

Cornerstone Metropolitan District Nos. 1 & 2

2017 Fee Schedule

	2016	2017
Development Fee (One-time Fee)		
Due upon initial sale of property		
Per Lot	Flat Rate	\$26,000.00
		\$26,000.00
Road Fee (One-time Fee)		
Due upon issuance of building permit		
Per Lot	Flat Rate	\$5,500.00
		\$5,500.00
Operations Fee (Annual)		
Constructed Residential	Per Home Under Construction of Completed	\$1,200.00
Vacant Residential	Per Vacant Residential Lot	\$800.00
Commercial Building	Per Commercial Structure	\$1,200.00
Open Space & Commercial Land	Per Acre	\$2.00
		\$0.00
		\$0.00
Tap Fees (One-time Fee)		
(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
Water User Fees (Quarterly)		
(Effective upon the issuance of a building permit)		
Water Use Fee - Residential:		
Tier 1 Up to 18,000 gallons per quarter	Flat rate	\$400.00
Tier 2 18,000 to 50,000 gallons per quarter	Per 1000 gallons	\$20.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$25.00
		\$400.00
		\$20.00
		\$25.00
Water Use Fee - Commercial:		
Structures (Clubhouse, Flowers Cabin, Turf Care, Comfort Stations, Welcome Center, Cart Barn, & Yurts):		
Tier 1 Up to 18,000 gallons per quarter	Flat rate	\$400.00
Tier 2 18,000 to 50,000 gallons per quarter	Per 1000 gallons	\$20.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$25.00
		\$400.00
		\$20.00
		\$25.00
Golf Course (Pond 4)		
Up to 15M Gallons	Per 1000 gallons	13.00
Over 15M Gallons	Per 1000 gallons	7.00
		13.00
		7.00
Clubhouse Ponds (Crazy Coyote & Dragonfly)		
All Usage	Per 1000 gallons	9.00
		9.00
Sewer User Fees (Quarterly)		
(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
	6 Inch Line (2.25 times the capacity of a 4" line)	1,012.50
		450.00
		1,012.50
Other Fees		
Interest Charges on Delinquent Accounts- Water & Sewer	12% Annually / 1.0% Per Month	12.00%
Interest Charges on Delinquent Accounts- Ops Fees	18% Annually / 1.5% Per Month	18.00%
Late Fees (In Addition to Interest Above)	Per Billing	\$15.00
Backflow Prevention Fee	Based On Cost	TBD
Water Meter Service Turn Off Fee	per delinquency shutoff	\$100.00
Water Meter Service Turn On Fee	per delinquency shutoff	\$100.00
Return Check Fee	per occurrence	\$30.00
Transfer of Account Fee	per occurrence	\$100.00
Unauthorized Water Usage	per occurrence	\$500.00
Meter Tampering Penalty	per occurrence	\$1,500.00
	(plus usage at twice the highest tier)	\$1,500.00
Meter Set Revisit Fee	per occurrence	\$125.00
Unauthorized Connection	first occurrence	\$2,500.00
	(plus usage at twice the highest tier) (charges double thereafter)	\$2,500.00
Demand Letter Fee	per occurrence	\$60.00
Notice of Intent to Lien Fee	per occurrence	\$120.00
Lien Filing Fee	per occurrence	\$150.00
Release of Lien Fee	per occurrence	\$150.00
Inspection Fees	per hour	\$150.00
Violation of Rules and Regulations	per incident	\$500.00