

SUBJECT: **ORDINANCE NO. 1900, SERIES 2025 – AN ORDINANCE
AMENDING TITLE 13 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING WATER AND SEWER CONNECTIONS AND TAP
FEES – 1ST READING, SET PUBLIC HEARING**

DATE: **JULY 22, 2025**

PREPARED BY: **CORY PETERSON, P.E., DEPUTY DIRECTOR OF UTILITIES**

PRESENTED BY: **KURT KOWAR, P.E., PUBLIC WORKS DIRECTOR**

SUMMARY:

Staff recommends the City Council approve Ordinance No. 1900, Series 2025 on first reading and set a public hearing for August 5, 2025. This ordinance amends Title 13 of the municipal code to establish a single-family residential water tap fee structure that allows for a primary residence and an Accessory Dwelling Unit (ADU) to be served on a single parcel, and introduces a new sewer tap fee for ADU's.

BACKGROUND / PRIOR DISCUSSIONS:

- May 20, 2025: City Council adopted [Ordinance No. 1892, Series 2025](#), approving ADUs within city limits. [Tap fee policy](#) was discussed as part of this approval.

ANALYSIS:

This ordinance establishes a single-family residential water tap fee structure that allows for both a primary residence and an Accessory Dwelling Unit (ADU) to be served on a single parcel, as outlined in prior Council discussions and supported by the provided detailed analysis.

In addition, the ordinance introduces a new sewer tap fee for ADUs, set at 80% of the standard single-family residential sewer fee. Unlike water use where additional indoor demand from an ADU may be partially offset by a reduction in outdoor irrigation, sewer flows increase directly with occupancy.

The proposed 80% sewer tap fee, represents a balanced strategy to ensure adequate cost recovery to support the long-term wastewater utility infrastructure investments while considering a fee structure that does not pose an undue barrier to ADU development. This approach supports the broader goals around housing diversity, affordability, and infrastructure equity.

- To ensure these rates remain both fair and effective, the ordinance includes a five-year trial period. During this time, staff will monitor actual usage data and operational impacts associated with ADUs. Findings from this evaluation will inform whether any future adjustments to tap fee structures are warranted in subsequent code updates.

SUBJECT: ORDINANCE NO. 1900, SERIES 2025

DATE: JULY 22, 2025

PAGE 2 OF 2

2025 COUNCIL WORK PLAN:

These actions align the municipal code to support implementation of the ADU ordinance. As previously discussed, ADUs are part of the Housing priority in the 2025 Council Work Plan, which applies an intentional focus on Equity, Diversity, and Inclusion (EDI) and Environmental Sustainability.

FISCAL IMPACT:

Budgeted?: **Yes**

- The Urban Tap Fee for ADUs poses minimal financial risk while supporting housing flexibility and broader community benefits.
- No other significant fiscal impacts are expected.

ALTERNATIVE(S):

Take no action, and leave Title 13 unchanged:

- ADUs would be treated as multifamily units and assessed at 0.45 Single-Family Equivalent (SFE) for water.
- Detached ADUs may require separate service lines or case-by-case approval for shared service lines.

RECOMMENDATION:

Approve Ordinance No. 1900, Series 2025 on first reading and set public hearing.

ATTACHMENT(S):

1. Ordinance No. 1900, Series 2025

**ORDINANCE NO. 1900
SERIES 2025**

**AN ORDINANCE AMENDING TITLE 13 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING WATER AND SEWER CONNECTIONS AND TAP FEES**

WHEREAS, the City Council is authorized by the Louisville Home Rule Charter and state law, including Charter Section 13-2, C.R.S. §§ 31-15-708 and 709, and C.R.S. Title 31, Article 35, to regulate the use of the City's water and sewer system; to establish the requirements for use of such system; and to fix, establish, maintain, and provide for the collection of rates, fees, and charges for water and sewer services furnished by the City; and

WHEREAS, the City Council finds it necessary to amend Title 13 of the Louisville Municipal Code concerning accessory dwelling units, water meters, tap fees, and other matters.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Section 13.08.030 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.08.030. Separate connection required.

A. Except as provided in subsection B, two ~~Two~~ or more premises may not be supplied from one and the same connection unless the structures on the premises are served in such a manner on the effective date of the ordinance codified in this chapter. In the addition of a building or structure which adds a complete living unit in the case of a multifamily residence, or which adds a pad or pads to a mobile home court, or which adds rooms or apartments to an apartment house in the event such rooms are served by plumbing fixtures, or any addition not listed in this section which adds more than five plumbing fixture points ~~as computed by Table A under section 13.12.030~~, such addition shall require the payment of an extension charge to be computed according to the method of computing tap fees as outlined in chapter 13.12. This section shall apply to extensions to all existing water services as well as to future services.

B. A detached accessory dwelling unit authorized pursuant to Section 17.16.035 of this Code shall be connected to the water utilities serving the principal dwelling unit. Connections shall be made in accordance with the City's municipal utility requirements as determined by the public works director or designee.

Section 2. Section 13.08.040 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.08.040. Service pipe and meter regulations.

A. No consumer shall be permitted to conduct water pipes across lot or buildings to adjoining premises without the permission of the water superintendent.

B. Water service to a portion of developed property shall not be permitted. Service must include all improvements on the property, and have no cross connections with any other water supply.

C. Service pipes must be laid at least four feet below the surface of the ground.

D. The city shall be responsible for all maintenance and repairs to service pipes and fixtures installed between the city main and the meter pit or curb box, whichever is closer to the city water main. All owners, at their own expense, shall be responsible for the maintenance and repair of any other section of service line. No claim shall be made against the city on account of breaking of service pipes or apparatus or for failure in the supply of water, and no reduction in the rates will be made for any time that service pipes or fixtures are frozen or are not in proper working order.

E. Water meters shall be installed in pits or vaults outside of the building or structure and as close to the street as practical. Meters currently located on the inside of a customer's premises shall be moved to the outside when the customer replaces, upsizes, or changes the service connection.

Section 3. Section 13.12.020 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.12.020. Tap fee generally.

A. No water service shall be furnished to property unless a water tap permit has been issued for that property. The city shall furnish and install the water meter. The owner shall be responsible for furnishing and installing a tapping saddle, a corporation valve, a curb stop valve and box, a meter pit, a yoke, service line piping, and for all earthwork and surface restoration from the water main to the structure served. Items furnished by the owner shall comply with city specifications.

B. For each unattached dwelling unit, ~~and attached townhouse, multifamily dwelling unit, guest house, or any other unattached dwelling unit which adds more than five plumbing fixture points,~~ a separate water tap must be purchased from the city and all required tap fees paid to the city. ~~Apartment units~~
An accessory dwelling unit shall not be treated as an unattached dwelling.

C. The amount of the tap fee for residential units shall be determined by the city and shall be based upon the unit type ~~the size of the tap, as calculated pursuant to the provisions of the Plumbing Code adopted by the city and set forth in Title 15, as then in effect,~~ and by reference to the table of fees established by the city manager in accordance with section 13.12.040 subject to the following:

1. The minimum tap fee for each dwelling unit in a duplex shall be 100 percent of the existing charge for a residential ~~three-quarter-inch~~ tap.

2. The minimum tap fee for each townhouse in a group of attached "townhouses," as defined in Code section 17.08.560, shall be 80 percent of the existing charge for a residential ~~three-quarter-inch~~ tap.

3. The minimum tap fee paid for each multifamily dwelling unit other than a townhouse shall be 60 percent of the existing charge for a residential ~~three-quarter-inch~~ tap.

4. The minimum tap fee paid for each senior independent living unit, as defined in subsection E, below, shall be 30 percent of the existing charge for a residential ~~three-quarter-inch~~ tap.

5. No water tap fee will be charged for an accessory dwelling unit.

D. The tap fee for nonresidential units shall be determined by the city and shall be based upon the size of the tap, as calculated pursuant to the provisions of the Plumbing Code adopted by the city and set forth in Title 15, as then in effect, by the estimated annual water demand (gallons/year), and by reference to the table of fees established by the city manager in accordance with section 13.12.040.

E. For the purposes of this section only:

1. "residential unit" means a single-family dwelling unit or multifamily dwelling units, including townhouses and apartments, but not including senior independent living units and accessory dwelling units;

2. "nonresidential unit" means any other unit other than a residential unit, ~~or a senior independent living unit, or an accessory dwelling unit;~~ and

3. "senior independent living unit" means an attached dwelling unit with a full kitchen located within a residential housing facility and not on a separate lot, which facility: (i) is restricted to residency by persons 60 years of age or over; (ii) provides congregate care for its residents; (iii) contains three or more such units; (iv) is deed restricted such that each unit is limited solely to use as such a senior independent living unit. For the purposes of this section only, "congregate care" means and includes the provision by on-site personnel of shared food preparation and dining service, and the provision of common recreation, social, transportation and cleaning for the exclusive use of residents 60 years of age or over; and.
4. "accessory dwelling unit" shall have the meaning set forth in Section 17.08.011 of this Code.

Section 4. Section 13.12.030 of the Louisville Municipal Code (Tap fees for residential units; fire sprinklers) is hereby deleted in its entirety.

Section 5. Section 13.12.040.A of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.12.040. Tap fee.

A. Except as set forth in subsection E. below, the tap fee shall be computed by reference to the provisions of this chapter and set forth in a table of fees established by the City Manager. The City Manager shall by order ~~enacted and effective on the effective date of Ordinance No. 1633, Series 2013, and thereafter on January 1 of each year,~~ establish a table of city water tap fees no later than January 1 of each year.

1. The tap fees shall be classified according to the unit type, size of the tap, and meter requested, for services up to four inches.

2. Water taps, water service lines and meters for the same service shall normally be the same size; however, if approved or required by the city, the tap and meter may be of different sizes in which case the tap fee for the meter size shall be paid. If a larger meter is thereafter requested or required, there shall be paid to the city the difference between the tap fee previously paid and the tap fee for the larger meter size in effect at the time the larger meter is purchased. No tap fees are refundable for any reduction in the size of an installed meter or tap.

Section 6. Section 13.12.050 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.12.050. - Tap fee—Outside city limits.

For any tap applied for where the service requested is out of the city limits, the fee will be a minimum of two times the fee for service inside city limits unless otherwise provided in the table of fees as established by the City Manager pursuant to section 13.12.040.

Section 7. Section 13.12.070 of the Louisville Municipal Code (Bond retirement and interest payment) is hereby deleted in its entirety.

Section 8. Section 13.12.080 of the Louisville Municipal Code (Bond retirement and interest payment) is hereby deleted in its entirety.

Sec. 13.12.080. Bulk water charges.

Water service not supplied to a specific property location by a standard tap shall be sold at rates and charges ~~as established by resolution of the city council.~~ set forth in a table of bulk water fees established by the City Manager. The City Manager shall by order establish a table of bulk water fees no later than January 1 of each year.

Section 9. Section 13.24.030 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken~~):

Sec. 13.24.030. Tap fee.

A. The sewer tap fee shall be computed by reference to the provisions of this chapter and shall be set forth in a table of fees established by the City Manager. The City Manager shall by order establish a table of sewer tap fees no later than January 1 of each year. ~~for single-family dwellings, including mobile homes, and each dwelling unit in a duplex shall be as set forth in a city council resolution establishing such fees.~~

B. The sewer tap fee for each senior independent living unit, as defined in section 13.12.020 of this Code, shall be 60 percent of the existing charge for a single-family dwelling sewer tap. The tap fee for each multifamily dwelling, ~~and~~ each townhouse in a group of attached "townhouses," as defined in section 17.08.560 of this Code, and each accessory dwelling unit authorized pursuant to Section 17.16.035 of this Code shall be 80 percent of the existing charge for a single-family dwelling sewer tap.

~~C. The sewer tap fee for all other uses not described in subsections A and B of this section shall be as set forth in a city council resolution establishing such fees.~~

~~D. Each sewer tap for single family dwellings, including mobile homes, and multifamily dwellings shall be subject to an inspection fee payable at the time of payment of the applicable sewer tap fee. Such inspection fee shall be established by the City Manager resolution of the city council.~~

Section 10. Section 13.32.030 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined):

Sec. 13.32.030. Sewer use.

A. *Connection required.* The owner of every house, building or structure used for human occupancy, employment, or recreation, situated within the city is required, at his expense to install suitable sanitary facilities in accordance with the Uniform Plumbing Code and to connect such facilities with the POTW or a treatment plant with a valid NPDES permit in accordance with the notice to do so. Any septic tank, cesspool, privy, or similar private disposal facilities shall, upon such notice, be immediately emptied and removed from service as determined by the city. No person shall discharge, or allow to be discharged, any wastewater except as follows:

1. By a direct service connection to a city sewer main, if the connection has been authorized by the city;

2. By transporting in a safe and sanitary manner to a landfill or other disposal site approved by public health officials and capable of accepting the type of wastes involved;

3. By a service connection to a treatment plant with a valid NPDES permit where such connection is approved by the city manager or his designated agent.

4. A detached accessory dwelling unit authorized pursuant to Section 17.16.035 of this Code shall be connected to the wastewater utilities serving the principal dwelling unit. Connections shall be made in accordance with the City's municipal utility requirements as determined by the Public Works Director or designee.

B. *Service connection permit required.* No person other than city personnel or other persons authorized by the city shall undertake maintenance and repair work on, uncover, open into, make service connections with, use, alter or disturb any portion of the city's POTW or manhole covers without first obtaining a city service connection permit. All service connections shall be at the permittee's expense, shall comply with all applicable provisions of this chapter and all applicable city standards and specifications and provisions of the municipal code

as may be adopted from time to time, and shall be subject to all applicable fees and charges as may be established by the city.

C. Service line repair and replacement. All owners, at their own expense, shall be responsible for the repair and replacement of the service line between the City sewer main and the building or improvement being served. No claim shall be made against the City on account of breaking of service lines or apparatus, and no reduction in the rates will be made for any time that service lines are not in proper working order. The City reserves the right, upon reasonable notice, to install venting, backwater valves, and other City-owned devices on any part of the service line.

[subsections C – G to be re-lettered and remain the same]

Section 11. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 12. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 13. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED THIS 22nd DAY OF JULY 2025.**

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

KELLY PC

By: _____
Melinda Culley, Deputy City Attorney

PUBLIC HEARING AND SECOND READING WILL BE THE _____ DAY OF _____, 2025, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET, LOUISVILLE, CO 80027.

PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS ____ DAY OF ____, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk