City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final

City Council

Tuesday, November 10, 2026 | **6:30 PM** | **Council Chamber**

Study Session

1. Study Session Topics

a) ID# 26-228 Economic Partnership Incentive Policy Follow-Up Discussion

Attachments: 1. Presentation_Economic Partnership Incentive Policy

Scheduled time: 30 minutes

b) ID# 26-226 Economic Partnership Incentive Agreement Discussion for Chachi's Italian-American

Attachments: 1. Presentation_Economic Partnership Agreement - Chachi's

Scheduled time: 30 minutes

c) ID# 26-231 Tree Canopy Goals, Policies and Regulations

Attachments: 1. Canopy Coverage Map by Zoning Class
2. Presentation_Tree Policies

Scheduled time: 45 minutes

d) ID# 26-220 2027 Fee Schedule Discussion

Attachments: 1. 2027 Fee Schedule
2. 2027 Fee Schedule - red-line
3. Presentation_Fee Schedule

Scheduled time: 30 minutes

2. Updates

a) Council Members

b) Mayor

c) City Manager

d) City Attorney

3. Adjournment

The public is invited to attend all regular meetings or study sessions of the city council or any city board, commission, or committee. Please call 303-795-3780 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to attend, or participate in, any such meeting. For any additional information concerning city meetings, please call the city clerk's office at the above referenced number.

Staff Communication

File #: ID# 26-228, **Version:** 1

Agenda Date: 11/10/26

Subject:
Economic Partnership Incentive Policy Follow-Up Discussion

From:	James L. Becklenberg, City Manager
Prepared by:	Rachel King, Economic Development Director
Presentations:	Rachel King, Economic Development Director

PURPOSE:
To discuss Littleton's Economic Partnership Incentive Policy as directed by City Council during the September 15, 2026 City Council meeting.

LONG-TERM OUTCOME(S) SERVED:
Vibrant Community with Rich Culture; Robust and Resilient Economy; High-Quality Governance

DISCUSSION:
On September 15, 2026, Littleton City Council ("Council") adopted a series of minor changes to Littleton's existing Economic Partnership Incentive Policy ("EPIP" or "the Policy"), that helped clarify the Policy's original intent - to provide guidance to staff and council without being overly strict or prohibitive in its application, and to acknowledge the previously-included "special circumstances" within the Policy that address unique projects that don't fit the other criteria. The purpose of these changes was to protect Littleton's interests in matters regarding the negotiation of business incentives utilized to secure strategic business attraction agreements. Business attraction tools such as incentives are a common strategy deployed by municipalities, particularly those experiencing either strong growth or strong declines, to guide future growth and meet strategic goals for the benefit of the city's residents, businesses, and government.

During the September 15 the session and prior to the adoption of these recent changes, Council directed staff to bring an additional discussion in a study session to address considerations for advanced notice to Council and public awareness of these items. While Council largely acknowledged the need for staff to retain flexibility in both the composition of incentive packages and the confidentiality and process required by certain highly competitive negotiations, they expressed a desire to also acknowledge knowledge and discussion when feasible.

Policy Update Considerations
In response to the above discussion, staff is providing Council three options regarding another update to the EPIP, to acknowledge Council's interest in additional discussion and public awareness of proposed incentive agreements.

Specifically, the three options are:

1) Not direct an amendment to the EPIP to expressly add language regarding the intent to provide advanced discussion when feasible;
2) Direct an amendment to the EPIP to expressly add the language: "When feasible, and provided it does not compromise Littleton's competitiveness or negotiating position, staff will present proposed incentive agreements to Council for discussion and public awareness before bringing them forward for a formal vote."
3) Direct an amendment to the EPIP to expressly require advance notice to the Council and public within a minimum timeframe that would include time for a study session and the associated release of study session agenda packet materials (12 days prior toi final consideration, per the City's standard packet timeline).

Staff's recommendation is option 1, as it is the current practice. Staff has an obligation to act in the best interests of the City, and thus every effort is made to provide an opportunity for review and feedback by Council to agreements as being considered. Adding language can confuse or concern businesses who may be looking to expand their business in multiple locations and are comparing process hurdles between municipalities. It also continues to provide staff discretion as needed when competitive market conditions would make additional discussion and publicity detrimental to Littleton's interests or position.

Options 2 and 3 present a higher risk to the City, with option 2 providing some risk - again, concern or confusion for businesses - and option 3 being high risk, as this would be detrimental to Littleton's competitiveness.

BACKGROUND:
In the September 15, 2026 City Council meeting, Council approved changes to the Economic Partnership Incentive Policy that clarify the intention of flexibility within the policy. Council also requested that staff bring a future item to a study session for discussion, regarding the topic of advanced notice or additional discussion time with council for incentive agreement opportunities.

Prior Actions or Discussions
September 15, 2026 - City Council approval of Resolution 61-2026

FISCAL IMPACTS:
N/A

STAFF RECOMMENDATION:
N/A

ALTERNATIVES:
N/A

CITY COUNCIL STUDY SESSION · NOVEMBER 10, 2026

Economic Partnership Incentive Policy

Rachel King, Economic Development Director

Littleton
Economic Development

PURPOSE

Advance notice for incentive agreements

On September 15, 2026, Council asked staff to bring a study session discussion on advance notice and public awareness of proposed incentive agreements.

TONIGHT

Three options for a further update to the Economic Partnership Incentive Policy (EPIP), and staff's recommendation.

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WHERE THE POLICY STANDS

September 15 updates to the EPIP

Adopted

Council approved minor changes to the Policy through Resolution 61-2026.

Clarified

The Policy guides staff and Council without being overly strict or prohibitive, and it acknowledges “special circumstances” for unique projects.

Protected

The changes protect Littleton’s interests when negotiating incentives for strategic business attraction agreements.

Source: Resolution 61-2026, City Council meeting of September 15, 2026

CONTEXT

Incentives as a business attraction tool

Municipalities use incentives to guide future growth and meet strategic goals, particularly cities experiencing either strong growth or strong decline.

Residents	Businesses	City government

Intended to benefit all three groups

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Economic Development

COUNCIL DIRECTION

Two interests to balance

Staff flexibility

Council largely acknowledged the need for flexibility in how incentive packages are put together, and in the confidentiality and process that certain highly competitive negotiations require.

Council and public awareness

Council also expressed a desire for knowledge and discussion of proposed incentive agreements, when feasible, before they come forward for a vote.

Source: City Council meeting of September 15, 2026

OPTIONS FOR COUNCIL

Three options for the EPIP

OPTION 1 · CURRENT PRACTICE – LEAST RISK

No amendment

The Policy would not expressly state the intent to provide advance discussion when feasible.

OPTION 2 · SOME RISK

Amend with “when feasible” language

The Policy would state the intent to preview proposed agreements at study session, with room for staff discretion.

OPTION 3 · HIGH RISK

Amend and add a minimum timeframe and study session

The policy would require a study session and/or minimum timeframe for advance discussion and notice (suggest 12 days).

Each option responds to Council’s September 15 request

Staff Communication

File #: ID# 26-226, **Version:** 1

Agenda Date: 11/10/2026

Subject:
Economic Partnership Incentive Agreement Discussion for Chachi's Italian-American

From:	James L. Becklenberg, City Manager
Prepared by:	Rachel King, Economic Development Director
	Jamie Ney, Senior Economic Development Specialist
Presentations:	Rachel King, Economic Development Director
	Jamie Ney, Senior Economic Development Specialist

PURPOSE:
To discuss a request for an economic partnership incentive agreement ("Agreement") with Chachi's Italian-American, LLC ("Applicant"/"Chachi's"), an Italian-American steakhouse restaurant proposed in the downtown area located at 2589 W. Main Street.

LONG-TERM OUTCOME(S) SERVED:
Vibrant Community with Rich Culture; Robust and Resilient Economy

DISCUSSION:
Downtown Littleton is a highly visible and trafficked area in the city. Property activation is an important component in attracting and maintaining visitors in Littleton. 2589 W. Main Street, located on the corner of Main Street and Curtice Street, has been vacant for multiple years. It has seen interest from a variety of businesses throughout these years, some generating minimal to no sales tax, and was recently purchased by a building ownership group in January.

The size and layout of this building present barriers in leasing the space to a small, independently owned retailer or restaurant, as these businesses often seek smaller footprints to minimize overhead costs and manage upfront investment. This creates a limited pool of potential tenants willing and able to fill the space.

Chachi's intends to occupy 6,140 square feet of this prominent building on Historic Main with an Italian-American steakhouse concept. This concept will comprise of approximately 235 seats with opportunity to add additional seating upstairs. The large format space on the second floor provides flexible dining and event space. This flexible space diversifies the business' operating and revenue model to reduce volatility in the off-peak periods.

The restaurant will be open seven days a week, generating additional activity on this notable corner. The Applicant anticipates creating approximately 50 full and part-time jobs with wages positioned at or above industry standard and opportunities for career advancement training.

The building will require significant investment in preparation for the anticipated February opening date. Chachi's estimates a total capital investment of $2.8M to return this vacant building to an operating establishment. This concept assumes a relatively high investment in relation to the building size as it will require higher-quality finishes, furnishings, lighting, and interior design elements to align with industry expectations and the intended customer experience.

Throughout the various stages of planning, the Applicant has seen an increase in estimated costs in areas including but not limited to construction, equipment, staffing, and financing. Due to the current economic conditions, the Applicant has seen some expenses increase by as much as 30%. Rising costs place additional pressure on the project's capital needs and expose the Applicant to additional risk during the early years of operation.

In addition to these challenges, the Applicant anticipates encountering more hardships in the first full year of operating as construction begins on Main Street.

Economic Partnership Incentive Key Points
The Applicant has requested financial support in the form of a sales tax share-back to help offset the increased financial burden during the restaurant's initial operating years and strengthen their ability to complete the project.

Proposed deal points are as follows:

1. 50% Sales Tax Rebate
2. City will receive 100% use and property tax as scheduled
3. Cap: Maximum rebate of $350,000
4. Term: The maximum length is 5 years.
    a. The term will expire with either the maximum rebate or the 5-year term, whichever occurs first.

BACKGROUND:
Eric and Rachel Hyatt are the current owners and operators of Grande Station, located on the corner of Main Street and Sycamore Street. They have spent their careers developing industry skills and expertise. In the first full year of ownership of Grande Station, the Hyatt's were able to increase revenue by 58%. Rachel and Eric have seen much success in the hospitality industry and hope to continue to build on that success with a new concept in Littleton.

Over the past three years, they have invested a great amount of time and energy in the vitalization of Littleton. The Hyatts have been active participants in the business community and intend to continue to support city goals with this new investment.

Economic Development staff received an application from Chachi's requesting a financial partnership aligned with the city's Economic Development Incentive Policy ("Policy"). Chachi's is a small business created to fill a gap between traditional Italian-American dining and contemporary American steakhouse culture.

The proposed location will fill a vacant property in the heart of Downtown Littleton. 2589 W Main Street was previously occupied by the Tavern, an American sports bar concept, operated by Tavern Hospitality Group. The hospitality group owned seven Tavern locations throughout the Denver Metro area. Each of these locations has since permanently closed. The Littleton location closed in February 2024 and was listed for sale shortly after. This building went under contract multiple times until it was finally purchased by Main Street Partners 1 LLC in January 2026. After years of neglect, this building will require an extensive amount of investment to repair

and revitalize the premises.

2589 W Main Street has been a notable vacancy along Main Street. Regular visitors, community members, and business owners have voiced the desire to see this space filled in order to maintain commercial activity throughout Main Street and avoid blight in a highly visible area.

The request complies with multiple policies including the Economic Partnership Incentive Policy, Comprehensive Economic Development Strategic Plan, Envision Littleton Comprehensive Plan, and Horizon 2027 Strategic Plan. As a result, city staff strongly supports this request.

Prior Actions or Discussions
Resolution 61-2026: Approving an amendment to the Economic Partnership Incentive Policy.

Updates to the Policy were discussed in depth at the September 8, 2026, City Council study session and adopted on September 15, 2026. During the study session, staff heard Economic Development initiatives remain a key component of City Council's strategic plan and initiatives. City Council has also voiced a desire to financially support small businesses in Littleton needing assistance.

FISCAL IMPACTS:
The incentive would generate no cost to the City. Chachi's is anticipated to generate sales tax revenues ranging from $179,000 in Year 1 to $208,000 in Year 5, prior to disbursement of incentive share-back revenue. The Applicant is anticipated to collect the maximum rebate, totaling $350,000, within the five-year term. Over this period of time, the city expects to receive a total of approximately $1,000,000 in sales tax generated from the restaurant, before share-back incentive disbursement. In addition, the city expects to receive roughly $55,000 in use tax for building materials used for the development. The table below presents a range of estimates for the Applicant's annual sales tax generation and rebates.

Operating Year	Annual Estimated Sales Tax Revenue	Annual Estimated Rebates
Year 1 (Opening Year)	$179,000 - $188,000	$89,500 - $94,000
Year 2 (First Full Year of Operation)	$183,000 - $193,000	$91,500 - $96,500
Year 5	$197,000 - $208,000	$98,500 - $104,000

In the unlikely event the applicant fails to perform, there is no General Fund expenditure associated with this request. Additionally, we anticipate an investment of this kind to continue to further catalyze interest in private investment in the downtown corridor.

Policy Criteria

Economic Partnership Incentive Policy
- Program: Retail Development Incentive Program
- Incentive: Retail Sales Tax Reimbursement

Comprehensive Economic Development Strategy (CEDS)
- Strategic Pillar 1: Business Vitality and Adaptability

- Strategic Pillar 3: Fostering a Livable Economy
- Strategic Pillar 6: Regional Economic Positioning

Horizon 2027 Strategic Plan and Council Initiatives

Outcomes
- Robust and Resilient Economy
- Vibrant Community with Rich Culture

2 - 3 Year Initiatives
- 14. Increase awareness of local spending benefits for Littleton residents and attract new shoppers to Littleton.
- 15. Create and implement a plan to market Littleton's unique character and increase tourism, sales tax revenue, and support Littleton businesses.

Comprehensive Plan - Economy & Tax Base
- Policy E&T: 2, 3, 4, 6, 8

STAFF RECOMMENDATION:
Direct staff to present an Economic Partnership Incentive Agreement with the Applicant as proposed for consideration at the November 17, 2026.

ALTERNATIVES:
1. Do not prepare an agreement for Council's consideration at the November 17, 2026, regular meeting, as currently scheduled.

Chachi's - Incentive Agreement

Rachel King, Economic Development Director

Jamie Ney, Senior Economic Development Specialist

November 10, 2026



Littleton
Economic Development

PURPOSE

To discuss a request for an economic partnership incentive agreement with Chachi's Italian -American, LLC, an Italian -American steakhouse restaurant proposed in Downtown Littleton

CONCEPT OVERVIEW

Chachi's is an Italian-American steakhouse concept planned for 2589 W. Main Street

This will be a full-service restaurant with approximately 235 seats serving elevated product

Anticipated opening date is February 1, 2027

The restaurant will occupy 6,140 square feet of a previously vacant historic property on Main Street with a capital investment of approximately $2.8M

Chachi's will employ 50 employees, with competitive wage and healthcare for full-time employees

TIMELINE

CERTIFICATE OF APPROPRIATENESS FOR FACADE REMODEL

AUGUST 2026



LOAN ACQUIRED

OCTOBER 2026



RECEIVE FINAL APPROVALS FROM CITY

NOVEMBER 2026-FEBRUARY 2027



LEASE SIGNED

AUGUST 2026



INCENTIVE REQUEST SUBMITTED

OCTOBER 2026



OPENING DATE

FEBRUARY 2027



BASIS FOR INCENTIVE

- 2589 W Main Street has been vacant since February 2024 and has left a noticeable gap in downtown. The large square footage and asking price posed significant challenges with current market demand.
- The size and layout of this building present barriers in leasing the space to a small, independently owned retailer or restaurant, as these businesses often seek smaller footprints to minimize overhead costs and manage upfront investment.
- Incentives for this space will be used as a stabilizer in the early years of operations to support the long-term success of a large restaurant footprint in downtown.

BASIS FOR INCENTIVE

- The building requires substantial equipment and finish investment to bring it back to its highest and best use.
  - The applicant anticipates to invest approximately $2.8 million in total project capital.
- Due to higher than anticipated costs, the applicant faces a funding gap and is at risk of depleting operating reserves needed to launch and grow a successful concept.
  - Current economic conditions have impacted original estimated costs as much as 30%.

DEAL POINTS



50% TAX REBATE ON ANNUAL SALES TAX GENERATED



CITY WILL RECEIVE 100% USE TAX



CITY WILL RECEIVE 100% PROPERTY TAX



MAXIMUM LENGTH IS 5 YEARS



MAXIMUM REBATE OF $350,000

FISCAL IMPACT



- NO NEGATIVE FINANCIAL IMPACT TO THE CITY. REBATE ONLY REALIZED IF EARNED BY TAXPAYER.
- THIS PROPERTY HAS BEEN VACANT SINCE 2024. IN ITS CURRENT STATE, THE PROPERTY IS GENERATING NO REVENUE FOR THE CITY.
- IN THE EVENT THE APPLICANT FAILS TO PERFORM, THERE IS NO CITY EXPENDITURE ASSOCIATED WITH THIS REQUEST.

COMMUNITY IMPACT

- REACTIVATION OF THIS CORNER WILL PROVIDE ADDITIONAL GATHERING OPPORTUNITIES FOR RESIDENTS AND VISITORS.
- THE APPLICANT HAS A PROVEN TRACK RECORD OF MEANINGFUL INVOLVEMENT IN COMMUNITY EVENTS AND ORGANIZATIONS.
- THE APPLICANT INTENDS TO CONTINUE CONTRIBUTING TO COMMUNITY CAUSES THROUGH FUNDRAISING, DONATED FOOD, GIFT CARDS, AND MUCH MORE.
- FLEXIBLE SECOND-FLOOR AND PRIVATE-EVENT SPACES ARE SUITED TO NONPROFIT FUNDRAISERS, COMMUNITY GATHERINGS, ARTS AND CULTURAL EVENTS, CORPORATE MEETINGS AND CELEBRATIONS.



RECOMMENDATION

Staff recommends bringing forward an Economic Partnership Incentive Agreement with Chachi's Italian-American, LLC for Council's consideration at the November 17, 2026, regular meeting.

QUESTIONS

Policy Criteria Met

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIC PLAN

- Strategic Pillar 1: Business Vitality and Adaptability
- Strategic Pillar 3: Fostering a Livable Economy
- Strategic Pillar 6: Regional Economic Positioning

HORIZON 2027 STRATEGIC PLAN AND COUNCIL INITIATIVES

- Outcomes
  - A Robust and Resilient Economy
  - Vibrant Community with a Rich Culture
- 2-3 Year Initiatives
  - 14. Increase awareness of local spending benefits for Littleton residents and attract new shoppers to Littleton.
  - 15. Create and implement a plan to market Littleton's unique character and increase tourism, sales tax revenue, and support Littleton businesses.

COMPREHENSIVE PLAN - ECONOMIC & TAX BASE

- Policy E&T 2, 3, 4, 6, 8

ECONOMIC PARTNERSHIP INCENTIVE POLICY

Policy Criteria

Long-term commitment to the city
Positive fiscal and economic impact
Beneficial impact / redevelopment
Significant private-sector financial investment
Compatibility with surrounding area plans
Benefits accrue to residents and taxpayers
Diversification of the city economy
Future expansion / job creation
Public benefit compared with incentive cost
Need for incentive
Economic growth

The applicant demonstrates a commitment to economic growth and positive community impact.

Staff Communication

File #: ID# 26-231, **Version:** 1

Agenda Date: 11/10/2026

Subject:
Tree Canopy Goals, Policies and Regulations

From:	James L. Becklenberg, City Manager
Prepared by:	Brent Soderlin, Director of Public Works & Utilities
	Matt Knight, Director of Community Development
	Mary Danser, City Forrester
	Andrea Vaughn, Senior Planner
Presentations:	Mary Danser, City Forrester
	Andrea Vaughn, Senior Planner

PURPOSE:
Tree canopy, specifically as it relates to the inequitable distribution of tree canopy and creating a more resilient and healthy canopy, is an identified strategic priority in Horizon 2027 and the Environmental Stewardship Board's 2024 Action Plan where we share a common goal to create a vibrant, sustainable, and resilient community. Staff are seeking how the city best can support our development, recreation, and residential partners to meet this common goal to reserve and grow tree canopy and incentivize sustainable development.

This discussion will help shape the Tree Policy and Regulations (TPR) and the Unified Land Use Code (ULUC) text amendments. These amendments are intended to further the goals of the Urban Forestry Management Plan and support the implementation of the TPR[AV1.1]. The TPR document will consolidate all enforceable tree-related policies and regulations into a centralized document, rather than maintaining tree code language across multiple sections of City Code. The TPR will establish consistent, enforceable standards for tree preservation, removal, replacement, and protection throughout the City, improving clarity for residents, contractors, developers, and staff while supporting coordinated development review and the long-term protection and growth of Littleton's tree canopy.
Staff will refine options based on Council feedback before returning with formal recommendations.

LONG-TERM OUTCOME(S) SERVED:
Sustainable Community with Natural Beauty; High-Quality Governance

DISCUSSION:
Staff are preparing for the City's upcoming code updates and Tree Policy and Regulations document (TPR), while also responding to stakeholder concerns and feedback. In the 2026 Residential Survey, Littleton residents stated that climate resiliency (71%), environmental sustainability (73%) and appearance of the City (74%) where reasons they choose to live in Littleton.

The proposed code update under consideration would increase minimum mature canopy requirements by 10

percentage points across zoning districts. [MD2.1]The intent is to focus on mature canopy coverage, recognizing that canopy goals are advanced not only by how much is planted, but also by how much existing canopy is preserved. The preliminary proposed changes include:

Zoning District	Current Requirement	Proposed Requirement
MFR	20%	30%
NC	15%	25%
CM	15%	25%
BC	10%	20%

Increasing canopy requirements for new development is one potential building block in a broader community-wide strategy. However, staff recognizes that canopy goals cannot be achieved through regulation alone. Stakeholder feedback has emphasized the need to balance preservation, new planting, development feasibility, affordability, and long-term maintenance responsibilities. To support this discussion, staff has identified several concepts for Council consideration.

Potential options include:

- Increasing minimum canopy requirements in applicable zoning districts;
- Providing flexibility or administrative adjustments for qualifying affordable housing developments;
- Offering fee reductions or waivers for developments that exceed minimum canopy requirements;
- Creating preservation credits for retaining mature trees during development; and
- Providing City-funded trees for voluntary canopy above minimum requirements.

Each of these concepts includes potential benefits and implementation considerations. Increased canopy requirements would align the ULUC with adopted City priorities and goals, but may also affect site design. Incentives such as fee reductions, preservation credits, or City provided tree stock could encourage voluntary canopy preservation and growth, but would require further evaluation related to funding, staffing, administrative workload, legal authority, code structure, and long-term maintenance responsibilities.

After receiving Council feedback, staff will further evaluate the feasibility, administrative burden, financial impacts, and staffing resources required to implement any preferred incentive approaches. The city's consultant will continue work on the draft TPR, proposed code updates, and the future public comment process.

BACKGROUND:

Trees provide significant and measurable community benefits related to health, safety, infrastructure, sustainability, and economic resilience. The benefits of Littleton's existing mature trees are especially important because mature canopy provides environmental and community value that new plantings cannot immediately replace.

Urban tree canopy contributes to overall wellbeing and public health. Research shows that residents living in greener neighborhoods may experience lower healthcare costs and that views of trees and shrubs have been associated with positive educational and cognitive outcomes. Tree canopy also supports public safety. Studies have linked tree-lined streets with lower vehicle speeds and reduced crash rates and have associated greater tree canopy coverage with lower rates of violent and property crime.

In addition to supporting human health, trees are also a vital component of sustainable development and can provide direct resource savings. Strategically placed trees can reduce energy demand by shading buildings and lowering cooling needs. Research indicates that shade trees near west and south building exposures can reduce summertime cooling electricity use. Mature tree shade can also reduce residential irrigation demand by limiting landscape[AV5.1] water needs during the growing season. These benefits demonstrate that tree canopy is not only an environmental amenity, but also a practical component of resilient infrastructure and sustainable community design.[MD6.1][AV6.2][AV7.1]
Littleton's long-term canopy goals require a community wide approach. No single group can carry the responsibility alone. City owned land represents only a small portion of total land area in Littleton, and therefore City property alone cannot achieve long-term community canopy goals. Preservation and new planting must work together across public, private, residential, recreational, and development lands.

The city and its partners are already investing in canopy preservation and growth. Littleton manages approximately 60 acres, or about 0.7% of total land, and approximately 4,420 trees. In 2026, the city planted 70 trees and, as of October 2026, allocated approximately 800 labor hours to tree preservation tasks such as watering, fertilizing, and chemical protection. The city also supports residential tree planting and care through programs such as the 2026 Tree Sale, which distributed 205 discounted trees to residents, and a subsidy program with 93 approved applications as of October 2026.

South Suburban Parks and Recreation is also a significant canopy partner, managing approximately 1,724 acres, or about 20% of total land, and approximately 14,770 trees. In 2026, South Suburban planted 74 trees and, as of October 2026, chemically treated 324 mature trees for preservation.
Because canopy responsibility is shared across the community, the City's approach must include a mix of preservation, planting, regulation, education, and incentives. The proposed Tree Policy and Regulations document and related Code updates provide an opportunity to align City standards, stakeholder feedback, and implementation tools with the community's long-term sustainability and natural beauty goals. Staff is seeking Council input before advancing formal recommendations so that future policy options can be evaluated for feasibility, effectiveness, equity, and alignment with Littleton's broader strategic priorities.

Prior Actions or Discussions
N/A

FISCAL IMPACTS:
N/A

STAFF RECOMMENDATION:
Staff recommends that Council direct staff to continue developing the Tree Policies and Regulations (TPR) document and related code updates using a balanced, equitable approach to canopy growth. Additional strategies include a proposed $250-per-inch in-lieu fee to encourage tree preservation, mature tree preservation credits, flexibility for affordable housing and constrained redevelopment sites, and incentives for voluntary canopy growth. Based [AV9.1]on feedback, the original proposal to increase canopy requirements by 10% in some zoning districts and 5% in others; staff is seeking Council direction, on the question if canopy coverage requirements should be revised to a consistent 10% increase across all applicable zoning districts. Staff will return with formal recommendations following further evaluation of feasibility, fiscal impacts, staffing needs, legal authority, and stakeholder input.

ALTERNATIVES:
N/A

City of Littleton
Canopy Coverage by Zoning Class

Canopy Percent

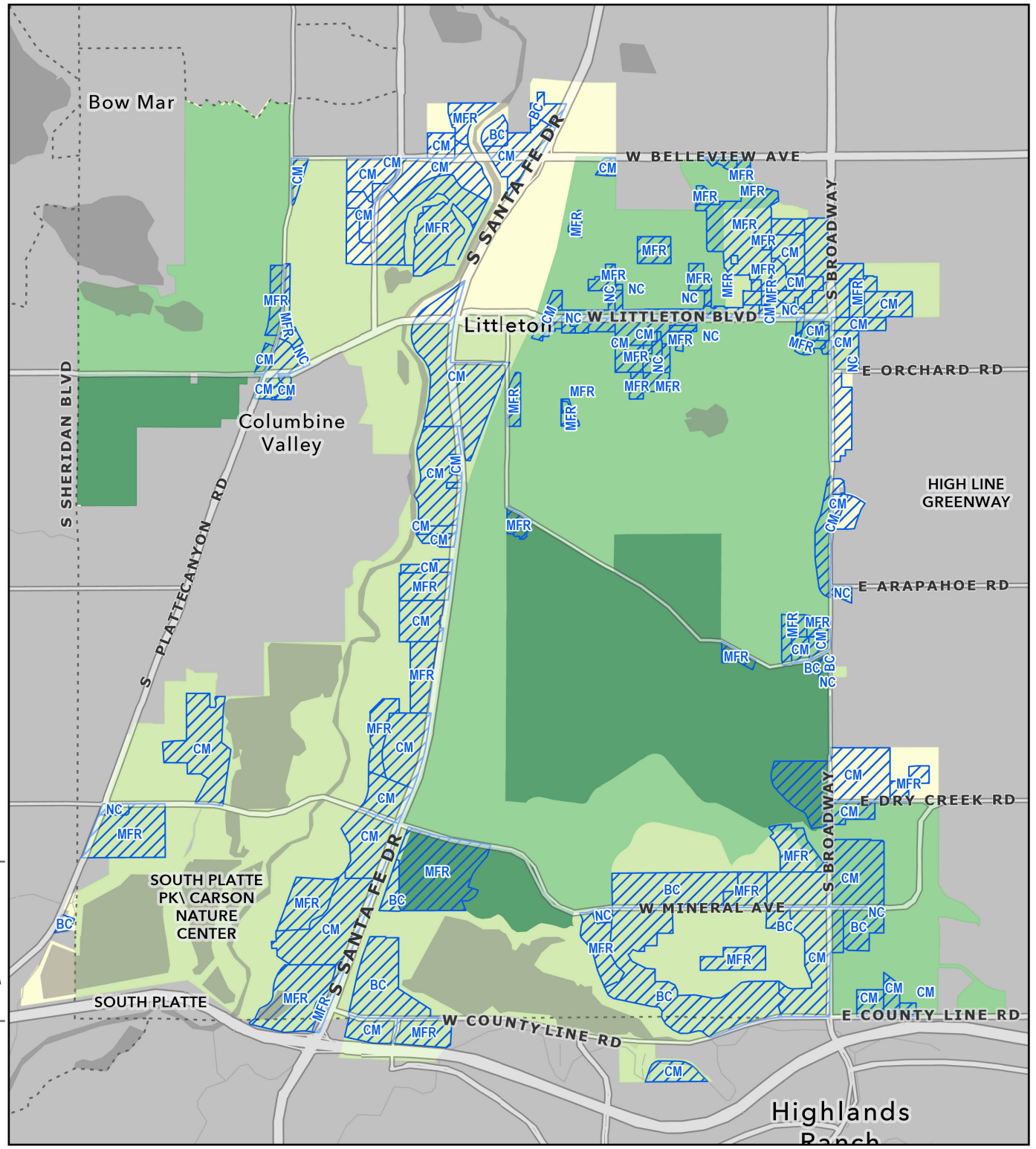
- Less than 10%
- 10-20%
- 20-30%
- Greater than 30%

Proposed Canopy Increase Zoning Classes

- Proposed Canopy Increase

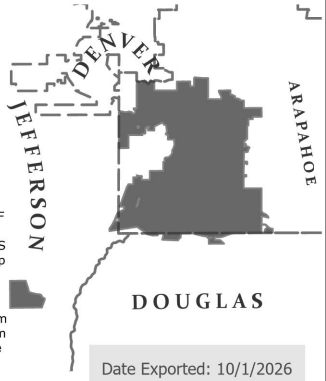






Littleton

0 0.5 1 Mile



Date Exported: 10/1/2026

Disclaimer:
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Littleton Tree Canopy Strategy

Rooted in Our Community. Growing for Generations.

A community-wide approach to protecting our trees, supporting responsible growth, and stewarding a vibrant, sustainable, and resilient community.

11.10.2026 City Council Study Session
Mary Brand Danser
Andrea Vaughn

Why Are We Here?

- Tree canopy is an identified strategic priority in Horizon 2027 and the Environmental Stewardship Board's 2024 Action Plan.
- We share a common goal: **create a vibrant, sustainable, and resilient community.**
  - **How should Littleton preserve existing mature canopy, increase future canopy, and ensure unavoidable canopy loss is offset in the neighborhoods that need trees most?**
- Promote an equitably distributed canopy throughout Littleton
- Prepare for the City's upcoming proposed code updates and Tree Policy and Regulations document (TPR).
- Respond to Stakeholder Concerns and Feedback
  - Preserve canopy, grow canopy, incentivize sustainable development



What Are Residents Saying?

- 2023 Residential Forestry Survey:
  - *"One of the top reasons we chose to live in Littleton was the tree-lined streets and the “[historic] crabapple route”"*
  - *"Part of Littleton’s charm is the mature trees we have throughout the city."*
  - *“Many people admire the trees in Littleton and have for years. It [subsidized assistance] would be beneficial for future generations.”*
  - *"Keeping our little town full of healthy trees is good for our community as well as our planet."*
- 2026 Residential Survey:
  - 71% of residents identify parks, trails, and open space as a reason they choose to live in Littleton.
  - Environmental Sustainability received a high importance but low quality rating. Prioritization of green infrastructure is one opportunity to better this shortfall.

Trees for our Wellbeing

Physical Health:

"We found that individuals living in the greenest neighborhoods incurred, on average, $374 less per year in healthcare expenditures than their peers living in the least green neighborhoods

(Van Den Eeden et al., 2022)

Association between residential green cover and direct healthcare costs in Northern California: An individual level analysis of 5 million persons

Stephen K. Van Den Eeden [a 1], Matthew H.E.M. Browning [b 1], Douglas A. Becker [c], Jun Shan [a], Stacey E. Alexeeff [a], G. Thomas Ray [a], Charles P. Quesenberry [a], Ming Kuo [c 1] Show more

Cognitive Health:

Views [of trees and shrubs] were associated with more positive standardized test scores, graduation rates, percentages of students planning to attend a four-year college, and fewer occurrences of criminal behavior. In addition, large expanses of landscape lacking natural features (such as large lawns, athletic fields, and parking lots) were negatively related to the scores and measures.

(Matsuoka, 2010)



Trees for Public Safety

Safer Streets/ Crash Reduction:

"Adding trees along urban arterials and highways reduced crash rates by up to 46%, with reductions in accident rates on major urban tree-lined boulevards reaching up to 61%. Research shows drivers consistently slow down on streets with tree canopy cover, driving 3 to 15 mph slower compared to similar streets without trees."

(Wolf, K.L., 2010)



Crime:

"Greater tree canopy coverage was associated with significantly lower rates of both violent and property crimes: for every 10 % increase in tree canopy cover, violent crime decreased by 15% and property crime fell by 14% [in New Haven, CT]. These results add to the body of evidence suggesting trees' crime prevention potential"

(Gilstad-Hayden et al. 2015).



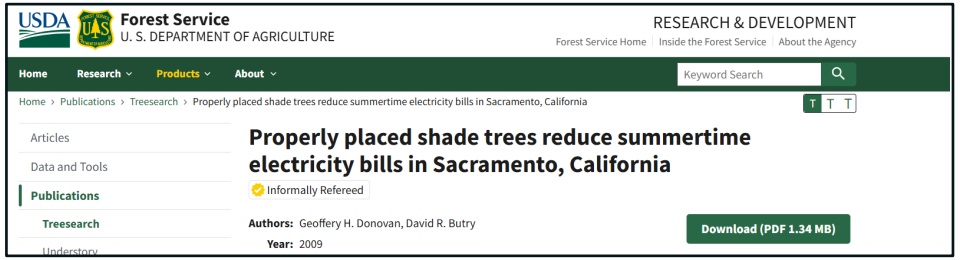
Trees for Affordable Cost of Living

Energy Savings:

"Strategically planned landscaping is one of the most cost-effective ways to reduce energy expenses, paying for itself in energy savings in 7 to 10 years." - Xcel Energy

"Shade trees located within 40 feet of the west and south exposures reduced annual summertime cooling electricity usage by up to 5.2%, providing a clear economic baseline for residential urban forestry programs."

(Donovan and Butry, 2009)



Water Savings:

A study analyzing more than 40,000 Denver Water customer records found that mature tree shade can reduce residential irrigation demand. Researchers found that each additional average hour of daily tree shade was associated with approximately 6.5 gallons of water saved per square meter of turf per growing season.

(Troy et al., 2024)



What We Know About Littleton's Canopy Goals

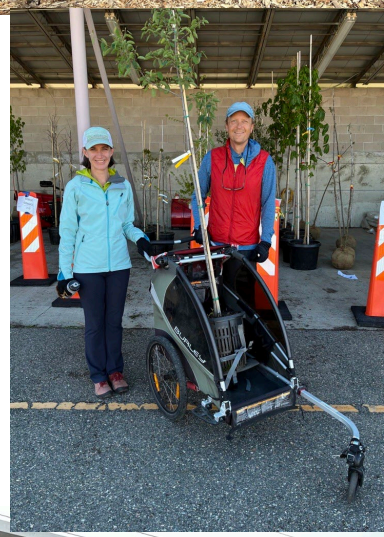
No single group can carry the responsibility alone.

- **A community-wide goal requires a community-wide approach.** Increasing canopy requirements for new development is one building block in a much larger strategy to preserve, grow, and sustain Littleton's urban forest.
- **Therefore:** development standards, preservation rules, incentives, and fee-in-lieu must work together.
- Existing mature trees provide benefits that new plantings cannot immediately replace.
- Preservation and new planting need to work together.
- **City-owned land alone cannot achieve long-term community canopy goals.**



Internal Existing Strategies for Canopy Growth







Littleton:

- Manages ~0.9% of our total land (80 acres), 4,420 trees.
- 70 trees planted in 2026- watered once every 2 weeks
- As of October 2026: 800 labor hours of staff time have been allocated to tree preservation tasks (watering, fertilizing, chemical protection).

Residential Support:

- 2026 Tree Sale: 205 discounted trees distributed to the residents
- Subsidy Program: 93 approved applications as of October, 2026

South Suburban:

- Manges ~20% of our total land (1724 acres), 14,770 trees
- 74 trees planted in 2026- watered once every 3 weeks
- As of October, 2026, 324 mature trees have been chemically treated for preservation.

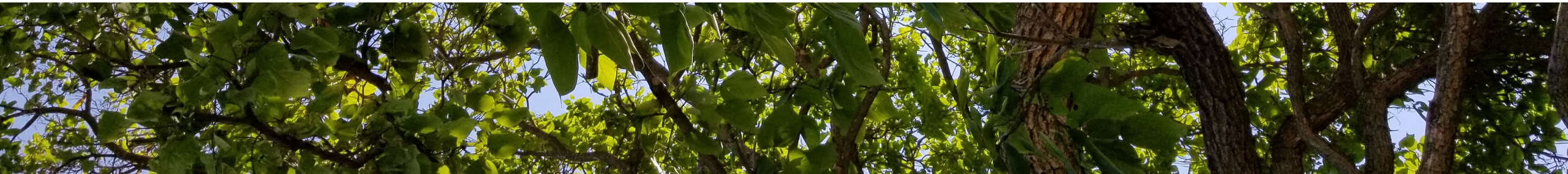
The Proposition: Increase Minimum Canopy Requirements

The recommended code update will increase minimum mature-canopy requirements by 10 percentage points across zoning districts.

The standard is intended to focus on mature canopy coverage.

Zoning District	Current	Recommended
MFR	20%	30%
NC	15%	25%
CM	15%	25%
BC	10%	20%

Note: At the October 2025 PC meeting, staff initially presented a 10% increase for MFR and 5% for the other zones (NC, CM, BC).



City of Littleton
Canopy Coverage by Zoning Class

Canopy Percent
- Less than 10%
- 10-20%
- 20-30%
- Greater than 30%

Proposed Canopy Increase Zoning Classes
- Proposed Canopy Increase



Littleton

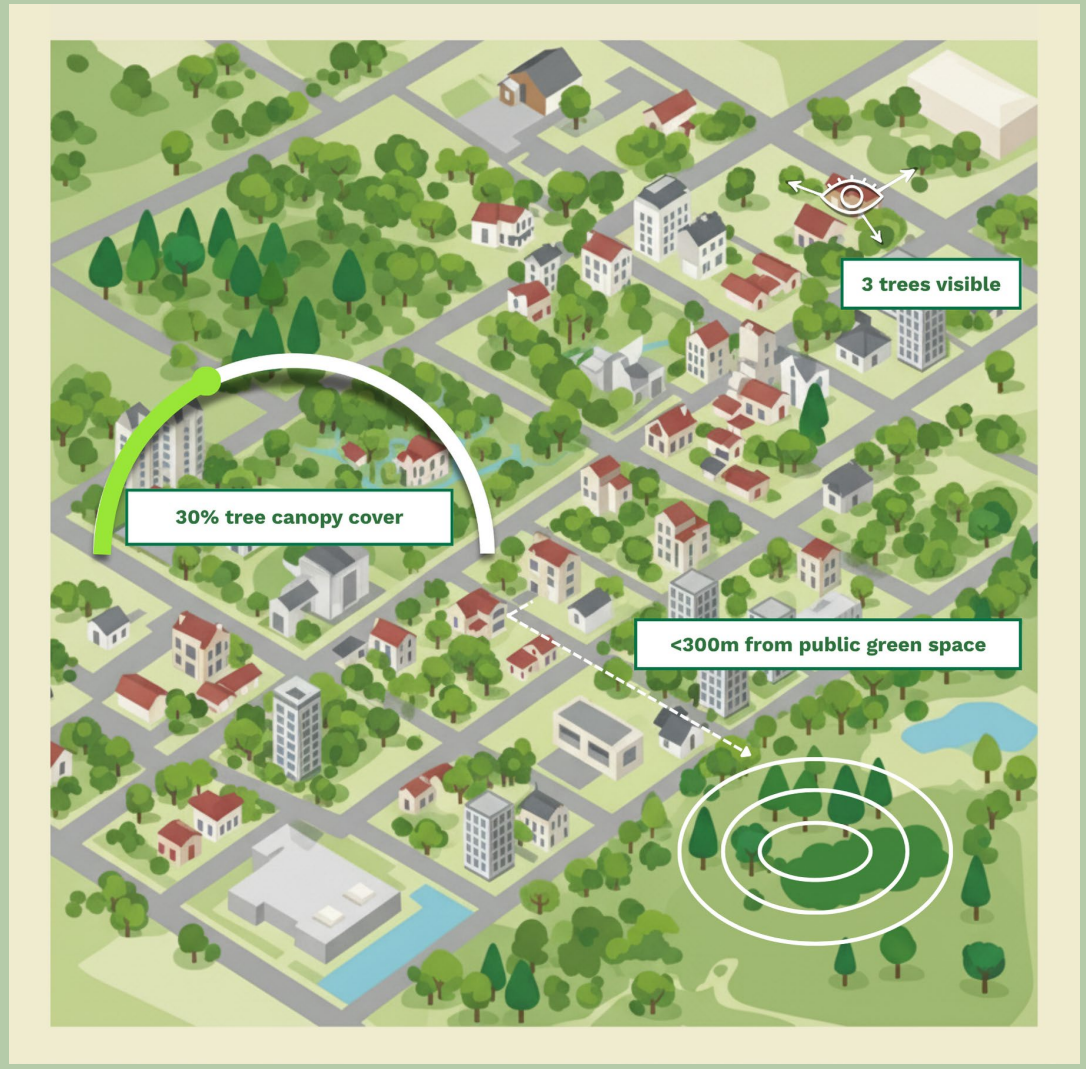
0 0.5 1 Mile

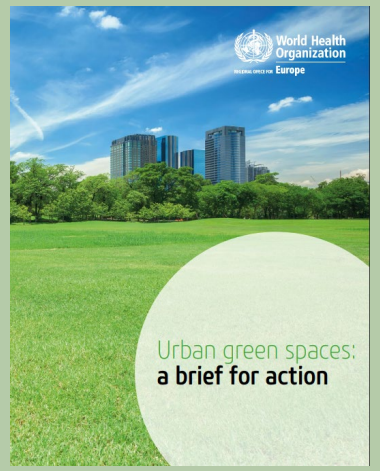
Disclaimer:
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Date Exported: 10/1/2026

Why push for a canopy increase?

- National Standard by Dr. Cecil Konijnendijk
  - 3-30-300 rule
    - Every resident should be able to see at least 3 trees from their home
    - Every neighborhood should have a minimum of 30% canopy coverage
    - Every resident should live within 300 meters of a high-quality greenspace





[HTML] The evaluation of the **3-30-300 green space rule** and mental health
MJ Nieuwenhuijsen, P Dadvand, S Márquez… - Environmental …, 2022 - Elsevier
… home, have **30** percent tree canopy … **300** m away from the nearest park or **green space**. The aim of this study was to evaluate the relationship between the **3-30-300 green space rule** …
☆ Save Cite Cited by 234 Related articles All 13 versions

[PDF] The **3-30-300 rule** for urban forestry and greener cities
C Konijnendijk - Biophilic cities journal, 2021 - biophiliccities.org
… **green space**, such as in the form of linear **green spaces** that double as cycle corridors and walking paths. It could be difficult to create new public **green spaces** … like **green spaces**. Linear …
☆ Save Cite Cited by 149 Related articles All 5 versions

[HTML] Parks Please! Implementing the **3–30-300 green space rule** in developing countries– The case of Surakarta, Indonesia
LM Iqbal, GA Njaim, D Vos, CTH Permana - Urban Forestry & Urban …, 2025 - Elsevier
… This study assesses the application of the **3–30–300 rule** to evaluate urban **green space** … **30** % neighborhood canopy cover, and analyzing accessibility to the nearest **green spaces** …
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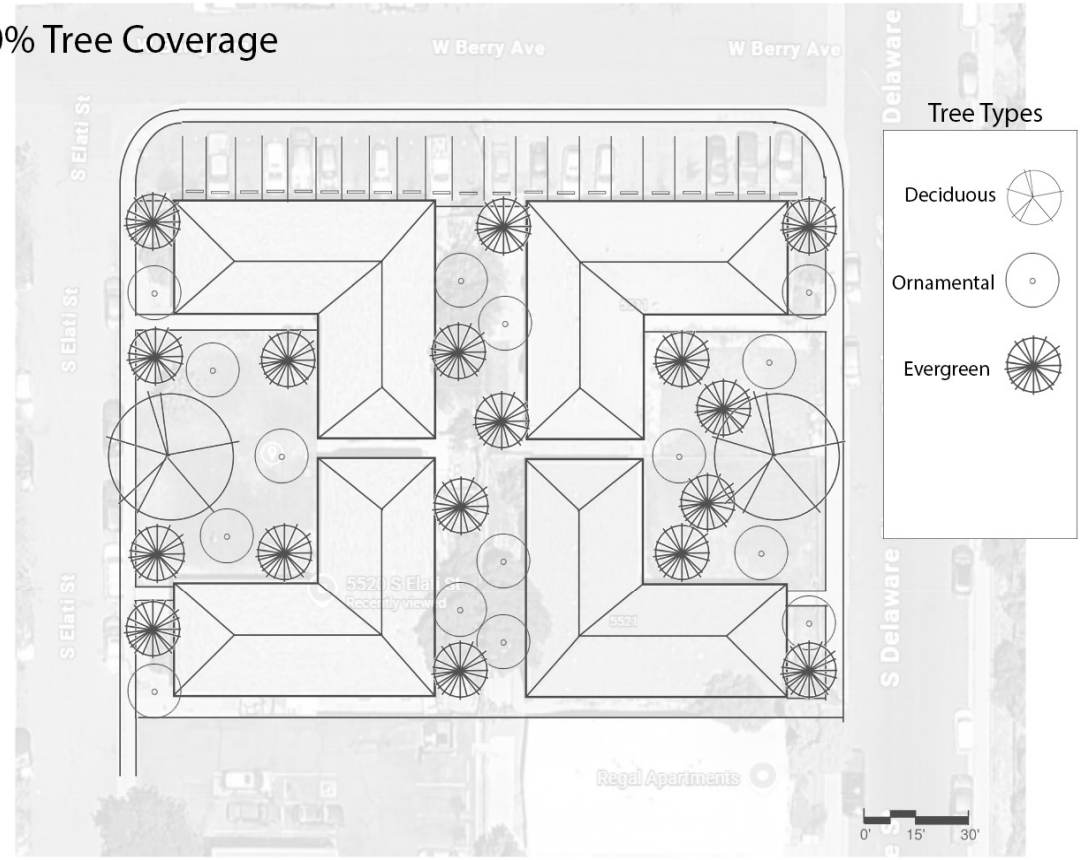
[HTML] Opportunities and constraints of implementing the **3–30–300 rule** for urban greening
D Owen, A Fitch, D Fletcher, J Knopp, G Levin … - Urban Forestry & Urban …, 2024 - Elsevier



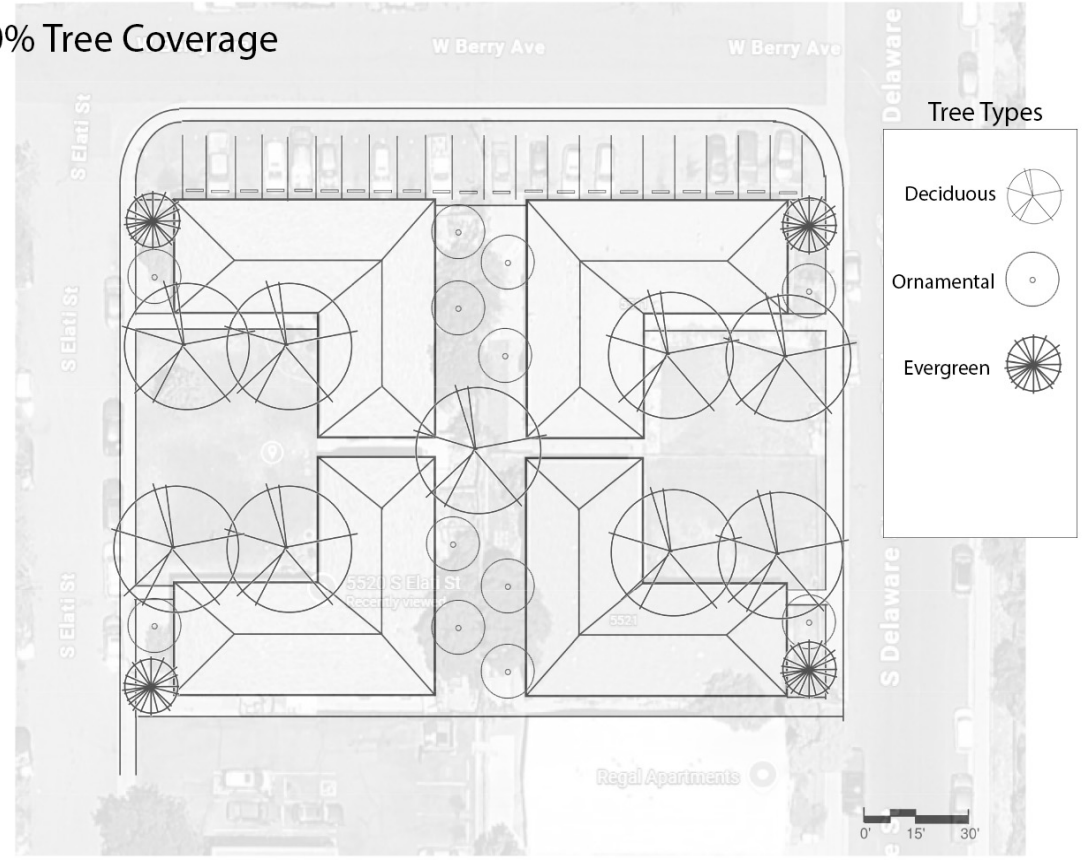
WHAT ARE OTHER CITIES DOING?

City	Tree requirements for new developments	In-lieu / mitigation approach
Centennial	1 tree and 10 shrubs per 1,000 sq. ft. of required landscape area. Tree plantings must include a mix of large, small, and evergreen trees; no category may exceed 50% of required trees. Parking spaces require a 1:6-10 planting based on zone.	No tree specific fees
Lakewood	Street trees: 1 deciduous tree per 35 linear feet of street frontage for new construction in institutional, mixed-use, commercial and light-industrial districts. Landscape areas: 1 tree and 3 shrubs per 550 square feet of landscape area. Tree lawns, parking-lot landscape areas and landscape buffers are calculated separately.	$1,200 per replacement tree when the property owner chooses not to replace the required total caliper inches on-site. Replace 100% of the total caliper inches of trees removed under the applicable removal criteria.
Littleton (present day)	1 deciduous tree per 40 linear feet of street frontage. 1 tree per 5 dwelling units, plus foundation shrubs and parking-lot landscaping. Separate zoning tree-canopy coverage requirement applies under ULUC § 10-1-3.6.E. 20% in Multifamily Residential (MFR), 15% in Neighborhood Commercial (NC) and Corridor Mixed (CM), and 10% in Business Commercial (BC), calculated as a percentage of gross lot area.	2:1 caliper inch replacement. Existing code provides an in-lieu option of $500 per replacement tree under specified conditions.

What does 30% canopy coverage look like?
CASE STUDY:



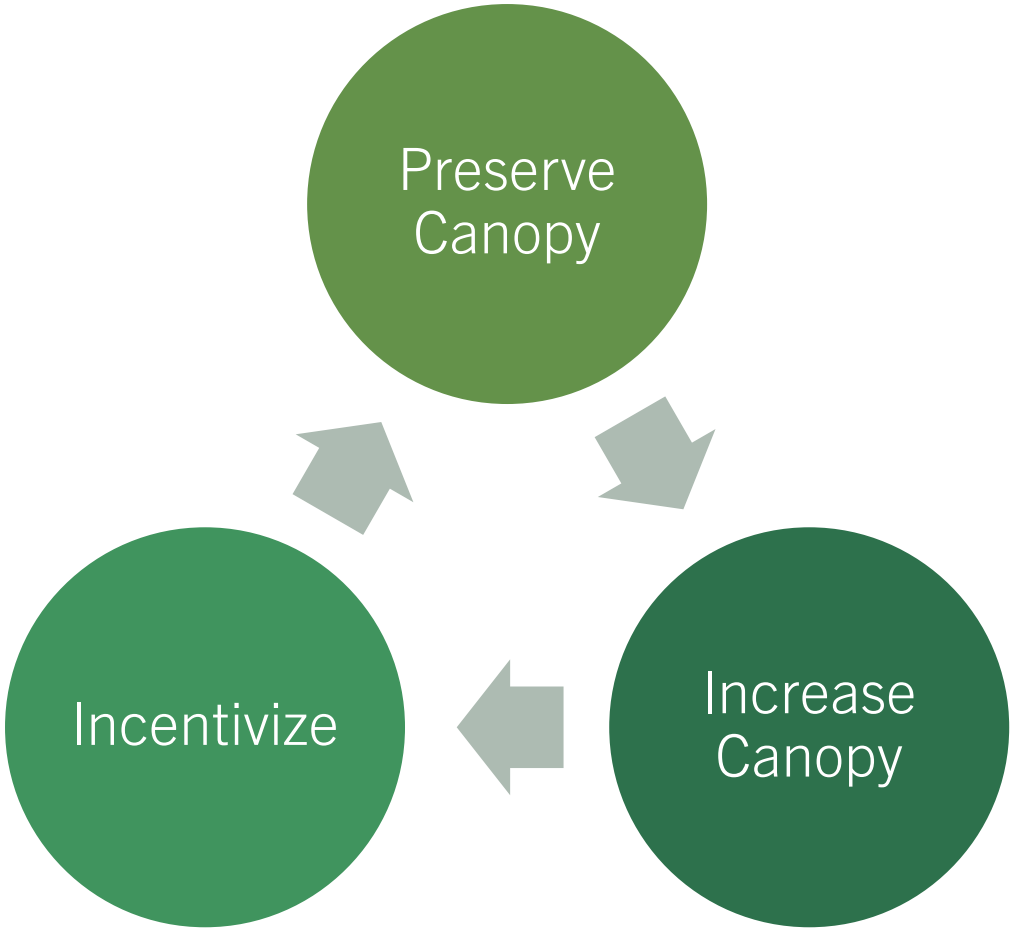
34 total trees
20% Canopy Coverage



25 total trees
30% Canopy Coverage

What We Heard, *Stakeholder Feedback*





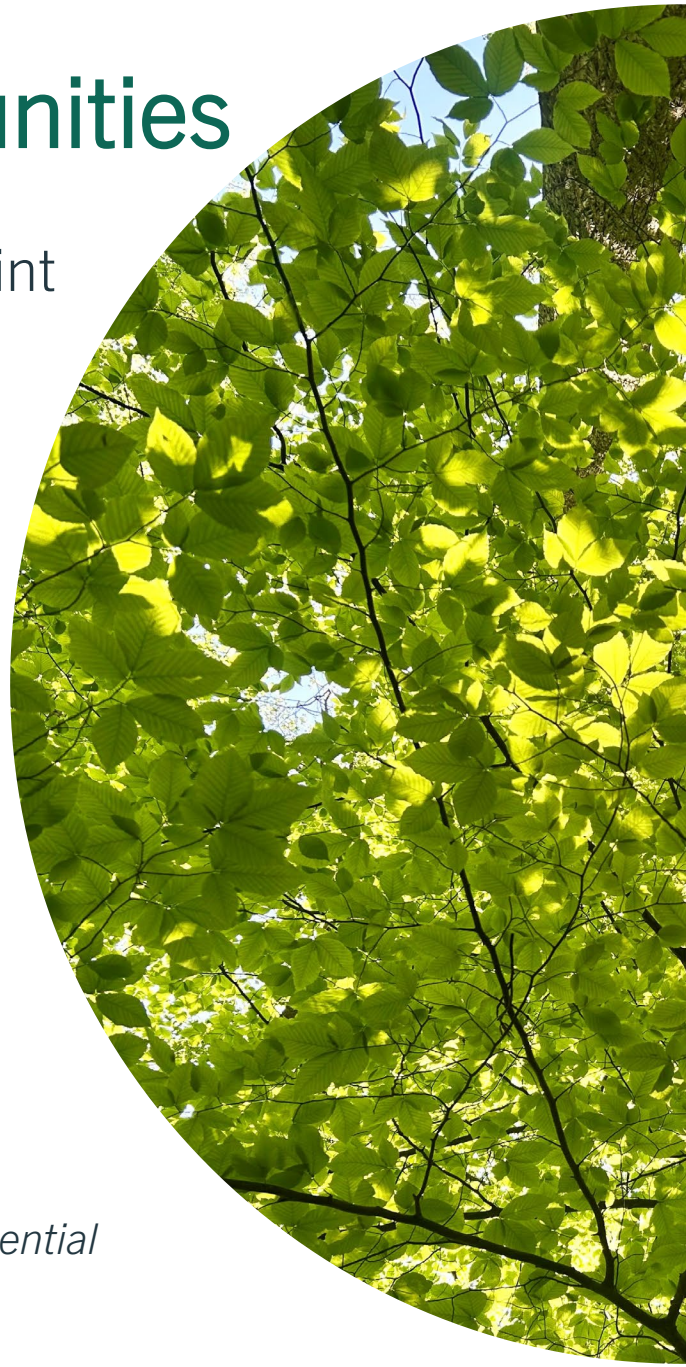
PROPOSED CANOPY LOSS FEE IN-LIEU



- **Proposed fee:** Increase from $500 per replacement tree to $250 per inch per replacement tree
    - $250/ inch based off of industry standards through ASCA and ISA
- Promotes tree preservation by increasing the value of retaining healthy, established trees
- Less canopy lost = fewer new trees needed to meet the development's overall canopy requirement
- Encourages developers to design around and preserve existing trees rather than remove and replace them
- Shifts the approach from "remove and replace" to "preserve and build upon" existing canopy

Potential Canopy Incentive Opportunities

1. Building Flexibility (Height increase, Setback adjustments, Footprint flexibility)
2. Affordable Housing Development Incentives
3. Parking Flexibility
4. Density Flexibility
5. Site & Infrastructure (Soil volume improvements, Permeable pavement, Flexible planting locations, Underground soil infrastructure, Water-wise irrigation system, Wider parkways)
6. Financial Incentives
7. Expedited Development Review
8. Preservation Incentives
9. Recognition/ Certifications



These concepts are exploratory and intended for brainstorming only. Feasibility, costs, code implications, and administrative requirements have not yet been evaluated. Staff will assess potential options following Council feedback; no policy decisions are being requested today.

What Happens Next?

- Incorporate Council feedback to refine incentive structure
- Coordinate with relevant City departments and stakeholders.
- Consultant provides draft TPR, code updates, and launch public comment period.
- Return to PC and CC with a refined framework and proposed amendments.

Questions?

Staff Recommendations

- Increase canopy responsibility equitably
  - Staff recommends canopy coverage requirements should be revised to a consistent 10% increase across all applicable zoning districts.
- Use industry-informed mitigation fees to encourage preservation of existing trees and provide a consistent, administratively feasible approach to tree replacement.
  - Staff proposes a **$250 per-inch in-lieu fee** for each replacement tree to support canopy preservation and provide a practical alternative to individual tree appraisals.

What additional information should staff address before returning with a formal fee proposal?









Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

City of Littleton

Staff Communication

File #: ID# 26-220, **Version:** 1

Agenda Date: 11/10/2026

Subject:
2027 Fee Schedule Discussion

From:	James L. Becklenberg, City Manager
Prepared by:	Laurie Matta, Finance Director
Presentations:	Laurie Matta, Finance Director

PURPOSE:
Council requested study sessions each year to consider fee-setting policies and approaches.

LONG-TERM OUTCOME(S) SERVED:
High-Quality Governance

DISCUSSION:
Fees are charged to customers, citizens, and other parties for certain city services. The purpose of a fee is to help defray the cost of the city providing those services and not to raise revenue for general services. Fees must be evaluated to ensure that the fee is commensurate with the service provided. City Council adopts a fee schedule that details the fees that will be charged for the fiscal year period of January 1 through December 31. The fee schedule, however, does not encompass all city-wide fees such as library and museum fees or license fees such as liquor and medical/retail marijuana.

In 2025 we completed a cost of services study to evaluate development services fees. The results of that study, along with information on all other fees, was presented in January 2025.

In 2026 the City completed a comprehensive rate study with an outside consultant for our wastewater and stormwater utility funds.

In 2022, council passed the Inclusionary Housing Ordinance. This ordinance includes a fee-in-lieu that developers may pay the city in-lieu of providing minimum affordable units as outlined in the ordinance. Section 4-2-4 of the Inclusionary Housing Ordinance says that the fee-in-lieu paid by developers into the Affordable Housing Fund be adjusted annually by CPI. For this reason, the IHO fee-in-lieu is also recommended for adjustment with this resolution

The State sets a maximum rate a municipality can charge for open records requests for research after the first hour. For 2026 the maximum rate is $41.37.

BACKGROUND:
The current 2026 fee schedule was adopted by resolution on October 21, 2025.

FISCAL IMPACTS:
The following are the proposed fee changes for 2027:

Wastewater and Stormwater Utilities Fees
Proposed wastewater and stormwater fees are projected to cover capital project requirements to maintain and improve the utility systems. The fee structure and billing frequency is being updated to best practices and includes an increase in revenue of approximately 25% for wastewater and 60% for stormwater.

Affordable Housing Fee-in-lieu
Section 4-2-4 of the Inclusionary Housing Ordinance says that the fee-in-lieu paid by developers into the Affordable Housing Fund be adjusted annually by CPI. The ordinance defines CPI as "United States Department of Labor 150 Statistics (Bureau of Labor Statistics) Consumer Price Index for All Urban 151 Consumers, All items, for the Denver-Aurora-Lakewood Colorado area." The CPI for the Denver-Aurora-Lakewood Colorado area is 3.9%. This resolution would increase the fee-in-lieu by 3.9%.

Police Research fee
The police department wishes to update their research fee to match the open records fee of $40 per hour. The state maximum cost recovery fee for open records, it is currently $41.37 per hour. Staff is requesting an increase from $25/hour to $40/hour.

Additions & Other Changes
- Hauler licenses fee - $250
- EV Charging Stations - $0.22/kwh for 30 mins - $0.50/min thereafter
- Massage Parlor licensing - $150
- Home Occupation license - removed $100 to $0
- Trucked and hauled waste - annual 1 cent increase from $0.15 to $0.16 per gallon.
- Community Garden - plots and half plots/raised planters

A red-lined version of the 2027 Proposed Fee Schedule is attached as reference for comparison purposes.

STAFF RECOMMENDATION:
Staff recommends council approve a resolution in October, approving the 2027 fee schedule.

ALTERNATIVES:
1. Adopt fees as proposed.
2. Adopt differing fees, understanding the impact to current and future projects.
3. Maintain fees at the 2026 level, understanding the impact to current and future projects.

City of Littleton **Exhibit A**

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Police Department			***Fee***
Police reports (additional $.25/page for each page over 10; $25.00 fee to research reports older than 1990)			
Police name check - w/letter	first 10 pages	$	10.00
Crime lab - photos	each 3x5	$	2.50
	8x10	$	10.00
Research Fee	per hour with the first hour free		$40.00
Crime lab - video tapes		$	30.00
Crime lab - audio tapes		$	30.00
Crime lab - CD/DVD disks		$	30.00
Communications Center - audio tapes	plus $25 for rush	$	30.00
Body Worn Camera (Blurred video) (Non-Refundable Deposit)		$	70.00
Body Worn Camera (each additional hour blurred video)		$	30.00
Media Fee (CD/DVD/Flashdrive) Required for all digital evidence		$	15.00
Sex offender - initial registration		$	75.00
Sex offender - subsequent registration		$	25.00
Crime Data Research & Retrieval per hour (first hour free)		$	40.00
E-Citation Surcharge	$10.00 surcharge per ticket or citation		

Community Development	***Fee***
Short-Term Rental Business Licensing	
STR Business License - upon application and annually thereafter	$ 200.00

	Application Type	Qualifyer	Community Development Fee
Subdivision	Administrative Plat		
		10 acres or more	$6,000
		Over 1 acre but less than 10 acres	$4,750
		1 acre or less	$3,250
		Condominium Plat	$1,750
	Preliminary Plat		
		10 acres or more	$8,000
		Over 1 acre but less than 10 acres	$6,250
		1 acre or less	$4,750
	Final Plat		
		10 acres or more	$4,750
		Over 1 acre but less than 10 acres	$3,000
		1 acre or less	$1,750
	Vacation Plat		
		Whole plat	$3,000
		Right-of-Way Only	$3,500
		Easement	$2,750
	Technical Correction		
		Per Sheet	$750
Site Plan / Rezoning	Abbreviated Site Plan		
		Over 1 acre	$3,500
		1 acre or less	$2,500
	Site Plan		
		10 acres or more	$15,500
		Over 1 acre but less than 10 acres	$12,250
		1 acre or less	$9,250
	Master Development Plan (Conceptual)		
		10 acres or more	$8,500
		Over 1 acre but less than 10 acres	$6,500
		1 acre or less	$4,250
	Master Development Plan (Detailed)		
		10 acres or more	$17,750
		Over 1 acre but less than 10 acres	$14,750
		1 acre of less	$11,250
	Minor Plan Amendment		$2,750
	Major Plan Amendment		
		10 acres or more	$5,500
		Over 1 acre but less than 10 acres	$3,750
		1 acre or less	$2,500
	Zoning Certificate		$100
	Rezoning/Zoning Map Amendment		$2,000
	Master Sign Plan		$3,500

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION			
	Future Land Use and Character Map Amendment		$2,000
	Pre-application meeting		
		Residential	$100
		Commercial	$100
Historic Preservation	Historic District Designation		
		No Owner Consent 10 or fewer properties	$1,750
		No Owner Consent more than 10 properties	$2,250
	Landmark Designation		
		No Owner Consent	$2,500
	Certificate of Demolition		$750
	Tax Credit Application	Projects costing less than $15,000	$0
		Projects costing $15,000 to $49,999.99	$250
		Projects costing $50,000 to $99,999.99	$500
		Projects costing more than $100,000	$750
Variances/Appeals	Variance		
		Not Resulting from a Code Citation	$2,250
		Resulting from a Code Citation	$4,500
	Administrative Adjustment/Adaptive Reuse		
		Not Resulting from a Code Citation	$300
		Resulting from a Code Citation	$4,000
	Appeal		
		Administrative Decision	$1,750
		Public Hearing Decision	$2,750
Floodplain	Floodplain Development Permit		$1,750
Engineering/Agreements	Grading Permits	10 acres or more	$3,000
		Over 1 acre but less than 10	$1,000
		1 acre or less	$300
	Construction Plans		
		10 acres or more	$29,250
		Over 1 acre but less than 10	$26,250
		1 acre or less	$18,500
	Subdivision Improvement Agreement		
		New	$3,250
		Amended	$2,500
	Drainage Report		
		10 acres or more	$3,500
		Over 1 acre but less than 10	$2,750
		1 acre or less	$2,250
	Traffic/Trip Generation Letter		$450
	Traffic Impact Study		
		10 acres or more	$3,500
		Over 1 acre but less than 10	$2,250
		1 acre or less	$1,000
	Access Permit		$1,250
	Vested Property Rights Agreement		$2,000
	Easement/Warantee Deed/Revocable License		$2,000
Use	Conditional Use Permit		
		With Site Plan	$8,250
		Without Site Plan	$6,000
	Temporary Use Permit		$350
Miscellaneous	Wireless Communication Facility	With Conditional Use	$2,250
		Eligible Facility Request	$2,250
		Public ROW Small Cell	$3,500
	Master Licensing Agreement		$2,000
	Addressing	21 addresses or more	$1,250
		6 to 20 addresses	$350
		1 to 5 addresses	$100
	Written Interpretation		$750
	Zoning Verification Letter	Simple	$200
		Complex	$450
	Deannexation / Annexation / Initial Zoning		
		10 acres or more	$19,000
		Over 1 acre but less than 10 acres	$10,500
		1 acre or less	$6,250

DEPARTMENT/FEE DESCRIPTION			
	Amplified Sound		
		Commercial	$75
		Residential	$50
Contractor Licensing	ICC Test		
		Class A	$100
		Class B	$100
		Class C	$100
		Class D (Specialty)	$100
	Class M (Municipal ROW)		$400
	State Lic		
		Plumbing	$50
		Electrical	$50
		Arborist	$150

Fees are based on three rounds of review.
4th review = 50% of initial fees, 5+ review = 25% of initial fees.

Inclusionary Housing Ordinance (IHO): Fee In Lieu

Prototype	Total Development Cost (TDC) per unit	75% of TDC (20 or more units)	50% of TDC (5-19 units)
Affordable For-Sale Units	$419,393	$314,544	$209,696
Affordable Rental Units	$384,970	$288,728	$192,486

Building Permit Plan Review and Inspection Fees	65% of permit fee		
Plan Review			
Expedited plan reviews when requested by architect, owner, or builder	Double the normal review fee		
Review of plan revisions or resubmittals	$160 for minumum first two (2) hours $80/hour for each hour thereafter		
Plan reviews of one and two-family and townhouse residential projects for which Master Plans have been reviewed and approved		$	350.00
Investigation (work without a permit)	Double the permit fee		
Inspection (normal business hours)	$80/hour		
Inspection (outside normal business hours)	$160 minimum paid in advance ($80/hour after two hours)		
Re-inspection (when failed a third time and each time failed thereafter)		$	80.00
Temporary Certificate of Occupancy			$400 first issuance $200 each renewal
Rental property annual license			
3-25 units	per property	$	75.00
26 or more units	per property	$	125.00
Special Events			
Application fee for organizations qualified for exemption from the payment of city sales and use taxes		$	50.00
Application fee for all other organizations		$	75.00

Building Permits TOTAL VALUATION		
$1 - $500.00	$	25.85
$500.01 - $2,000.00	$25.85 for the first $500 plus $3.35 for each additional $100 or fraction thereof, to and including $2,000.00	
$2,000.01 - $25,000.00	$76.17 for the first $2,000 plus $15.40 for each additional $1,000 or fraction thereof, to and including $25,000.00	
$25,000.01 - $50,000.00	$430.37 for the first $25,000 plus $11.11 for each additional $1,000 or fraction thereof, to and including $50,000.00	
$50,000.01 - $100,000.00	$708.12 for the first $50,000 plus $7.70 for each additional $1,000 or fraction thereof, to and including $100,000.00	
$100,000.01 - $500,000.00	$1,093.12 for the first $100,000 plus $6.16 for each additional $1,000 or fraction thereof, to and including $500,000.00	
$500,000.01 - $1,000,000.00	$3,557.12 for the first $500,000 plus $5.23 for each additional $1,000 or fraction thereof, to and including $1,000,000.00	
Greater than $1,000,000.00	$6,172.12 for the first $1,000,000 plus $4.02 for each additional $1,000 or fraction thereof	

Residential Fence Permit	$	100.00
Outdoor merchandise display		No Fee

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Public Works		***Fee***
Permit fee calculation formulas for excavation in the public right-of-way		
Construction Type - Inspection Fee	Units - Only includes portion in R.O.W. (l.f. = linear feet)	Fee Calculation Formula - number shown below
Asphalt	l.f.	1
Bore - bore pits	# of bore pits	4
Bore - horizontal	l.f.	1
Bore - vertical	l.f.	4
Concrete - apron	l.f.	1
Concrete - chase section	l.f.	1
Concrete - curb and gutter only	l.f.	1
Concrete - curb cut	l.f.	1
Concrete - monolithic curb, gutter and walk	l.f.	1
Concrete - pan	l.f.	1
Concrete - pavement	l.f.	1
Concrete - sidewalk only	l.f.	1
Concrete - valley gutter	l.f.	1
Concrete - wheelchair ramp	l.f.	1
Monitoring well	# wells	2
Other (if none of these categories apply)		6
Pothole for utility locates or pavement design	# potholes	3
Traffic control only - no digging		5
Unpaved	l.f.	1
After Hours Inspection Fee (Evenings and Weekends)	Hour	7
Permit Base Fee	Each Permit	8
Permit Non-Compliance Fee	Each Occurance	9
Re-Inspection Fee	Each Occurance	10

Total permit fee = sum of all the above applicable fees for the job + base fee + applicable use tax

Formula #

1	[$0.25 x l.f.] + $100
2	[number of monitoring wells x $5.00] + $100.00 = fee
3	[number of potholes x $5.00] + $100.00 = fee
4	[number of veritical bores or bore pits x $5.00] + $100.00 = fee
5	$105
6	Calculated on a case-by-case basis.
7	[Number of hours worked x $100.00] = fee (2 Hour minimum @ $100/hour)
8	$100
9	$500 per instance of work occuring without a permit
10	Fee equivalent to fee paid for initial inspection

Tree contractor (arborist) license - one year				$ 25.00
Right of Way Tree Trimming				$ 50.00
Tree sales				$30.00-$60.00
Hauler Licensing (includes decal)				$ 250.00
EV Charging Stations	$0.22 per kwh for the first 30 minutes, then $0.50/minute charge.		per kwh	$ 0.22
Community Gardens				
20' x 20' full plot				$ 75.00
2nd Plot				$ 40.00
3rd plot and subsequent plots			each	$ 25.00
10' x 20' half plots and raised planter boxes				$ 37.50
Rent additional raised planter boxes			each	$ 20.00
Storm Drainage Criteria Manual by Engineering & Utilities				$ 40.00
Engineering Printing				
24 x 36	black/white print			$2.50 each
24 x 36	color print			$5.00 each
36 x 36	black/white print			$6.00 each
36 x 36	color (zoning) map			$6.00 each
72 x 72	city address map black/white	one-day notice required		$26.00 each
72 x 72	city address map color	one-day notice required		$40.00 each

Storm Drainage Fees (monthly) Effective January 1, 2027

	Singe family detached structures	**Multiple family residential structures, commercial, industrial, public properties, churches and schools**
Developed	$16.61 (month)/lot or property	$138.31 (month)/developed acre of impervious surface and $34.58 (month)/acre for grassed landscaped or cultivated surfaces*
Subdivided, Undeveloped	$4.15 (month)/undeveloped lot	$34.58 (month)/undeveloped lot*
Un-subdivided,Undeveloped	$34.58 (month)/undeveloped lot	$34.58 (month)/undeveloped lot*
Vacant and Undisturbed	$3.46 (month)/acre of vacant residential property	$3.46 (month)/acre of vacant residential property*

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Sanitary Sewer Service Charges (monthly) Effective January 1, 2027 thru June 30, 2027

Classification A - single-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
$31.55 (month)	$23.95 (month)	$28.73 (month)	As determined by applicable municipality or quasi-municipal sanitation district

Classification B - multiple-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
$26.82 (month)	$20.35 (month)	$24.42 (month)	As determined by applicable municipality or quasi-municipal sanitation district

Classification C - commercial user (monthly) Effective January 1, 2027 thru June 30, 2027

Inside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

In those instances where the director, in the exercise of his/her discretion, deems the annual water usage not to reasonably reflect the significant industrial user's discharge of wastewater, an agreement may be entered into between the user and the City to establish an adjusted basis upon which the variable for annual water usage shall be used in the formula.

Commercial users identified for inclusion into an applicable Sector Control Program may be charged for the costs incurred by the City for re-inspections due to failure to correct non-compliances or violations identified during a sector control inspection. A fee of $100 may be assessed for each inspection required until completion of violation remedy.

Classification D - Permitted industrial user

Inside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

Where SC is a surcharge to cover the added cost of handling and treating additional oxygen demand and total suspended solid wastes considered as "industrial wastes", calculated according to the following formula:

SC = surcharge (in dollars per year) where:

SC + QM x 8.34 ((AOD) x (UCo) + (TSS - 300) x (UCs))

The SC formula utilized the following units of measurement:

DOLLARS/YEAR		GALLONS/YEAR POUNDS/GALLON			MG PER LITRE		DOLLARS/POUND	MILLIGRAMS PER LITRE	DOLLARS/POUND
(SC)	=	QM X 8.34		X	((AOD)	X	(UCo)	(TSS - 300)	X (UCs)

The variables and constraints in the formula are as follows:
QM = Annual volume of sewage discharged to the public sewer (in million gallons per year);
8.34 = Conversion factor (in pounds per gallon);
AOD = Additional oxygen demand strength index (in milligrams per liter);
NOTE: For use in the SC formula, one must first calculate which parameter, either BOD or COD should be used in the determination of the AOD variable. In order to determine this, the following calculations shall be made:

COD/BOD
COD = chemical oxygen demand strength as measured from discharge samples (in milligrams per liter)
BOD = biochemical oxygen demand strength or as measured from discharge samples (in milligrams per liter)

If the calculated ratio of COD/BOD is less than 3.0, then AOD = (BOD - 200)
If the calculated ratio of COD/BOD is greater than or equal to 3.0, then AOD = (COD - 500)

Uco = Unit charge for additional oxygen demand (AOD).
Unit charge =**$0.16** per pound
TSS = Total suspended solids strength or as measured from discharge samples (in milligrams per liter)
UCs = Unit charge for total suspended solids (TSS)
Unit charge = **$0.34** per pound
Trucked & hauled waste fee $0.16/gallon with $0.01 per gallon annual increases through 2030)

Classification E - commercial users not utilizing a municipal water supply

Inside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits
2026's annual bill increased by 5%, 1/12th billed monthly

Sanitary Sewer Service Charges Effective July 1, 2027 thru December 31, 2027

Classification A - single-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $21.06	Customer Charge per bill - $21.06	Customer Charge per bill - $22.75	As determined by applicable municipality or quasi-municipal sanitation district
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Classification B - multiple-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $14.22	Customer Charge per bill - $14.22	Customer Charge per bill - $17.06	As determined by applicable municipality or quasi-municipal sanitation district
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Affordability program for single family and multi-family residential customers may be available if qualified to receive a 40% discount on the customer charge.

Classification C - commercial user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

In those instances where the director, in the exercise of his/her discretion, deems the annual water usage not to reasonably reflect the significant industrial user's discharge of wastewater, an agreement may be entered into between the user and the City to establish an adjusted basis upon which the variable for annual water usage shall be used in the formula.

Commercial users identified for inclusion into an applicable Sector Control Program may be charged for the costs incurred by the City for re-inspections due to failure to correct non-compliances or violations identified during a sector control inspection. A fee of $100 may be assessed for each inspection required until completion of violation remedy.

Classification D - Permitted industrial user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

Where SC is a surcharge to cover the added cost of handling and treating additional oxygen demand and total suspended solid wastes considered as "industrial wastes", calculated according to the following formula:

SC = surcharge (in dollars per year) where:

SC + QM x 8.34 ((AOD) x (UCo) + (TSS - 300) x (UCs))

The SC formula utilized the following units of measurement:

DOLLARS/YEAR		GALLONS/YEAR POUNDS/GALLON		MG PER LITRE		DOLLARS/POUND	MILLIGRAMS PER LITRE	DOLLARS/POUND
(SC)	=	QM X 8.34	X	((AOD)	X	(UCo)	(TSS - 300)	X (UCs)

The variables and constraints in the formula are as follows:
QM = Annual volume of sewage discharged to the public sewer (in million gallons per year);
8.34 = Conversion factor (in pounds per gallon);
AOD = Additional oxygen demand strength index (in milligrams per liter);
NOTE: For use in the SC formula, one must first calculate which parameter, either BOD or COD should be used in the determination of the AOD variable. In order to determine this, the following calculations shall be made:

COD/BOD
COD = chemical oxygen demand strength as measured from discharge samples (in milligrams per liter)
BOD = biochemical oxygen demand strength or as measured from discharge samples (in milligrams per liter)

If the calculated ratio of COD/BOD is less than 3.0, then AOD = (BOD - 200)
If the calculated ratio of COD/BOD is greater than or equal to 3.0, then AOD = (COD - 500)

Uco = Unit charge for additional oxygen demand (AOD).
Unit charge =**$0.16** per pound
TSS = Total suspended solids strength or as measured from discharge samples (in milligrams per liter)
UCs = Unit charge for total suspended solids (TSS)
Unit charge = **$0.34** per pound
Trucked & hauled waste fee $0.16/gallon with $0.01 per gallon annual increases through 2030)

Classification E - commercial users not utilizing a municipal water supply

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Classification F - Sanitation Districts
Sanitation Districts may be charged for the cost incurred by the City for inspecting Industrial Users included in or added to, based on inspection results, the City's Fats, Oils, and Grease (FOG) or Petroleum Oil, Grease and Sand (POGS) Sector Control Program.

The City may charge $50 per inspection for facilities contributing wastewater to the POTW from locations outside the City boundary.

City of Littleton **Exhibit A**

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

City Clerk			***Fee***
Open Records Request Fees			
Staff time for research/retrieval is	per hour with the first hour free of charge	$	40.00
Copies (hard copies) are $.25 $1.00 .	per 8.5"x11" page in black/white	$	0.25
(Actual costs are determined for specialty sizes and larger sizes)	per 8.5"x11" color	$	1.00
Document certification by clerk's office		$	35.00
Duplication of audio/video files to disk	per media type	$	5.00

Finance		***Fee***
Insufficient funds for checks/credit cards	$	35.00
Massage Establishment Licensing Fee	$	150.00
Sewer/Storm Utility account transfer fee	$	22.00

Municipal Court		***Fee***
Defensive driving class fee	$	60.00
Defensive driving class missed class/re-schedule fee	$	15.00
-this fee covers direct cost of instructors and supplies		
Bond handling fee (court)	$	10.00

Library						***Fee***
Copies or printing per page	Black/white	$0		Color	$	0.25
LIRC						
Immigration Legal Services						
Naturalization - eligibility screening					$	50.00
Naturalization - filing and follow-up*						$100; $150; $250
Medical Certification for Disability Review					$	100.00
Request for Evidence - complex cases					$	100.00
Representation at the naturalization interview						$100, legal clients only
Immigration Records - FOIA application					$	50.00
Green Card Renewal/Replacement					$	100.00
Certificate of Citizenship					$	200.00
Naturalization Certificate Replacement					$	100.00
Travel Document, Advance Parole, Re-entry Permit					$	100.00
Employment Authorization (Employment Authorization Document)					$	100.00
1 hour consultation, one-time - no legal representation					$	100.00
*Sliding Scale (fees based on household income)						
Education Services						
Citizenship - Tutoring/6 months subscription					$	50.00
International Conversation Circle (in English)						no charge
English - Group Classes/term enrollment					$	100.00
English - Tutoring/6 months subscription					$	50.00

Museum		***Fee***
Museum Group Fees. $2 per person for any school not in LPS or within city limits.	$	2.00

Communications		***Fee***
Film Permits	$	12.00

City of Littleton **Exhibit A**

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Police Department			***Fee***
Police reports (additional $.25/page for each page over 10; $25.00 fee to research reports older than 1990)			
Police name check - w/letter	first 10 pages	$	10.00
Crime lab - photos	each 3x5	$	2.50
	8x10	$	10.00
Research Fee	per hour with the first hour free		~~$25~~ $40.00
Crime lab - video tapes		$	30.00
Crime lab - audio tapes		$	30.00
Crime lab - CD/DVD disks		$	30.00
Communications Center - audio tapes	plus $25 for rush	$	30.00
Body Worn Camera (Blurred video) (Non-Refundable Deposit)		$	70.00
Body Worn Camera (each additional hour blurred video)		$	30.00
Media Fee (CD/DVD/Flashdrive) Required for all digital evidence		$	15.00
Sex offender - initial registration		$	75.00
Sex offender - subsequent registration		$	25.00
Crime Data Research & Retrieval per hour (first hour free)		$	40.00
E-Citation Surcharge	$10.00 surcharge per ticket or citation		

Community Development	***Fee***
Short-Term Rental Business Licensing	
STR Business License - upon application and annually thereafter	$ 200.00

	Application Type	Qualifyer	Community Development Fee
Subdivision	Administrative Plat		
		10 acres or more	$6,000
		Over 1 acre but less than 10 acres	$4,750
		1 acre or less	$3,250
		Condominium Plat	$1,750
	Preliminary Plat		
		10 acres or more	$8,000
		Over 1 acre but less than 10 acres	$6,250
		1 acre or less	$4,750
	Final Plat		
		10 acres or more	$4,750
		Over 1 acre but less than 10 acres	$3,000
		1 acre or less	$1,750
	Vacation Plat		
		Whole plat	$3,000
		Right-of-Way Only	$3,500
		Easement	$2,750
	Technical Correction		
		Per Sheet	$750
Site Plan / Rezoning	Abbreviated Site Plan		
		Over 1 acre	$3,500
		1 acre or less	$2,500
	Site Plan		
		10 acres or more	$15,500
		Over 1 acre but less than 10 acres	$12,250
		1 acre or less	$9,250
	Master Development Plan (Conceptual)		
		10 acres or more	$8,500
		Over 1 acre but less than 10 acres	$6,500
		1 acre or less	$4,250
	Master Development Plan (Detailed)		
		10 acres or more	$17,750
		Over 1 acre but less than 10 acres	$14,750
		1 acre of less	$11,250
	Minor Plan Amendment		$2,750
	Major Plan Amendment		
		10 acres or more	$5,500
		Over 1 acre but less than 10 acres	$3,750
		1 acre or less	$2,500
	Zoning Certificate		$100
	Rezoning/Zoning Map Amendment		$2,000
	Master Sign Plan		$3,500

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION			
	Future Land Use and Character Map Amendment		$2,000
	Pre-application meeting		
		Residential	$100
		Commercial	$100
Historic Preservation	Historic District Designation		
		No Owner Consent 10 or fewer properties	$1,750
		No Owner Consent more than 10 properties	$2,250
	Landmark Designation		
		No Owner Consent	$2,500
	Certificate of Demolition		$750
	Tax Credit Application	Projects costing less than $15,000	$0
		Projects costing $15,000 to $49,999.99	$250
		Projects costing $50,000 to $99,999.99	$500
		Projects costing more than $100,000	$750
Variances/Appeals	Variance		
		Not Resulting from a Code Citation	$2,250
		Resulting from a Code Citation	$4,500
	Administrative Adjustment/Adaptive Reuse		
		Not Resulting from a Code Citation	$300
		Resulting from a Code Citation	$4,000
	Appeal		
		Administrative Decision	$1,750
		Public Hearing Decision	$2,750
Floodplain	Floodplain Development Permit		$1,750
Engineering/Agreements	Grading Permits	10 acres or more	$3,000
		Over 1 acre but less than 10	$1,000
		1 acre or less	$300
	Construction Plans		
		10 acres or more	$29,250
		Over 1 acre but less than 10	$26,250
		1 acre or less	$18,500
	Subdivision Improvement Agreement		
		New	$3,250
		Amended	$2,500
	Drainage Report		
		10 acres or more	$3,500
		Over 1 acre but less than 10	$2,750
		1 acre or less	$2,250
	Traffic/Trip Generation Letter		$450
	Traffic Impact Study		
		10 acres or more	$3,500
		Over 1 acre but less than 10	$2,250
		1 acre or less	$1,000
	Access Permit		$1,250
	Vested Property Rights Agreement		$2,000
	Easement/Warantee Deed/Revocable License		$2,000
Use	Conditional Use Permit		
		With Site Plan	$8,250
		Without Site Plan	$6,000
	Temporary Use Permit		$350
	~~Home Occupation~~		~~$100~~
Miscellaneous	Wireless Communication Facility	With Conditional Use	$2,250
		Eligible Facility Request	$2,250
		Public ROW Small Cell	$3,500
	Master Licensing Agreement		$2,000
	Addressing	21 addresses or more	$1,250
		6 to 20 addresses	$350
		1 to 5 addresses	$100
	Written Interpretation		$750
	Zoning Verification Letter	Simple	$200
		Complex	$450
	Deannexation / Annexation / Initial Zoning		
		10 acres or more	$19,000
		Over 1 acre but less than 10 acres	$10,500
		1 acre or less	$6,250

DEPARTMENT/FEE DESCRIPTION			
	Amplified Sound		
		Commercial	$75
		Residential	$50
Contractor Licensing	ICC Test		
		Class A	$100
		Class B	$100
		Class C	$100
		Class D (Specialty)	$100
	Class M (Municipal ROW)		$400
	State Lic		
		Plumbing	$50
		Electrical	$50
		Arborist	$150

Fees are based on three rounds of review.
4th review = 50% of initial fees, 5+ review = 25% of initial fees.

Inclusionary Housing Ordinance (IHO): Fee In Lieu

Prototype	Total Development Cost (TDC) per unit		75% of TDC (20 or more units)		50% of TDC (5-19 units)	
Affordable For-Sale Units	~~$403,650~~	$419,393	~~$302,738~~	$314,544	~~$201,825~~	$209,696
Affordable Rental Units	~~$370,520~~	$384,970	~~$277,890~~	$288,728	~~$185,260~~	$192,486

Building Permit Plan Review and Inspection Fees	65% of permit fee		
Plan Review			
Expedited plan reviews when requested by architect, owner, or builder	Double the normal review fee		
Review of plan revisions or resubmittals	$160 for minumum first two (2) hours $80/hour for each hour thereafter		
Plan reviews of one and two-family and townhouse residential projects for which Master Plans have been reviewed and approved		$	350.00
Investigation (work without a permit)	Double the permit fee		
Inspection (normal business hours)	$80/hour		
Inspection (outside normal business hours)	$160 minimum paid in advance ($80/hour after two hours)		
Re-inspection (when failed a third time and each time failed thereafter)		$	80.00
Temporary Certificate of Occupancy			$400 first issuance $200 each renewal
Rental property annual license			
3-25 units	per property	$	75.00
26 or more units	per property	$	125.00
Special Events			
Application fee for organizations qualified for exemption from the payment of city sales and use taxes		$	50.00
Application fee for all other organizations		$	75.00

Building Permits TOTAL VALUATION		
$1 - $500.00	$	25.85
$500.01 - $2,000.00	$25.85 for the first $500 plus $3.35 for each additional $100 or fraction thereof, to and including $2,000.00	
$2,000.01 - $25,000.00	$76.17 for the first $2,000 plus $15.40 for each additional $1,000 or fraction thereof, to and including $25,000.00	
$25,000.01 - $50,000.00	$430.37 for the first $25,000 plus $11.11 for each additional $1,000 or fraction thereof, to and including $50,000.00	
$50,000.01 - $100,000.00	$708.12 for the first $50,000 plus $7.70 for each additional $1,000 or fraction thereof, to and including $100,000.00	
$100,000.01 - $500,000.00	$1,093.12 for the first $100,000 plus $6.16 for each additional $1,000 or fraction thereof, to and including $500,000.00	
$500,000.01 - $1,000,000.00	$3,557.12 for the first $500,000 plus $5.23 for each additional $1,000 or fraction thereof, to and including $1,000,000.00	
Greater than $1,000,000.00	$6,172.12 for the first $1,000,000 plus $4.02 for each additional $1,000 or fraction thereof	

Residential Fence Permit	$	100.00
Outdoor merchandise display		No Fee

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Public Works ***Fee***

Permit fee calculation formulas for excavation in the public right-of-way

Construction Type - Inspection Fee	Units - Only includes portion in R.O.W. (l.f. = linear feet)	Fee Calculation Formula - number shown below
Asphalt	l.f.	1
Bore - bore pits	# of bore pits	4
Bore - horizontal	l.f.	1
Bore - vertical	l.f.	4
Concrete - apron	l.f.	1
Concrete - chase section	l.f.	1
Concrete - curb and gutter only	l.f.	1
Concrete - curb cut	l.f.	1
Concrete - monolithic curb, gutter and walk	l.f.	1
Concrete - pan	l.f.	1
Concrete - pavement	l.f.	1
Concrete - sidewalk only	l.f.	1
Concrete - valley gutter	l.f.	1
Concrete - wheelchair ramp	l.f.	1
Monitoring well	# wells	2
Other (if none of these categories apply)		6
Pothole for utility locates or pavement design	# potholes	3
Traffic control only - no digging		5
Unpaved	l.f.	1
After Hours Inspection Fee (Evenings and Weekends)	Hour	7
Permit Base Fee	Each Permit	8
Permit Non-Compliance Fee	Each Occurance	9
Re-Inspection Fee	Each Occurance	10

Total permit fee = sum of all the above applicable fees for the job + base fee + applicable use tax

Formula #

1	[$0.25 x l.f.] + $100
2	[number of monitoring wells x $5.00] + $100.00 = fee
3	[number of potholes x $5.00] + $100.00 = fee
4	[number of veritical bores or bore pits x $5.00] + $100.00 = fee
5	$105
6	Calculated on a case-by-case basis.
7	[Number of hours worked x $100.00] = fee (2 Hour minimum @ $100/hour)
8	$100
9	$500 per instance of work occuring without a permit
10	Fee equivalent to fee paid for initial inspection

Tree contractor (arborist) license - one year			$	25.00
Right of Way Tree Trimming			$	50.00
Tree sales				$30.00-$60.00
Hauler Licensing (includes decal)			$	250.00
EV Charging Stations	$0.22 per kwh for the first 30 minutes, then $0.50/minute charge.	per kwh	$	0.22
Community Gardens				
20' x 20' full plot			$	75.00
2nd Plot			$	40.00
3rd plot and subsequent plots		each	$	25.00
10' x 20' half plots and raised planter boxes			$	37.50
Rent additional raised planter boxes		each	$	20.00
~~Pea Patch~~				
~~Per garden~~			~~$~~	~~50.00~~
~~Up to five boxed gardens~~			~~$~~	~~20.00~~
Storm Drainage Criteria Manual by Engineering & Utilities			$	40.00
Engineering Printing				
24 x 36	black/white print			$2.50 each
24 x 36	color print			$5.00 each
36 x 36	black/white print			$6.00 each
36 x 36	color (zoning) map			$6.00 each
72 x 72	city address map black/white	one-day notice required		$26.00 each
72 x 72	city address map color	one-day notice required		$40.00 each

Storm Drainage Fees (~~annual~~ monthly) Effective January 1, 2027

	Singe family detached structures	**Multiple family residential structures, commercial, industrial, public properties, churches and schools**
Developed	~~$124.54~~ $200 (annual) $16.61 (month)/lot or property	~~$1,037.31~~ $1,660 (annual) $138.31 (month)/developed acre of impervious surface and ~~$259.33~~ $415 (annual) $34.58 (month)/acre for grassed landscaped or cultivated surfaces*
Subdivided, Undeveloped	~~$31.12~~ $50 (annual) $4.15 (month)/undeveloped lot	~~$259.33 $415 (annual)~~ $34.58 (month)/undeveloped lot*
Un-subdivided,Undeveloped	~~$259.33~~ $415 (annual) $34.58 (month)/undeveloped lot	~~$259.33 $415 (annual)~~ $34.58 (month)/undeveloped lot*
Vacant and Undisturbed	~~$25.95~~ $42 (annual) $3.46 (month)/acre of vacant residential property	~~$25.95~~ $42 (annual) $3.46 (month)/acre of vacant residential property*

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

Sanitary Sewer Service Charges ~~(annually)~~ (monthly) Effective January 1, 2027 thru June 30, 2027

Classification A - single-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
~~$360.57~~ (annual) $31.55 (month)	~~$273.66 (annual)~~ $23.95 (month)	~~$328.37 (annual)~~ $28.73 (month)	As determined by applicable municipality or quasi-municipal sanitation district

Classification B - multiple-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
~~$306.46 (annual)~~ $26.82 (month)	~~$232.59 (annual)~~ $20.35 (month)	~~$279.09 (annual)~~ $24.42 (month)	As determined by applicable municipality or quasi-municipal sanitation district

Classification C - commercial user ~~(annually)~~ (monthly) Effective January 1, 2027 thru June 30, 2027

Inside city limits

~~Annual water usage volume $6.62 per 1,000 gallons = sewer service charge –~~ 2026's annual bill increased by 5%, 1/12th billed monthly ~~(minimum annual charge of $148.55 per user)~~

Outside city limits

~~Annual water usage volume x $3.61 per 1,000 gallons = sewer service charge –~~ 2026's annual bill increased by 5%, 1/12th billed monthly ~~(minimum annual charge of $178.23 per user)~~

Outside city limits, Littleton Interceptor

As determined by applicable municipality or quasi-municipal sanitation district.

In those instances where the director, in the exercise of his/her discretion, deems the annual water usage not to reasonably reflect the significant industrial user's discharge of wastewater, an agreement may be entered into between the user and the City to establish an adjusted basis upon which the variable for annual water usage shall be used in the formula.

Commercial users identified for inclusion into an applicable Sector Control Program may be charged for the costs incurred by the City for re-inspections due to failure to correct non-compliances or violations identified during a sector control inspection. A fee of $100 may be assessed for each inspection required until completion of violation remedy.

Classification D - Permitted industrial user

Inside city limits

~~(Annual water usage volume x $6.62 per 1,000 gallons) + SC = sewer service charge –~~ 2026's annual bill increased by 5%, 1/12th billed monthly ~~(minimum annual charge of $148.55 per user)~~

Outside city limits

~~(Annual water usage volume x $3.61 per 1,000 gallons) + SC = sewer service charge –~~ 2026's annual bill increased by 5%, 1/12th billed monthly ~~(minimum annual charge of $178.23 per user)~~

Outside city limits, Littleton Interceptor

As determined by applicable municipality or quasi-municipal sanitation district.

Where SC is a surcharge to cover the added cost of handling and treating additional oxygen demand and total suspended solid wastes considered as "industrial wastes", calculated according to the following formula:

SC = surcharge (in dollars per year) where:

SC + QM x 8.34 ((AOD) x (UCo) + (TSS - 300) x (UCs))

The SC formula utilized the following units of measurement:

DOLLARS/YEAR		GALLONS/YEAR POUNDS/GALLON		MG PER LITRE		DOLLARS/POUND	MILLIGRAMS PER LITRE	DOLLARS/POUND
(SC)	=	QM X 8.34	X	((AOD)	X	(UCo)	(TSS - 300)	X (UCs)

The variables and constraints in the formula are as follows:

QM = Annual volume of sewage discharged to the public sewer (in million gallons per year);
8.34 = Conversion factor (in pounds per gallon);
AOD = Additional oxygen demand strength index (in milligrams per liter);
NOTE: For use in the SC formula, one must first calculate which parameter, either BOD or COD should be used in the determination of the AOD variable. In order to determine this, the following calculations shall be made:

COD/BOD

COD = chemical oxygen demand strength as measured from discharge samples (in milligrams per liter)
BOD = biochemical oxygen demand strength or as measured from discharge samples (in milligrams per liter)

If the calculated ratio of COD/BOD is less than 3.0, then AOD = (BOD - 200)
If the calculated ratio of COD/BOD is greater than or equal to 3.0, then AOD = (COD - 500)

Uco = Unit charge for additional oxygen demand (AOD).
Unit charge =**$0.16** per pound
TSS = Total suspended solids strength or as measured from discharge samples (in milligrams per liter)
UCs = Unit charge for total suspended solids (TSS)
Unit charge = **$0.34** per pound
Trucked & hauled waste fee ~~$0.15~~ $0.16/gallon with $0.01 per gallon annual increases through 2030)

Classification E - commercial users not utilizing a municipal water supply

Inside city limits

~~Annual charge of $148.55 per user –~~ 2026's annual bill increased by 5%, 1/12th billed monthly

Outside city limits

~~Annual charge of $178.23 per user –~~ 2026's annual bill increased by 5%, 1/12th billed monthly

Sanitary Sewer Service Charges Effective July 1, 2027 thru December 31, 2027

Classification A - single-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $21.06	Customer Charge per bill - $21.06	Customer Charge per bill - $22.75	As determined by applicable municipality or quasi-municipal sanitation district
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Classification B - multiple-family residential user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $14.22	Customer Charge per bill - $14.22	Customer Charge per bill - $17.06	As determined by applicable municipality or quasi-municipal sanitation district
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

DEPARTMENT/FEE DESCRIPTION

Affordability program for single family and multi-family residential customers may be available if qualified to receive a 40% discount on the customer charge.

Classification C - commercial user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

In those instances where the director, in the exercise of his/her discretion, deems the annual water usage not to reasonably reflect the significant industrial user's discharge of wastewater, an agreement may be entered into between the user and the City to establish an adjusted basis upon which the variable for annual water usage shall be used in the formula.

Commercial users identified for inclusion into an applicable Sector Control Program may be charged for the costs incurred by the City for re-inspections due to failure to correct non-compliances or violations identified during a sector control inspection. A fee of $100 may be assessed for each inspection required until completion of violation remedy.

Classification D - Permitted industrial user

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Outside city limits, Littleton Interceptor
As determined by applicable municipality or quasi-municipal sanitation district.

Where SC is a surcharge to cover the added cost of handling and treating additional oxygen demand and total suspended solid wastes considered as "industrial wastes", calculated according to the following formula:

SC = surcharge (in dollars per year) where:

SC + QM x 8.34 ((AOD) x (UCo) + (TSS - 300) x (UCs))

The SC formula utilized the following units of measurement:

DOLLARS/YEAR		GALLONS/YEAR POUNDS/GALLON			MG PER LITRE		DOLLARS/POUND	MILLIGRAMS PER LITRE	DOLLARS/POUND
(SC)	=	QM	X 8.34	X	((AOD)	X	(UCo)	(TSS - 300)	X (UCs)

The variables and constraints in the formula are as follows:
QM = Annual volume of sewage discharged to the public sewer (in million gallons per year);
8.34 = Conversion factor (in pounds per gallon);
AOD = Additional oxygen demand strength index (in milligrams per liter);
NOTE: For use in the SC formula, one must first calculate which parameter, either BOD or COD should be used in the determination of the AOD variable. In order to determine this, the following calculations shall be made:

COD/BOD
COD = chemical oxygen demand strength as measured from discharge samples (in milligrams per liter)
BOD = biochemical oxygen demand strength or as measured from discharge samples (in milligrams per liter)

If the calculated ratio of COD/BOD is less than 3.0, then AOD = (BOD - 200)
If the calculated ratio of COD/BOD is greater than or equal to 3.0, then AOD = (COD - 500)

Uco = Unit charge for additional oxygen demand (AOD).
Unit charge =**$0.16** per pound
TSS = Total suspended solids strength or as measured from discharge samples (in milligrams per liter)
UCs = Unit charge for total suspended solids (TSS)
Unit charge = **$0.34** per pound
Trucked & hauled waste fee ~~$0.15~~ $0.16/gallon with $0.01 per gallon annual increases through 2030)

Classification E - commercial users not utilizing a municipal water supply

Inside city limits	Inside city limits, within a sanitation district	Outside city limits	Outside city limits, Littleton Interceptor
Customer Charge per bill - $18.96	Customer Charge per bill - $18.96	Customer Charge per bill - $22.75	As determined by applicable municipality or
Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $2.93	Treatment per 1,000 gallons - $3.51	quasi-municipal sanitation district
Collection per 1,000 gallons - $1.75	Collection per 1,000 gallons - n/a	Collection per 1,000 gallons - n/a	

Classification F - Sanitation Districts
Sanitation Districts may be charged for the cost incurred by the City for inspecting Industrial Users included in or added to, based on inspection results, the City's Fats, Oils, and Grease (FOG) or Petroleum Oil, Grease and Sand (POGS) Sector Control Program.

The City may charge $50 per inspection for facilities contributing wastewater to the POTW from locations outside the City boundary.

City of Littleton **Exhibit A**

2026 Schedule of Fees

DEPARTMENT/FEE DESCRIPTION

City Clerk			***Fee***
Open Records Request Fees			
Staff time for research/retrieval is	per hour with the first hour free of charge	$	40.00
Copies (hard copies) are $.25 $1.00 .	per 8.5"x11" page in black/white	$	0.25
(Actual costs are determined for specialty sizes and larger sizes)	per 8.5"x11" color	$	1.00
Document certification by clerk's office		$	35.00
Duplication of audio/video files to disk	per media type	$	5.00

Finance		***Fee***
Insufficient funds for checks/credit cards	$	35.00
Massage Establishment Licensing Fee	$	150.00
Sewer/Storm Utility account transfer fee	$	22.00

Municipal Court		***Fee***
Defensive driving class fee	$	60.00
Defensive driving class missed class/re-schedule fee	$	15.00
-this fee covers direct cost of instructors and supplies		
Bond handling fee (court)	$	10.00

Library						***Fee***
Copies or printing per page	Black/white	$0		Color	$	0.25
LIRC						
Immigration Legal Services						
Naturalization - eligibility screening					$	50.00
Naturalization - filing and follow-up*						$100; $150; $250
Medical Certification for Disability Review					$	100.00
Request for Evidence - complex cases					$	100.00
Representation at the naturalization interview						$100, legal clients only
Immigration Records - FOIA application					$	50.00
Green Card Renewal/Replacement					$	100.00
Certificate of Citizenship					$	200.00
Naturalization Certificate Replacement					$	100.00
Travel Document, Advance Parole, Re-entry Permit					$	100.00
Employment Authorization (Employment Authorization Document)					$	100.00
1 hour consultation, one-time - no legal representation					$	100.00
*Sliding Scale (fees based on household income)						
Education Services						
Citizenship - Tutoring/6 months subscription					$	50.00
International Conversation Circle (in English)						no charge
English - Group Classes/term enrollment					$	100.00
English - Tutoring/6 months subscription					$	50.00

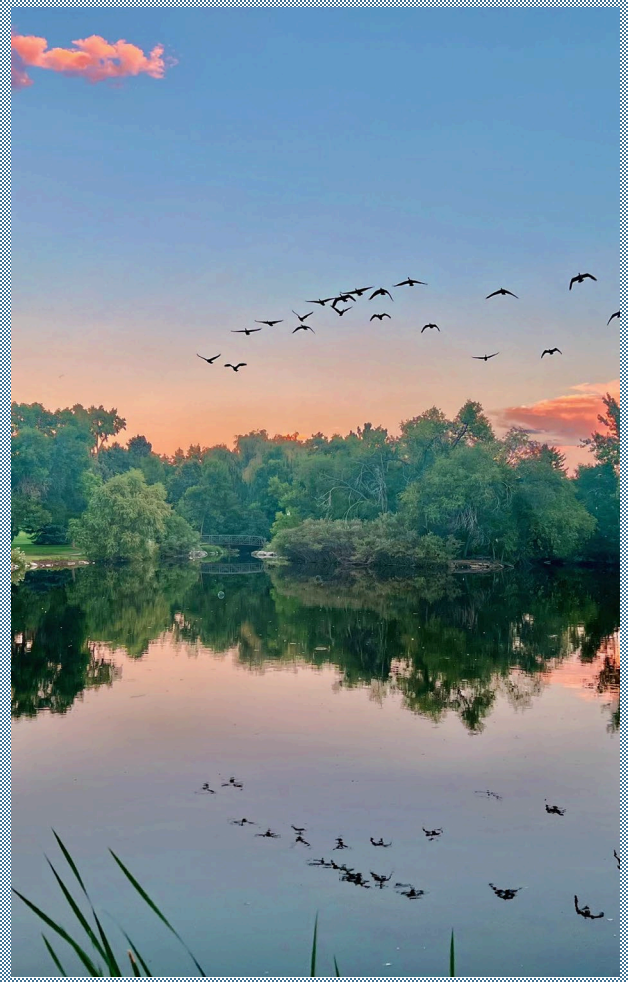
Museum		***Fee***
Museum Group Fees. $2 per person for any school not in LPS or within city limits.	$	2.00

Communications		***Fee***
Film Permits	$	12.00

2027 SCHEDULE OF FEES

Laurie Matta, Finance Director

NOVEMBER 10, 2026



Littleton Colorado

CITY REVENUE POLICY & FEE SCHEDULE

Revenue Policy

- Adopted in 2018 & amended in 2023
- City fees are to recapture cost of providing services
- On a regular basis, cost of services study to determine full cost of recovery levels
- Study is used to compare current fee structure and recommend adjustments presented to City Council

Fee Schedule

- Adopted annually
- 2026 Fee Schedule adopted on October 21, 2025
- Utility rate study for wastewater and stormwater funds completed in 2026

Littleton

2027 RECOMMENDED CHANGES

- Wastewater Utility Fees
- Stormwater Utility Fees
- Affordable Housing Fee-in-lieu (CPI Increase)
- Trucked & hauled waste fee (annual 1 cent increase)
- Police Research Fee to match public records request rate
- Remove Home Occupation fee
- Add Hauler licensing fee, EV Charging Stations, Massage Parlor
- Update Community Garden Fees

Littleton

Utility Rate Study

Littleton

Financial plan and rate structure summary

Important Dates

City Council meetings
- March 10
- May 12
- August 11
- October 6

Connector Meeting
- August 25

Open House
- August 26

Public Webinar
- September 3

Sewer financial plan revenue increases
- 2027: **15% (Fixed Jan. to June; AWC July to Dec.)**
- 2028: 25%
- 2029 – 2035: 5%

Storm drainage financial plan increases
- 2027: 60%
- 2028: 60%
- 2029 – 2035: 5%

Sewer ‘flexible’ rate structure
- Includes a monthly service charge plus a volume rate
  - Residential/multifamily volume:
    - Based on average winter consumption
  - Commercial volume:
    - Based on actual water usage

Storm drainage rate structure
- No change from current
- Based on lot size, impervious and/or pervious area

Littleton

Considerations of phased sewer rate implementation

- Reduces revenue collected from rates in 2027 by about $2 million
- May require adjustment to project timelines in maintenance & capital programs
- Allows more time for outreach & public education
- Allows staff time for software system upgrade and configuration
- Allows residential customers to conserve water from January through March before flexible rate structure starts
- Allows for commercial customers to plan for needed budget adjustments

Littleton

Proposed Utility Rates

Littleton

2027 proposed fixed rate structure

applies to all customers January 1st to June 30th, 2027

City of Littleton		Customers in City, Served by a District		Outside City	
Residential		**Residential**		**Residential**	
Customer Charge, $ per Bill	$31.55	Customer Charge, $ per Bill	$23.95	Customer Charge, $ per Bill	$28.73
Multifamily		**Multifamily**		**Multifamily**	
Customer Charge, $ per Bill	$26.82	Customer Charge, $ per Bill	$20.35	Customer Charge, $ per Bill	$24.42

Commercial & industrial customers will be billed monthly based on their 2026 annual bill increased by 5% & divided by 12

Littleton

2027 proposed flexible rate structure

applies to all customers starting July 1st, 2027

City of Littleton *with assistance program* **	
Residential	
Customer Charge, $ per Bill	**$21.06**
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	$1.75
Multifamily	
Customer Charge, $ per Bill	$14.22
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	$1.75
Commercial	
Customer Charge, $ per Bill	$18.96
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	$1.75

In City, Served by a District *with assistance program* **	
Residential	
Customer Charge, $ per Bill	**$21.06**
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	N/A
Multifamily	
Customer Charge, $ per Bill	$14.22
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	N/A
Commercial	
Customer Charge, $ per Bill	$18.96
Treatment, $ per 1,000 gallons	$2.93
Collection, $ per 1,000 gallons	N/A

Outside City	
Residential	
Customer Charge, $ per Bill	$22.75
Treatment, $ per 1,000 gallons	$3.51
Collection, $ per 1,000 gallons	N/A
Multifanily	
Customer Charge, $ per Bill	$17.06
Treatment, $ per 1,000 gallons	$3.51
Collection, $ per 1,000 gallons	N/A
Commercial	
Customer Charge, $ per Bill	$22.75
Treatment, $ per 1,000 gallons	$3.51
Collection, $ per 1,000 gallons	N/A

Affordability program proposed to provide a 33% discount on base customer charge of $18.96

Littleton

Storm drainage
Existing and proposed rates

- Existing rates are assessed annually
- Multifamily and nonresidential developed properties fee includes a charge for:
  - Impervious surfaces (parking lots, roofs, etc.)
  - Pervious surfaces (grass, gravel, permeable payment)
- Different charges for developed and undeveloped parcels

  Different charge for unsubdivided and subdivided parcel
- Stormwater rates increased 40% from 2021 to 2022, 15% from 2022 to 2023, and 5% per year since.

Description	Single Family Detached Structures		Multifamily Residential, Commercial, Industrial, Public
	$ per lot or property		$ per developed acre of IA
	2026	$10.38	2026 $86.44
	2027	$16.61	2027 $138.31
	Inc/(Dec)	***$6.23***	***Inc/(Dec)*** ***$51.87***
			$ per acre of pervious area
			2026 $21.61
			2027 $34.58
Developed			***Inc/(Dec)*** ***$12.97***
	$ per undeveloped lot		$ per undeveloped lot
	2026	$2.59	2026 $21.61
	2027	$4.15	2027 $34.58
Subdivided/ Undeveloped	***Inc/(Dec)***	***$1.56***	***Inc/(Dec)*** ***$12.97***
	$ per undeveloped lot		$ per undeveloped lot
	2026	$21.61	2026 $21.61
	2027	$34.58	2027 $34.58
Undivided/ Undeveloped	***Inc/(Dec)***	***$12.97***	***Inc/(Dec)*** ***$12.97***
	$ per acre of vacant res property		$ per acre of vacant res property
	2026	$2.16	2026 $2.16
	2027	$3.46	2027 $3.46
Vacant and Undisturbed	***Inc/(Dec)***	***$1.30***	***Inc/(Dec)*** ***$1.30***

Monthly Bill Comparisons

Littleton

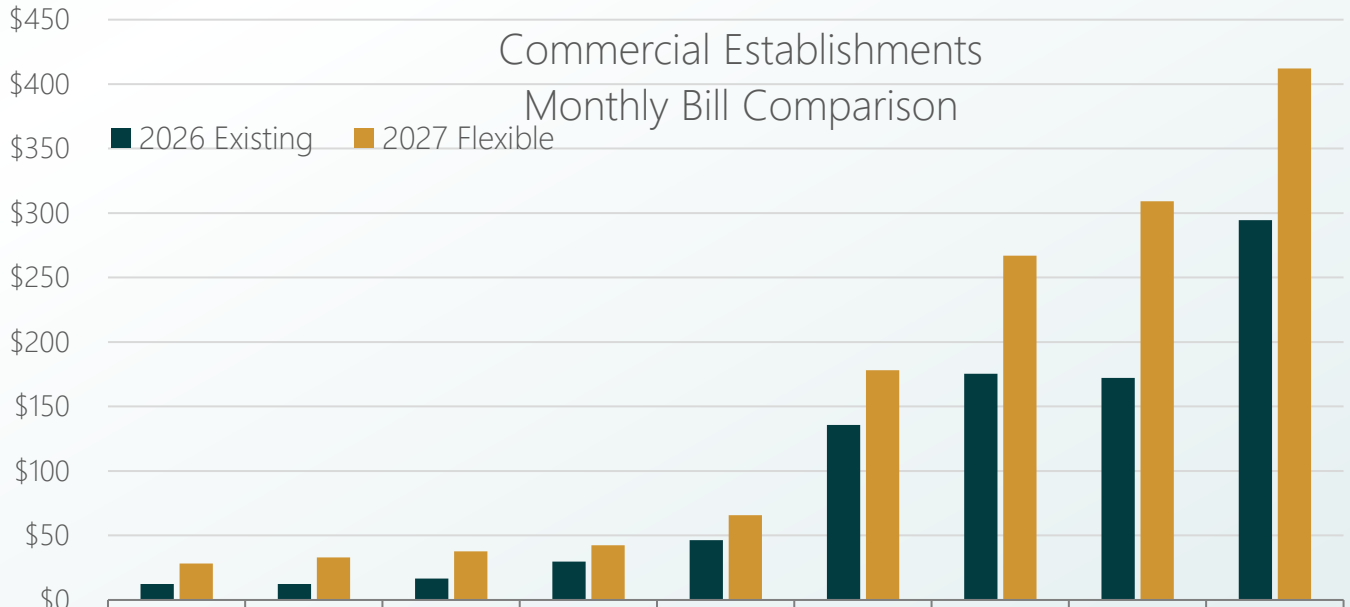
2027 Inside City single family residential customer bill

- Proposed rates exclude financial plan adjustments and generate the same revenue as existing rates.
- Most residential customer's winter volume averages 3,000 to 4,000 gallons per month
- Recovers collection and treatment costs
- Average winter consumption will be recalibrated annually based on most recent billing information



2027 Inside City commercial customer examples

- Current fixed rate structure is based on customer's lowest bimonthly use
- Lowest bimonthly use may understate wastewater flows for some commercial customers.
- 2027 flexible structure bills customers are billed on actual water use
- Under 2027 flexible, customers with consistent year-round water use are expected to see little or no change, while those with greater seasonal variation are more likely to see an increase.



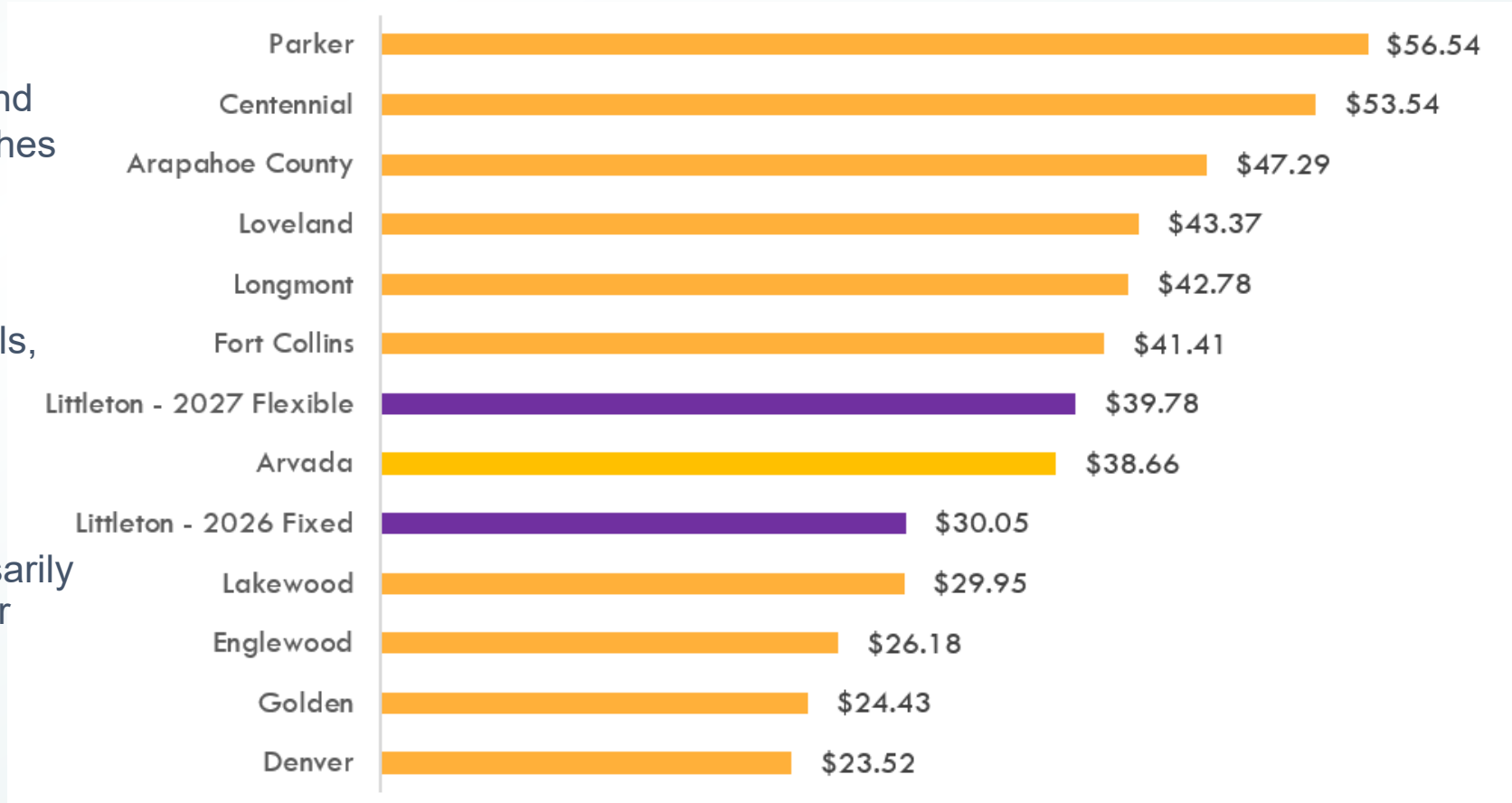
	Auto Parts Store	Oil Change	Bank	Convenience Store	Local Brew Pub	Grocery Store	School	Fast Food Restaurant	Sit Down Restaurant
2026 Existing	$12.38	$12.38	$16.55	$29.79	$46.34	$135.71	$175.43	$172.12	$294.59
2027 Flexible	$28.32	$33.00	$37.68	$42.36	$65.76	$178.08	$267.00	$309.12	$412.08

Littleton

Sewer rates - utility survey
Average single family (inside city) - starting 7/1/27

Why sewer rates differ among utilities

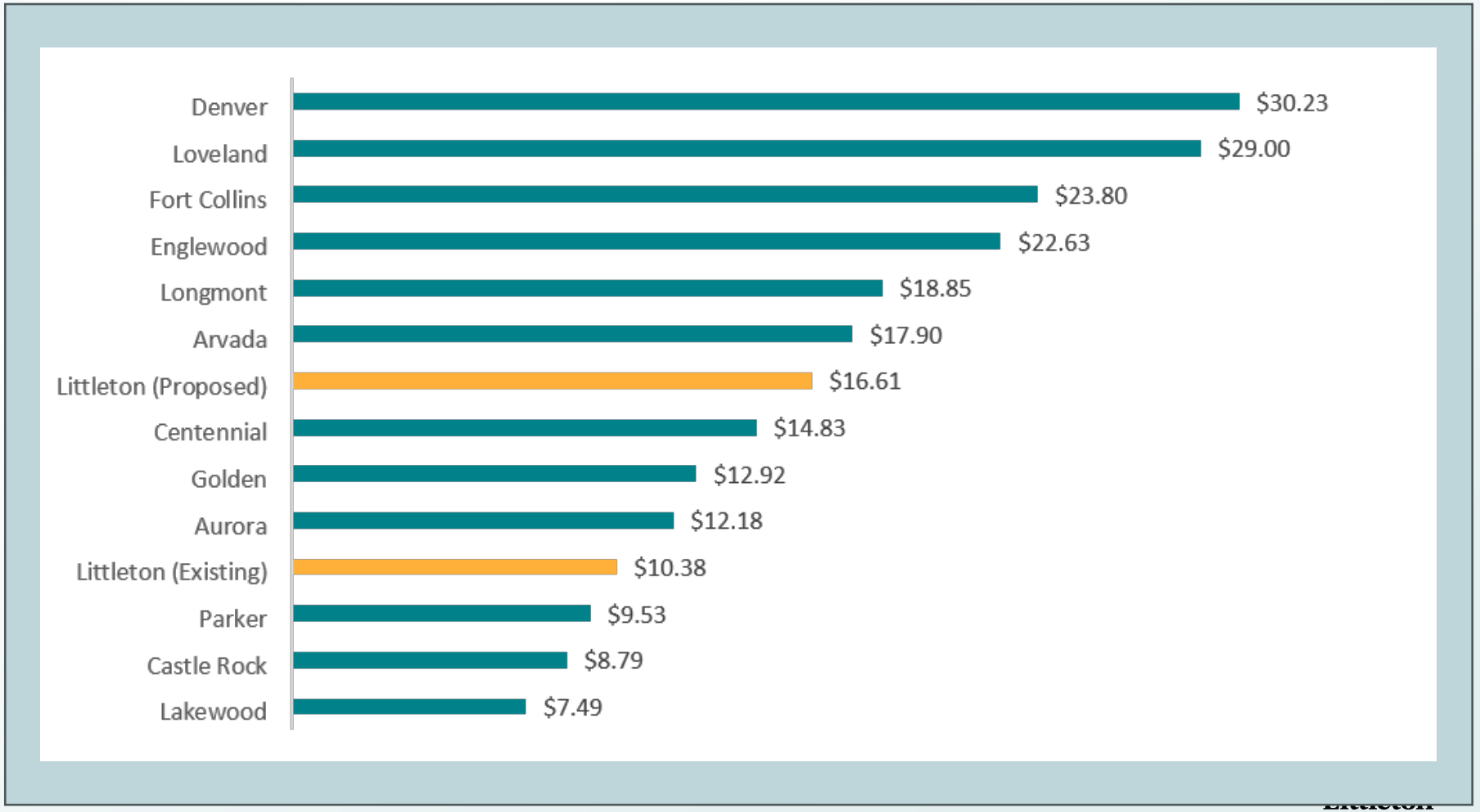
- Rates reflect different operating and capital costs and funding approaches
- Rates reflect differing service levels, capital investments, funding approaches, and cost recovery
- Differences in rates do not necessarily reflect differences in efficiencies or service quality



Littleton

Inside City residential storm drainage monthly bill comparison

11,000 sq ft
4,500 sq ft
impervious area



Tap Fees

Littleton

Sewer tap fees

- One-time fee assessed to new development
- Recovers proportionate share cost of SPR treatment capacity, Littleton interceptor, and collection system
- Must comply with C.R.S. §29-20-104.5 – Impact Fees
  - Applicable to a broad class of property
  - Intended to defray the projected impacts on capital facilities caused by proposed development
  - Fees must be directly related to service that a local government is authorized to provide
  - Asset has a useful life of 5 years or longer

Estimated Tap Fee Schedules

Inside City		Proposed					
Description	Current	Treatment	Interceptor	Collection	Total	Change - $	Change - %
Residential,$ per unit	$5,000	$1,685	$160	$1,055	$2,900	($2,100)	-42.0%
Multifamily,$ per unit	5,000	$1,685	$160	$1,055	$2,900	(2,100)	-42.0%
Commercial							
3/4 inch or less	$5,000	$1,685	$160	$1,055	$2,900	($2,100)	-42.0%
1 inch	10,000	3,370	320	2,110	5,800	(4,200)	-42.0%
1-1/2 inch	20,000	6,740	640	4,220	11,600	(8,400)	-42.0%
2 inch	40,000	13,480	1,280	8,440	23,200	(16,800)	-42.0%
3 inch	90,000	30,330	2,880	18,990	52,200	(37,800)	-42.0%
4 inch	180,000	60,660	5,760	37,980	104,400	(75,600)	-42.0%
6 inch	470,000	158,390	15,040	99,170	272,600	(197,400)	-42.0%
8 inch	1,000,000	337,000	32,000	211,000	580,000	(420,000)	-42.0%
10 inch	1,800,000	606,600	57,600	379,800	1,044,000	(756,000)	-42.0%
12 inch	3,000,000	1,011,000	96,000	633,000	1,740,000	(1,260,000)	-42.0%

Outside City		Proposed				
Description	Current	Treatment	Interceptor	Total	Change - $	Change - %
Residential,$ per unit	$5,656	$1,685	$160	$1,845	($3,811)	-206.6%
Multifamily,$ per unit	5,656	1,685	160	1,845	(3,811)	-206.6%
Commercial						
3/4 inch or less	$5,656	$1,685	$160	$1,845	($3,811)	-206.6%
1 inch	11,312	3,370	320	3,690	(7,622)	-206.6%
1-1/2 inch	22,968	6,740	640	7,380	(15,588)	-211.2%
2 inch	45,248	13,480	1,280	14,760	(30,488)	-206.6%
3 inch	101,808	30,330	2,880	33,210	(68,598)	-206.6%
4 inch	203,616	60,660	5,760	66,420	(137,196)	-206.6%
6 inch	531,684	158,390	15,040	173,430	(358,254)	-206.6%
8 inch	1,131,200	337,000	32,000	369,000	(762,200)	-206.6%
10 inch	2,036,160	606,600	57,600	664,200	(1,371,960)	-206.6%
12 inch	3,393,600	1,011,000	96,000	1,107,000	(2,286,600)	-206.6%



Implementation Plan

- Rate Adoption – November 2026
- Pre-Launch Education – Late 2026
- Sewer 5% fixed rate & full stormwater increase – January 2027
- Rollout Education – Spring 2027
- Sewer flexible rate increase – July 2027
- Implementation Education – Summer 2027

Littleton

AFFORDABLE HOUSING FUND

Inclusionary Housing Ordinance (IHO) Fee-In-Lieu

- City Council passed the Inclusionary Housing Ordinance in 2022
- Included in this Ordinance is an option for developers to pay the city a fee-in-lieu of providing minimum affordable units as outlined in the ordinances
- Section 4-2-4 of the Inclusionary Housing Ordinance states that the fee-in-lieu paid by developers into the Affordable Housing Fund be adjusted annually by the Denver-Aurora-Lakewood CPI
- The CPI for the Denver-Aurora-Lakewood Colorado area is 3.9%
- It is recommended to increase the fee-in-lieu by 3.9%

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OTHER FEE ADJUSTMENTS

- Increases in Fee
  - Police Research Fee - $40 per hour
  - Trucked & hauled waste - $0.16 per gallon
- Decreases in Fee
  - Home Occupation - $0
- Additions
  - Hauler Licensing - $250
  - EV Charging Stations - $0.22/kwh for 30 mins - $0.50/min thereafter
  - Massage Parlor - $150
- Changes
  - Community Garden
    - Plots $75, $40, and $25
    - Half plots/raised planters - $37.50, $20

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CITY COUNCIL OPTIONS

- Maintain current fee schedule without adjustments
- Adjust fee schedule based on staff recommendation
- Consider alternative adjustments based on City Council discretion

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Questions?

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