



CITY OF DENTON

WATER AND WASTEWATER UTILITIES

Impact Fee Calculation Guide

REVISION 0

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GENERAL

This guide is intended to aid the reader in establishing a Single-Family Equivalency (SFE) to multiple forms of development within the City of Denton.

Contact list.

Casey Bowles, Water Utilities Superintendent of Operations

Complex situations Director level: Stephen Gay, Water Utilities Director

All entities with the exception of Denton Independent School District are charged impact fees.

Impact fees may not be waived except in the case where a developer is construction an impact fee eligible project.

Currently we have two documents the Robson Ranch and Graveyard Branch that are subject to fees outside this policy.

For offsets and credits refer to Ordinance No. 19-008 Sec. 26-223.

REQUIRED INFORMATION

To establish an Impact Fee amount, the following information must be provided by the Planning Department:

Development Type	Required Information
All Developments	Water Service Area or Address
Single Family Residential	Meter Size, Wastewater Service (Y/N)
Multi-Family Residential	Individually Metered: Meter Size & Quantity
	Metered by Building: Bedroom Count and Meter Size(s)
	Master Metered: Bedroom Count
	Irrigation Meter Size
Commercial/Industrial	Fixture Unit Count, Irrigation Meter Size
Hotel/Motel	Bedroom Count, Irrigation Meter Size
Residential Dormitory	Bedroom Count, Irrigation Meter Size

SINGLE FAMILY RESIDENTIAL

Single Family Residential Impact Fees shall be calculated based upon water meter size, and the presence or absence of a wastewater service connection. If an irrigation meter is present, it shall be charged an impact fee based upon the same criteria as the domestic meter.

**Table 12
Water Tap & Meter Fees**

Application: This schedule applies to the installation, removal or relocation of water taps and meters by the City of Denton Utility Department at the request of a person, firm, association or corporation.		
Tap and Meter Fees: *Additional fees may apply for work that maybe required to fulfill tap request. Any person, association of persons, or corporation that requests a water main tap, water meter or water meter loop, be removed, installed or relocated by the Utility Department shall pay in advance to the Utility Department the following applicable fees:		
Water Taps with Meter:		
<i>Size of Tap & Meter</i>	<i>Paved Street</i>	<i>Unpaved Street</i>
5/8 inch x 3/4 inch	\$2,405.00	\$1,605.00
3/4 inch x 3/4 inch	\$2,445.00	\$1,645.00
1 inch	\$2,475.00	\$1,675.00
1 1/2 inch	\$3,070.00	\$2,070.00
2 inch	\$3,080.00	\$2,080.00
<i>Size of Meter</i>	<i>Meter Fees</i>	
5/8 inch x 3/4 inch	\$305.00	
3/4 inch x 3/4 inch	\$345.00	
1 inch	\$375.00	
1 1/2 inch	\$670.00	
2 inch	\$680.00	
<i>Size of Meter</i>	<i>Relocation of 10 Feet or Less</i>	
3/4 inch	\$285.00	
1 inch	\$285.00	
1 1/2 inch	\$340.00	
2 inch	\$390.00	
	<i>Paved Street</i>	<i>Unpaved Street</i>
Installation Fee	\$6,200.00	\$4,300.00
Tap Fee	\$3,800.00	\$2,200.00
Meter Deposit	\$1,100.00	\$1,100.00

**Table 13
Water Line Taps**

<i>Size of Tap</i>	<i>Paved Street</i>	<i>Unpaved Street</i>
1 inch	\$2100.00	\$1,300.00
2 inch	\$2,400.00	\$1,400.00
4 inch	\$3,600.00	\$2,100.00
6 inch	\$3,800.00	\$2,200.00
8 inch	\$4,800.00	\$3,100.00
12 inch	\$5,500.00	\$4,000.00

**Table 14
Wastewater Taps with Cleanout Fees**

*Additional fees may apply for work that maybe required to fulfill tap request.		
<i>Size of Tap</i>	<i>Paved Street</i>	<i>Unpaved Street</i>
4 inch	\$2,600.00	\$1,500.00

6 inch	\$2,700.00	\$1,650.00
8 inch	\$2,800.00	\$1,800.00
Manhole Breakout Fee		
6" – 12" Line	\$165.00	

Water and Wastewater Impact Fee Schedule
 "Effective January 9, 2019, per Ordinance 19-008"

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- Section 1: Property Platted on, after January 9, 2019, or for any plats filed prior to September 15, 1998
- Section 2: Property Platted September 15, 1998 – May 28, 2003
- Section 3: Property Platted May 29, 2003 – July 28, 2008
- Section 4: Property Platted July 29, 2008 – December 2, 2013
- Section 5: Property Platted December 3, 2013 – January 8, 2019

** For meters larger than 2", please contact Customer Service at (940) 349-8700
 For platted property located in Zone 1 that is for a single family residence of 1,300 square feet or less and located on a lot of 6,000 square feet or less, the water and wastewater impact fees will be 0.50 SFEs of the adopted fees for Zone 1 for a 5/8" x 3/4" water meter.

Please refer to the Water Utilities Impact Fee web page for a reference map of Water and Wastewater Service Area. Apartment projects with eight (8) or more units will be assessed based upon 0.26 SFEs per bedroom.

Section 1: Property Platted on, after January 9, 2019, or for any plats filed prior to September 15, 1998

For a new development for which a final plat recordation occurred on or after January 9, 2019, or for any plats filed prior to September 15, 1998, the maximum impact fee per service unit shall be as follows in Table 1A below.

Table 1A: Water Impact Fees
(Plats on or after January 9, 2019 or prior to September 15, 1998)

	Zone 1A	Zone 1B	Zone 2
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Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$3,569.00	\$3,569.00	\$5,352.00	\$5,352.00	\$7,638.00	\$7,638.00
3/4" x 3/4"	1.5	\$3,569.00	\$5,353.50	\$5,352.00	\$8,028.00	\$7,638.00	\$11,457.00
1"	2.5	\$3,569.00	\$8,922.50	\$5,352.00	\$13,380.00	\$7,638.00	\$19,095.00
1 1/2"	5	\$3,569.00	\$17,845.00	\$5,352.00	\$26,760.00	\$7,638.00	\$38,190.00
2"	8	\$3,569.00	\$28,552.00	\$5,352.00	\$42,816.00	\$7,638.00	\$61,104.00

**Table 1B: Wastewater Impact Fees
(Plats on or after January 9, 2019 or prior to September 15, 1998)**

		Wastewater Service Area	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost Per Meter
5/8"x3/4"	1	\$4,716.00	\$4,716.00
3/4"x3/4"	1	\$4,716.00	\$7,074.00
1"	1	\$4,716.00	\$11,790.00
1 1/2"	1	\$4,716.00	\$23,580.00
2"	1	\$4,716.00	\$37,728.00

Section 2: Water and Wastewater Impact Fees (Plats September 15, 1998 – May 28, 2003)

For a new development for which final plat recordation occurred on or after September 15, 1998, but before May 29, 2003, and for which no new service units have been added, impact fees for water and Zone 1 wastewater can be calculated according to Table 2 below:

Table 2: Water and Wastewater Impact Fees (Plats September 15, 1998 – May 28, 2003)

		Net Cost per SFE		Net Cost per Meter	
Water Meter Size	SFEs per Meter	Water	Wastewater	Water	Wastewater
5/8" X 3/4"	1	\$2,044.00	\$483.00	\$2,044.00	\$483.00
3/4" X 3/4"	1.5	\$2,044.00	\$483.00	\$3,066.00	\$724.50
1"	2.5	\$2,044.00	\$483.00	\$5,110.00	\$1,207.50
1 1/2"	5	\$2,044.00	\$483.00	\$10,220.00	\$2,415.00
2"	8	\$2,044.00	\$483.00	\$16,352.00	\$3,864.00

Section 3: Property Platted May 29, 2003 – July 28, 2008

Water and Wastewater Impact Fees (Plats May 29, 2003 – July 28, 2008 - Zone 1 Only)

For a new development for which final plat recordation occurred May 29, 2003, but before July 29, 2008, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 3 below:

Table 3: Water and Wastewater Impact Fees – Zone 1 Only (Plats May 29, 2003 – July 28, 2008)

		Net Cost per SFE		Net Cost per Meter	
Water Meter Size	SFEs per Meter	Water	Wastewater	Water	Wastewater
5/8" X 3/4"	1	\$3,155.00	\$1,703.00	\$3,155.00	\$1,703.00
3/4" X 3/4"	1.5	\$3,155.00	\$1,703.00	\$4,732.50	\$2,554.50
1"	2.5	\$3,155.00	\$1,703.00	\$7,887.50	\$4,257.50
1 1/2"	5	\$3,155.00	\$1,703.00	\$15,775.00	\$8,515.00
2"	8	\$3,155.00	\$1,703.00	\$25,240.00	\$13,624.00

Section 4: Property Platted July 29, 2008 – December 2, 2013

For a new development for which final plat recordation occurred on or after July 29, 2008, but before December 3, 2013, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 4A (Water) and Table 4B (Wastewater) below:

Table 4A: Water Impact Fees (Plats July 29, 2008 – December 2, 2013)

		Zone 1		Zone 2	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost per Meter	Net Cost per SFE	Net Cost per Meter
5/8" X 3/4"	1	\$3,400.00	\$3,400.00	\$4,000.00	\$4,000.00
3/4" X 3/4"	1.5	\$3,400.00	\$5,100.00	\$4,000.00	\$6,000.00
1"	2.5	\$3,400.00	\$8,500.00	\$4,000.00	\$10,000.00
1 1/2"	5	\$3,400.00	\$17,000.00	\$4,000.00	\$20,000.00
2"	8	\$3,400.00	\$27,200.00	\$4,000.00	\$32,000.00

Table 4B: Wastewater Impact Fees (Plats July 29, 2008 – December 2, 2013)

		Zone 1		Zone 2	
Water Meter Size	SFEs per Meter	Net Cost per SFE	Net Cost per Meter	Net Cost per SFE	Net Cost per Meter
5/8" X 3/4"	1	\$1,700.00	\$1,700.00	\$1,760.00	\$1,760.00
3/4" X 3/4"	1.5	\$1,700.00	\$2,550.00	\$1,760.00	\$2,640.00
1"	2.5	\$1,700.00	\$4,250.00	\$1,760.00	\$4,400.00
1 1/2"	5	\$1,700.00	\$8,500.00	\$1,760.00	\$8,800.00
2"	8	\$1,700.00	\$13,600.00	\$1,760.00	\$14,080.00

Section 5: Property Platted December 3, 2013 – January 8, 2019

For a new development for which final plat recordation occurred on or after December 3, 2013, but before January 9, 2019, and for which no new service units have been added, impact fees for water and wastewater can be calculated according to Table 5A (Water) and Table 5B (Wastewater) below:

**Table 5A: Water Impact Fees
(Property Platted December 3, 2013 – January 8, 2019)**

		Zone 1A		Zone 1B		Zone 2	
Water Meter	SFEs per	Net Cost per	Net Cost Per	Net Cost per	Net Cost Per	Net Cost per	Net Cost Per
Size	Meter	SFE	Meter	SFE	Meter	SFE	Meter
5/8"x3/4"	1	\$3,100.00	\$3,100.00	\$3,900.00	\$3,900.00	\$4,500.00	\$4,500.00
3/4" x 3/4"	1.5	\$3,100.00	\$4,650.00	\$3,900.00	\$5,850.00	\$4,500.00	\$6,750.00
1"	2.5	\$3,100.00	\$7,750.00	\$3,900.00	\$9,750.00	\$4,500.00	\$11,250.00
1 1/2"	5	\$3,100.00	\$15,500.00	\$3,900.00	\$19,500.00	\$4,500.00	\$22,500.00
2"	8	\$3,100.00	\$24,800.00	\$3,900.00	\$31,200.00	\$4,500.00	\$36,000.00

Table 5B: Wastewater Impact Fees (Property Platted December 3, 2013 – January 8, 2019)

		Wastewater Service Area	
Water Meter	SFEs per	Net Cost per	Net Cost Per
Size	Meter	SFE	Meter
5/8"x3/4"	1	\$2,200.00	\$2,200.00
3/4" x 3/4"	1.5	\$2,200.00	\$3,300.00
1"	2.5	\$2,200.00	\$5,500.00
1 1/2"	5	\$2,200.00	\$11,000.00
2"	8	\$2,200.00	\$17,600.00

MULTI-FAMILY RESIDENTIAL

Multifamily housing units such as quadraplexes and apartments should be classified using one of three methods:

- Master Metered - Bedroom count
- Buildings individually metered – Bedroom count or meter size (whichever is smaller)
- Units individually metered – Meter size

If an irrigation meter is present, it shall be charged an impact fee based upon the size of the meter.

Bedroom Count

In multi-family construction, each bedroom is equivalent to 0.26 SFE. Multiply bedroom count by 0.26 SFE to calculate total SFE.

Meter Size

Calculate SFE based upon the following table

Meter Type	Meter Size	Typical Use	SFE
Positive Displacement	5/8 "x 3/4"	Residential - Single Family	1.0
Positive Displacement	3/4 "x 3/4"	Residential / Commercial	1.5
Positive Displacement	1"	Residential / Commercial	2.5
Positive Displacement	1.5"	Commercial	5.0
Positive Displacement	2"	Commercial	8.0
Single Jet	Spectrum 175/3"	Commercial / Industrial	17.5
Compound	3"	Commercial / Industrial	22.5
Single Jet	3"/4" 500D	Commercial / Industrial	35.0
Compound	4"	Commercial / Industrial	50.0

COMMERCIAL/INDUSTRIAL

Commercial and Industrial facilities may have domestic, irrigation, and/or fire-rated master meters. Calculate SFE based upon the following criteria

- Domestic – SFE based upon size of meter
- Irrigation – SFE based upon size of meter
- Master Metered – Water supply fixture unit (WSFU) count

Meter Size

Calculate SFE based upon the following table

Meter Type	Meter Size	Typical Use	SFE
Positive Displacement	5/8 "x 3/4"	Residential - Single Family	1.0
Positive Displacement	3/4 "x 3/4"	Residential / Commercial	1.5
Positive Displacement	1"	Residential / Commercial	2.5
Positive Displacement	1.5"	Commercial	5.0
Positive Displacement	2"	Commercial	8.0
Single Jet	Spectrum 175/3"	Commercial / Industrial	17.5
Compound	3"	Commercial / Industrial	22.5
Single Jet	3"/4" 500D	Commercial / Industrial	35.0
Compound	4"	Commercial / Industrial	50.0

Water Supply Fixture Unit Count

The developer should provide a WSFU count. Based upon this count, use the following table to determine the appropriate SFE:

SFE Determination Based Upon WSFU				
Predominantly Flush Tanks			Predominantly Flush Valves	
Meter Size	WSFU	SFEs	Meter Size	WSFU
3/4 "x 3/4"	21-50	1.5	3/4 "x 3/4"	8-13
1"	51-87	2.5	1"	14-50
1.5"	88-275	5.0	1.5"	51-245
2"	276-533	8.0	2"	246-533
Spectrum 175/3"	534-2300	17.5	Spectrum 175/3"	534-2300

HOTEL/MOTEL - 0.33 SFE per room.

DORMATORIES – water supply fixture unit count.

MOBILE HOMES - 0.46 SFE per unit.

Senior Living or Care Facilities - water supply fixture unit count.