



Impact Fees and Water Costs for Residential Development

Impact Fees Paid with Building Permit Application:

Drinking Water Connections ¹		
	with well water rights credits	\$2,246
	with bringing CUWCD water	\$1,905
Fire Flow ²		\$285
Timpanogos Special Service District Sewer		
	single-family	\$1,708
	multi-family	\$1,110
City Sewer ³		
	all other areas	\$837.90
	Harbor Bay (north)	\$1,987
	Harbor Bay (south)	\$3,580
Parks		\$2,504.77
Public Safety		\$463.65
Transportation		
	single-family	\$1,125
	multi-family (units per building ≤ 4)	\$574
	multi-family (units per building > 4)	\$739

Impact Fees Paid at Plat Recordation:

Secondary Water Connections (per irrigable acre) ⁴	\$21,012
Storm Drain (per gross acre)	\$1,776

Water Costs at Plat Recordation:

Secondary Water (per acre-foot) ⁵	\$3,201
CUWCD (per ERC) ⁶	\$5,080.50

¹A minimum of 1 water connection is required for each residential unit. This does not include water rights and sources. 0.30 acre feet of water rights and sources are required for every unit. Water rights and sources must be purchased from CUWCD or obtained by developer from other sources and dedicated to the City, subject to review and acceptance by the City Engineer and City Attorney.

²The base fee is \$285. It goes up from there, depending on project-specific fire flow requirements.

³A minimum of 1 impact fee is required per unit. The City has 5 Service Areas, please see attached map for location of each.

⁴An Equivalent Residential Connection (ERC) is estimated at 0.24 irrigable acres.

⁵3.13 acre-feet of water per irrigable acre is required to be purchased from the City upon recordation of any subdivision plat. Water rights/shares may also be provided to the City in lieu of payment, subject to review and acceptance by the City Engineer and City Attorney.

⁶FY 2020-2021 costs.