

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT ADOPTING AN UPDATED IMPACT FEE SCHEDULE**

**WHEREAS**, the Windsor-Severance Fire Protection District (the “District”) is a special district and political subdivision of the State of Colorado, organized and existing pursuant to Title 32 of the Colorado Revised Statutes; and

**WHEREAS**, the District is permitted to assess an impact fee pursuant to Sec. 32-1-1002(1)(d.5) and Sec. 29-20-104.5, C.R.S.; and

**WHEREAS**, the District’s Board of Directors (the “Board”) previously contracted with BBC Research and Consulting to perform an impact fee study, which was completed and reduced to a written report on September 10, 2020 (“Original Impact Fee Report”); and

**WHEREAS**, the District proceeded with adopting an impact fee scheduled based on the Original Impact Fee Report and entered into Intergovernmental Agreements with the Towns of Windsor and Severance along with Larimer County for the collection of District impact fees (“IGA’s); and

**WHEREAS**, consistent with the Original Impact Fee Report and the IGA’s, the District recently contracted with BBC Research and Consulting to perform an updated review of the District’s impact fee schedule, which was completed and reduced to a written report on October 2, 2025 (“Updated Impact Fee Report”); and

**WHEREAS**, the Board believes that it is in the best interests of the District to adopt an updated impact fee schedule based on the Updated Impact Fee Report to ensure that new development pays for its impact on the future capital facility needs of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT, THAT:**

**1. Impact Fee Schedule.** The Board hereby adopts the following updated impact fee schedule based on the findings of the Updated Impact Fee Report, attached to this Resolution as **Exhibit A**, to be effective on new development applications filed with the subject jurisdiction on or after January 1, 2026. Terms used in this Resolution which are defined in the Updated Impact Fee Report shall have the same meaning as set forth in the Impact Fee Report.

**Fee Schedule:**

- |                             |                              |
|-----------------------------|------------------------------|
| • Single Family Residential | \$1,535.00 Per Dwelling Unit |
| • Multifamily Residential   | \$702.00 Per Dwelling Unit   |
| • Commercial                | \$1.55 Per Square Foot       |
| • Industrial                | \$0.91 Per Square Foot       |

**2. Exemptions.** The following development projects shall be exempted from paying the District’s impact fee:


- Construction of any project which qualifies as affordable housing
- Construction of any projects by governmental entities with a demonstrated public benefit

In addition, development projects which voluntarily install sprinkler systems consistent with current fire code recommendations, as confirmed by the District, shall qualify for a 100% impact fee reduction.

3. **Effective Date.** This Resolution shall become effective immediately upon passage.
4. **Severability.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

**ADOPTED AND APPROVED** this December day of 10, 2025.

**WINDSOR-SEVERANCE  
FIRE PROTECTION DISTRICT**

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Secretary

**EXHIBIT A**  
(Impact Fee Report)