

Cornerstone Metropolitan District Nos. 1 & 2

2020 Fee Schedule

		2019	2020
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 or Completed	\$0.00	\$0.00
Vacant Residential	Per Vacant Residential Lot	\$0.00	\$0.00
Commercial Building	Per Commercial Structure	\$0.00	\$0.00
Open Space & Commercial Land	Per Acre	\$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 the maximum gallons per calendar quarter:	Flat rate	\$235.00	\$245.00
Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000			
Tier 2 Quarterly maximum up to 50,000 gallons per quarter	Per 1000 gallons	\$16.00	\$17.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$23.00	\$24.00
Water Use Fee - Commercial:			
Structures (Clubhouse, Flowers Cabin, Turf Care, Comfort Stations, Welcome Center, Cart Barn, & Yurts):			
Tier 1 Up to the maximum gallons per calendar quarter:	Flat rate	\$235.00	\$245.00
Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000			
Tier 2 Quarterly Maximum to 50,000 gallons per quarter	Per 1000 gallons	\$16.00	\$17.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$23.00	\$24.00
Golf Course (Pond 4)			
Up to 15M Gallons	Per 1000 gallons	14.40	17.37
Over 15M Gallons	Per 1000 gallons	7.37	6.07
Clubhouse Ponds (Crazy Coyote & Dragonfly)			
All Usage	Per 1000 gallons	7.37	6.07
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	191.00	200.00
	6 Inch Line (2.25 times the capacity of a 4" line)	430.00	450.00
Other Fees			
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
Transfer of Account Fee	per occurrence	\$100.00	\$100.00
Unauthorized Water Usage	per occurrence	\$500.00	\$500.00
Meter Tampering Penalty	per occurrence	\$1,500.00	\$1,500.00
	(plus usage at twice the highest tier)		
Meter Set Revisit Fee	per occurrence	\$125.00	\$125.00
Unauthorized Connection	first occurrence	\$2,500.00	\$2,500.00
	(plus usage at twice the highest tier) (charges double thereafter)		
Inspection Fees	per hour	\$150.00	\$150.00
Violation of Rules and Regulations	per incident	\$500.00	\$500.00
Reminder Letter	per occurrence		\$10.00
Warning Letter	per occurrence		\$10.00
Return Check Fee	per occurrence	\$30.00	\$20.00
Attorney Transfer Fee	per occurrence		\$30.00
Demand Letter Fee	per occurrence	\$60.00	\$150.00
Follow Up Demand Letter	per occurrence		\$50.00
Notice of Intent to Lien Fee	per occurrence	\$120.00	\$120.00
Lien Filing Fee	per occurrence	\$150.00	\$150.00
Payment Plan Fee	per occurrence		\$250.00
Default Letter Fee	per occurrence		\$70.00
Monitoring Bankruptcy Fee (Chapter 7 / Chapters 11 & 13)	per occurrence		\$100 / \$350
Monitoring Public Trustee Foreclosure Fee	per occurrence		\$200.00
Attorney Reminder Letter	per occurrence		\$100.00
Certificate of Status Fee	per occurrence		\$100.00
Foreclosure Warning Letter	per occurrence		\$100.00
Release of Lien Fee	per occurrence	\$150.00	\$150.00