

ORDINANCE NO. 173, 2024
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF FORT
COLLINS REGARDING CALCULATION AND COLLECTION OF
DEVELOPMENT FEES IMPOSED FOR THE CONSTRUCTION OF
NEW OR MODIFIED ELECTRIC SERVICE CONNECTIONS

A. The City Council is empowered and directed by City Charter Article XII, Section 6, by ordinance from time to time, to fix, establish, maintain and provide for the collection of such rates, fees or charges for utility services furnished by the City as will produce revenues sufficient to pay the costs, expenses and other obligations of the electric utility, as set forth therein.

B. Pursuant to City Code Sections 26-473 through 26-475, the City imposes development fees for new or modified electric service connections, including an Electric Capacity Fee (“ECF”) and a Building Site Charge (“BSC”).

C. The ECF is a one-time charge designed to recover the initial cost of adding new development to the electric system, and the BSC is designed to recover actual time and materials costs associated with building on site electric facilities at the specific development.

D. The ECF and BSC together represent the total electric plant investment fee for new development.

E. Fort Collins Utilities staff uses an approved cost allocation methodology to calculate ECF and BSC to assign costs based on actual system value, i.e. the “buy-in” approach also used to calculate service connection fees for water and wastewater services.

F. The values and costs used in applying this cost allocation methodology are reviewed and updated at least every two years.

G. At a regular meeting on October 24, 2024, the Energy Board considered proposed 2025 ECF and BSC rate adjustments and recommended approval.

H. Based on the foregoing, it is the desire of the City Council to amend Chapter 26 of the City Code to update the values and costs applied in calculating ECF and BSC for new or modified electric service connections.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Subsections 26-474 (b) and (d) of the Code of the City of Fort Collins are hereby amended to read as follows:

Sec. 26-474. - Residential electric development fees and charges.

...

(b) The ECF shall be the total of the dwelling unit charge and systems modification charge, to be determined as follows:

(1) The dwelling unit credit shall be as follows:

For upgrade of an existing single family panel size, to be applied against the applicable ECF charge below	\$1,950 \$2,131
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(2) The dwelling unit charge shall be as follows:

a. Charge for a detached or attached single-family or multi-family panel size with two hundred (200) amp service	\$2,455 \$2,683
c. Charge for a detached or attached single-family panel size with three hundred and twenty (320) amp service	\$3,929 \$4,294
d. Charge for multi-family panel size with one hundred fifty (150) amp service, per dwelling unit	\$1,725 \$1,885

...

(d) A Building Site Charge (“BSC”) for any new or modified residential service shall consist of ~~the total of the applicable charges as described in this Subsection (d), and shall be paid as specified herein~~ **the actual cost of construction, labor, materials, and equipment reasonably related to and required in providing electric services to the residential site. The BSC shall be reviewed and adjusted as provided in Section 26-473(b).**

...

(2) When any new or ~~modified~~ residential service, **on a previously undeveloped parcel,** requires installation by the Utility of secondary service the BSC shall include a **base** secondary service charge (SSC) **and linear foot charges,** and shall be paid at the time of building permit ~~and based upon the current rates as of the time of issuance of the building permit. The SSC for~~

~~detached single-family and duplex residences shall be the total of the secondary service charges determined as follows:~~

~~a. The secondary service charge shall be as follows:~~

<i>Secondary Service Size</i>	<i>Charge (up to 65 feet)</i>	<i>Plus Per-Foot Charge for Each Foot Over 65</i>
4/0 service	\$2,206.00	\$10.95 -/Foot
4/0 Mobile Home Service	\$1,877.00	N/A

(3) The customer shall be responsible for secondary service installation and maintenance from the point of delivery to the service panel for multi-family dwellings larger than a duplex.

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Section 2. Subsections 26-475 (b) and (d) of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-475. - Nonresidential electric development fees and charges.

...

(b) The ECF shall be the total of the kVA service charge and systems modification charge, to be determined as follows:

(1) The kVA service charge shall be determined as follows.

a. For customer electric loads served by the utility, the kVA service charge shall be calculated as follows:

ECF shall be calculated as follows:	
secondary metered services	\$/kW = \$425.91 \$465.52 + \$27.23 \$29.76 x ln(kW)
primary metered services	\$/kW = \$283.34 \$309.69 + \$7.40 \$8.09 x ln(kW)
Where ln is the natural logarithm	

kW is calculated as follows:	
three phase services	$kW = A \times V \times \text{SQRT}(3) \times \text{PF} \times 0.3/1000$
single phase services	$kW = A \times V \times \text{PF} \times 0.3/1000$
Where A is the requested amperage, calculated individually and aggregated under subsection (a) above. V is requested line to line voltage. PF is the power factor, which is assumed to be 0.9.	

...

(d) A Building Site Charge (“BSC”) for extending primary circuitry to the transformer for any new or modified nonresidential service shall be invoiced and paid in the same manner and at the same time as the ECF is invoiced and paid pursuant to § 26-475(a). The BSC shall be the total of the primary circuit charge, transformer installation charge and any additional charges, ~~determined as follows:~~ based on the actual cost of construction, labor, materials, and equipment reasonably related to and required in providing electric services to the nonresidential site. The BSC shall be reviewed and adjusted as provided in Section 26-473(b).

~~(1) The primary circuit charge for service from the utility source to the transformer shall be as follows:~~

a. For single phase service, per foot of primary circuit	\$23.90
b. For three phase service, per foot of primary circuit	\$42.20

~~(2) The transformer installation charge shall be as follows:~~

a. For single phase service, per transformer	\$2,266.26
b. For three phase service, per transformer	\$5,052.62

~~(3) Actual special costs to the utility of installation of service resulting from site conditions shall be included in the BSC as additional charges. Such conditions may include, but are not limited to, frozen or rocky soil, concrete cutting and asphalt replacement.~~

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Section 3. The modifications set forth above shall be effective for all fees paid on or after January 1, 2025.

Introduced, considered favorably on first reading on November 19, 2024, and approved on second reading for final passage on December 3, 2024.

Mayor

ATTEST:

City Clerk

Effective Date:

Approving Attorney: Cyril Vidergar