

Cornerstone Metropolitan District Nos. 1 & 2

2021 Fee Schedule

	2020	2021
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	\$0.00
Vacant Residential	Per Vacant Residential Lot	\$0.00
Commercial Building	Per Commercial Structure	\$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	\$245.00
Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000		\$257.00
Tier 2 Quarter maximum up to 50,000 gallons per quarter	Per 1000 gallons	\$17.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$17.85
		\$25.20
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	\$245.00
Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000		\$257.00
Tier 2 Quarterly Maximum to 50,000 gallons per quarter	Per 1000 gallons	\$17.00
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$17.85
		\$25.20
Golf Course (Pond 4)		
Up to 15M Gallons	Per 1000 gallons	17.37
Over 15M Gallons	Per 1000 gallons	18.96
		6.07
		6.20
Clubhouse Ponds (Crazy Coyote & Dragonfly)		
All Usage	Per 1000 gallons	6.07
		6.20
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	200.00
	6 Inch Line (2.25 times the capacity of a 4" line)	210.00
		450.00
		475.00
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
Transfer of Account Fee	per occurrence	\$100.00
Unauthorized Water Usage	per occurrence	\$100.00
Meter Tampering Penalty	per occurrence	\$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
Inspection Fees	per hour	\$150.00
Violation of Rules and Regulations	per incident	\$500.00
Reminder Letter	per occurrence	\$10.00
Warning Letter	per occurrence	\$10.00
Return Check Fee	per occurrence	\$20.00
Attorney Transfer Fee	per occurrence	\$30.00
Demand Letter Fee	per occurrence	\$150.00
Follow Up Demand Letter	per occurrence	\$50.00
Notice of Intent to Lien Fee	per occurrence	\$120.00
Lien Filing Fee	per occurrence	\$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