

# Cornerstone Metropolitan District Nos. 1 & 2

## 2016 Approved Fee Schedule

		<u>2015</u>	<u>2016</u>
<b>Development Fee (One-time Fee)</b>			
Due upon initial sale of property			
Per Lot	Flat Rate	\$26,000.00	\$26,000.00
<b>Road Fee (One-time Fee)</b>			
Due upon issuance of building permit			
Per Lot	Flat Rate	\$5,500.00	\$5,500.00
<b>Operations Fee (Annual)</b>			
Constructed Residential	Per Home Under Construction of Completed	\$2,250.00	\$1,200.00
Vacant Residential	Per Vacant Residential Lot	\$1,500.00	\$800.00
Commercial Building	Per Commercial Structure	\$2,250.00	\$1,200.00
Open Space & Commercial Land	Per Acre	\$3.75	\$2.00
<b>Tap Fees (One-time Fee)</b>			
(Due no later than the date a building permit is obtained)			
Water: Diameter of Pipe (Inches)	Square Inches: 1" Pipe = .785 Square Inches		
1"	0.785	\$7,500.00	\$7,500.00
Sewer: Diameter of Pipe (Inches)	Square Inches: 1" Pipe = .785 Square Inches		
4"	12.56	\$7,500.00	\$7,500.00
<b>Water User Fees (Quarterly)</b>			
(Effective upon the issuance of a building permit )			
<b>Water Use Fee - Residential:</b>			
Tier 1 Up to 18,000 gallons per quarter	Flat rate	\$400.00	\$400.00
Tier 2 18,000 to 50,000 gallons per quarter	Per 1000 gallons	\$20.00	\$20.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$25.00	\$25.00
<b>Water Use Fee - Commercial:</b>			
<b>Structures (Clubhouse, Flowers Cabin, Turf Care, Comfort Stations, Welcome Center, Cart Barn, &amp; Yurts):</b>			
Tier 1 Up to 18,000 gallons per quarter	Flat rate	\$400.00	\$400.00
Tier 2 18,000 to 50,000 gallons per quarter	Per 1000 gallons	\$20.00	\$20.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$25.00	\$25.00
<b>Golf Course (Pond 4)</b>			
Up to 15M Gallons	Per 1000 gallons	13.00	13.00
Over 15M Gallons	Per 1000 gallons	7.00	7.00
<b>Clubhouse Ponds (Crazy Coyote &amp; Dragonfly)</b>			
All Usage	Per 1000 gallons	9.00	9.00
<b>Sewer User Fees (Quarterly)</b>			
(Effective upon the issuance of a Cert. of Occupancy or Temp. Cert. of Occupancy)			
Sewer Use Fee - Residential & Commercial - per qtr	4 Inch Line	450.00	450.00
	6 Inch Line (2.25 times the capacity of a 4" line )	1,012.50	1,012.50
<b>Other Fees</b>			
Interest Charges on Delinquent Accounts- Water & Sewer	12% Annually / 1.0% Per Month	12.00%	12.00%
Interest Charges on Delinquent Accounts- Ops Fees	18% Annually / 1.5% Per Month	18.00%	18.00%
Late Fees (In Addition to Interest Above)	Per Billing	\$15.00	\$15.00
Backflow Prevention Fee	Based On Cost	TBD	TBD
Water Meter Service Turn Off Fee	per delinquency shutoff	\$100.00	\$100.00
Water Meter Service Turn On Fee	per delinquency shutoff	\$100.00	\$100.00
Return Check Fee	per occurrence	\$30.00	\$30.00
Transfer of Account Fee	per occurrence	\$100.00	\$100.00
Unauthorized Water Usage	per occurrence	\$500.00	\$500.00
Meter Tampering Penalty	per occurrence (plus usage at twice the highest tier)	\$1,500.00	\$1,500.00
Meter Set Revisit Fee	per occurrence	\$125.00	\$125.00
Unauthorized Connection	first occurrence (plus usage at twice the highest tier) (charges double thereafter)	\$2,500.00	\$2,500.00
Demand Letter Fee	per occurrence	\$60.00	\$60.00
Notice of Intent to Lien Fee	per occurrence	\$120.00	\$120.00
Lien Filing Fee	per occurrence	\$150.00	\$150.00
Release of Lien Fee	per occurrence	\$150.00	\$150.00
Inspection Fees	per hour	\$150.00	\$150.00
Violation of Rules and Regulations	per incident	\$500.00	\$500.00