485 + \$20/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 ⁵	½ current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA): \$250 after ICO or PA; \$0 if GESC Low Impact	½ current permit fee prior to Initial Close Out (ICO) or Probationary Acceptance (PA): \$250 after ICO or PA; \$0 if GESC Low Impact
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

⁵ Does not apply to the GESC Permit within the City of Centennial jurisdiction

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

Exhibit B**Section III. SDF Fees**

Drainage Basin	Fee per Impervious Acre
Basin Group 1	
Bear Creek	\$11,253 \$11,901
Big Dry Creek	\$12,000
Coon Creek	\$11,253 \$11,901
Dutch Creek	\$12,000
Greenwood Gulch	\$12,000
Lee Gulch	\$10,659 \$11,209
Little Dry Creek	\$12,000
Little's Creek	\$12,000
SJCD(N)	\$11,253 \$11,901
SJCD(S)	\$11,253 \$11,901
Slaughterhouse Gulch	\$12,000
UDFCD ID 66	\$11,253 \$11,901
UDFCD ID 67	\$11,253 \$11,901
Willow Creek	\$12,000
Basin Group 2a	
Antelope Creek	\$11,622 \$12,000
Cottonwood Creek	\$12,000
Happy Canyon Creek	\$12,000
Piney Creek	\$11,622 \$12,000
Saddle Rock Ranches	\$11,622 \$12,000
Sampson Gulch	\$11,622 \$12,000
UDFCD ID 4406	\$10,591 \$10,772
Upper Cherry Creek	\$6,741 \$7,089
Upper Goldsmith Gulch	\$10,591 \$10,772
Basin Group 2b	
Dove Creek	\$8,516 \$8,956
Lone Tree Creek	\$12,000
Windmill Creek	\$3,747 \$3,940
Basin Group 3	
East Toll Gate Creek	\$12,000
Unnamed Creek	\$2,542 \$2,674
West Toll Gate Creek	\$923 \$971
Basin Group 4	
Coal Creek	\$1,093 \$1,149
First Creek	\$12,000
Murphy Creek	\$12,000
Sand Creek	\$12,000
Lower Senac Creek	\$6,295 \$6,620
Upper Senac Creek	\$8,678 \$8,754
Basin Group 5	
5000	\$2,974 \$3,127
Harvard Gulch	\$2,974 \$3,127
Lower Cherry Creek	\$2,974 \$3,127
Lower Goldsmith Gulch	\$2,974 \$3,127
Westerly Creek	\$12,000