

2025 Fargo Infrastructure Funding Policy

Initial Installation

SANITARY SEWER - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Sewer Mains - Local	100%	None
Sewer Mains - Trunk	Assess equivalent of a local main; oversize assessed to the benefiting area where applicable	Sewer Utility
Lift Stations	100%	None

WATER MAINS - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Local Mains	100%	None
Oversized Mains (mains larger than 12")	Assess equivalent of a 12" main; oversize assessed to the benefiting area where applicable	Water Utility
Trunk Mains (12" on quarter lines; ½ mile spacing)	100%	None
Trunk Mains (16" on section lines; 1 mile spacing)	100%	None
Trunk Mains (larger than 16" on section lines)	Assess equivalent of a 16" main	Balance - Water Utility
Feeder Mains (no local connections)	None	Water Utility
Fire Flow Benefit (no domestic service)	60%	Balance - Water Utility
Mains on Jurisdictional Boundaries	50%	Balance - Water Utility
Water Towers	None	Water Utility

STORM SEWER - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Mains	100%	None
Outfalls	100%	None
Detention/Retension Basins	100%	None
Lift Stations	100%	None

LOMR (Letter of Map Revision)	Special Assessed	Other City Funds
LOMR	LOMR to be completed prior to Improvement Project or as part of Improvement Project. All cost for LOMR shall be paid for by Developer. No LOMR costs will be special assessed.	None

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PAVING - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Local	100%	None
Local - Initial Wear Course & Seal Coat	100%	None
Collector	100%	None
Collector - Initial Wear Course & Seal Coat	100%	None
Arterial Direct*		
Single**	\$220.81	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$220.81	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$303.62	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$386.43	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$469.23	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$552.03	Balance - Federal or Sales Tax
Arterial Indirect*		
Single**	\$33.12	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$33.12	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$44.17	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$55.20	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$66.24	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$77.30	Balance - Federal or Sales Tax
Alleys in Greenfield Developments		
	100%	None
Structures - Interchanges, Bridges, Over/Underpasses		
Single Family	\$0.01656 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$0.01656 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$0.02208 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$0.03312 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$0.04417 per Square Foot	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$0.05520 per Square Foot	Balance - Federal or Sales Tax
DMU	\$0.07730 per Square Foot	Balance - Federal or Sales Tax

*Costs include final paving , traffic signals, seal coat, & street lights.

**Square foot computation where applicable.

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STREET LIGHTING - 10 YR ASSESSMENT	Special Assessed	Other City Funds
Street Lights	100%	None

SIDEWALKS - 20 YR ASSESSMENT	Special Assessed	Other City Funds
Collector	100%	None
Local Streets - Front Yard	Private or 100% assessed	None
Local Streets - Side/Rear Yard	100%	None
All Others	100%	None

ALTERNATIVE TRANSPORTATION FACILITIES - 15 YR ASSESSMENT	Special Assessed	Other City Funds
Shared Use Path	Direct assess equivalent to sidewalk - balance assessed to the area	None
Special Trails	Up to 100%	Balance - Federal or Sales Tax
On Street Bike Facilities	Up to 100%	Balance - Federal or Sales Tax

TRAFFIC CONTROL DEVICES - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Pedestrian Cross Walk & Other Safety Improvements	Up to 100%	Balance - Federal or Sales Tax
Traffic Calming	100%	None
Traffic Signals - Standalone Project		
Single Family	None	Street Light Utility
Multi Family Tier 1 (1 to 3 units)	None	Street Light Utility
Multi Family Tier 2 (4 to 12 units)	None	Street Light Utility
Multi Family Tier 3 (13 to 36 units)	100% (2x SR)	None
Multi Family Tier 4 (37 units & above)	100% (3x SR)	None
Commerical, Industrial, Institutional	100% (4x SR)	None
DMU	100% (5x SR)	None

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STREET AMENITIES***	Special Assessed	Other City Funds
Including: Vegetative and Non Vegetative Landscape Features, Trash Receptacles, Permanent Bike Racks, Material Upgrades, Festoon Circuitry, Stamped and/or Color Concrete, Sidewalks wider than standard width, and other items not included in the paving cap	100%	None

***Paving caps include roadway subgrade, roadway pavement, curb and gutter, grass boulevard, and standard width sidewalk. Any amenities beyond this will be 100 % special assessed.

Note - All caps shall be increased by 5% annually.

Note - When it is necessary to utilize a square foot cost, the square foot cost is based on a typical lot which is 12,000 SF lot with 80' of frontage. Cost per SF = (Cost per FF x 80)/12,000

Note - Agriculture/ET Land - Factor applied shall coincide with comprehensive growth plan

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Rehabilitation/Replacement/Misc

SANITARY SEWER - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Sewer Mains - Applies to Local & Trunk Sewers**	Capped at \$44.17 (\$66.24 for DMU)	Balance - Waste Water Utility
Lift Stations	None	Waste Water Utility
Lift Stations Expansion	Up to 100%	Balance - Waste Water Utility
Sewer Service - Replacement with Street Recon (to boulevard on the street recon projects)	None	Waste Water Utility
Sewer Service - Wye Connection with Street Recon	None	Waste Water Utility

WATER MAINS - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Local & Trunk Mains**	Capped at \$44.17 (\$66.24 for DMU)	Balance - Water Utility
Water Service - Service Replacement - Main to stopbox - in Conjunction with a City Led Main Replacement Project	None	Water Utility
Water System Expansion - Towers, Treatment, Intake Structures	None	Water Utility

STORM SEWER - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Mains, Inlets, Structures	50%	Balance - Sales Tax or Storm Sewer Utility
Outfalls	50%	Balance - Sales Tax or Storm Sewer Utility
Detention/Retension Basins	50%	Balance - Sales Tax or Storm Sewer Utility
Lift Stations	50%	Balance - Sales Tax or Storm Sewer Utility
Floodwall/Levee	50%	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Relief Sewers, Detension/Retension Basins	Capped at \$0.1103 per Square Foot	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Enhancements	Up to 100%	Balance - Sales Tax or Storm Sewer Utility
Flood Risk Reduction - Levees/Floodwalls, Etc.	Direct benefit capped at \$0.5514 per Square Foot - secondary benefit capped at \$0.1103 per Square Foot	Balance - Sales Tax
Flood Risk Reduction - Lift Stations	Capped at \$0.1103 per Square Foot	Balance - Sales Tax
Flood Risk Reduction - Comprehensive Flood Risk Reduction Plan	None	Sales Tax & NDSWC

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Rehabilitation/Replacement/Misc

PAVING - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Local & Collector *		
Single**	\$93.84	Balance - Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$93.84	Balance - Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$143.53	Balance - Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$187.70	Balance - Sales Tax
Multi Family Tier 4 (37 units & above)**	\$220.82	Balance - Sales Tax
Commercial, Industrial, Institutional**	\$253.94	Balance - Sales Tax
DMU**	\$386.43	Balance - Sales Tax
Arterial Direct*		
Single**	\$110.41	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$110.41	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$165.61	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$215.30	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$253.94	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$303.62	Balance - Federal or Sales Tax
DMU**	\$452.67	Balance - Federal or Sales Tax
Arterial Indirect*		
Single**	\$16.57	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$16.57	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$22.08	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$27.60	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$33.12	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$49.69	Balance - Federal or Sales Tax
DMU**	\$66.24	Balance - Federal or Sales Tax

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Rehabilitation/Replacement/Misc

Alleys - Replace or Initial Install in Established Areas	100%	None
Street Rehab & Spot Repair - 15 YR ASSESSMENT		
Street Rehab (w/Curb Ramps) - Mill & Overlay or Overlay Only	50%	Balance - Sales Tax
Street Rehab - Seal Coat Only	None	Sales Tax
Concrete Pavement Rehabilitation - CPR	Up to 50% of the cap	Balance - Sales Tax
Structures - Interchanges, Bridges, Over/Underpasses		
Single Family	\$0.01657 per Square Foot	Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$0.01657 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$0.02208 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$0.03312 per Square Foot	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$0.04417 per Square Foot	Balance - Federal or Sales Tax
Commerical, Industrial, Institutional	\$0.05520 per Square Foot	Balance - Federal or Sales Tax
DMU	\$0.07729 per Square Foot	Balance - Federal or Sales Tax

*Costs include final paving , traffic signals, seal coat, & street lights.

**Square foot computation where applicable.

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Rehabilitation/Replacement/Misc

STREET LIGHTING - 10 YR ASSESSMENT	Special Assessed	Other City Funds
Street Lights with Street Recon	None	Sales Tax or Street Light Utility
Street Light Replacement Only	Up to 100%	Balance - Street Light Utility

SIDEWALKS - 20 YR ASSESSMENT	Special Assessed	Other City Funds
Single Family - Front Yards	100%	None
Single Family - Rear & Side Yard	None	Sales Tax
All Other Zones - Front, Rear, and Side	100%	None
Curb Ramps at Public Cross Walks	None	Sales Tax

SHARED USE PATHS AND BIKE FACILITIES - 15 YR ASSESSMENT	Special Assessed	Other City Funds
Reconstruction or Rehabilitation	Up to 100%	Balance - Federal or State Tax
Structures, Bridges, Underpass, Etc. - River Crossings and Non-River Crossings	Up to 100%	Balance - Federal or Sales Tax

TRAFFIC CONTROL DEVICES - 25 YR ASSESSMENT	Special Assessed	Other City Funds
Pedestrian Cross Walk & Other Safety Improvements	Up to 100%	Balance - Federal or Sales Tax
Traffic Calming	100%	None
Maintenance/Operational Modifications	None	Sales Tax or Street Light Utility
Traffic Signals - Standalone Project		
Single Family	None	Street Light Utility
Multi Family Tier 1 (1 to 3 units)	None	Street Light Utility
Multi Family Tier 2 (4 to 12 units)	None	Street Light Utility
Multi Family Tier 3 (13 to 36 units)	100% (2x SR)	None
Multi Family Tier 4 (37 units & above)	100% (3x SR)	None
Commercial, Industrial, Institutional	100% (4x SR)	None
DMU	100% (5x SR)	None

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Rehabilitation/Replacement/Misc

RAILROAD CROSSING IMPROVEMENTS - 10 YR ASSESSMENT	Special Assessed	Other City Funds
Main Line	None	Sales Tax
Spur Line	100%	None
Quiet Zones		
Single Family	100%	None
Multi Family Tier 1 (1 to 3 units)	100%	None
Multi Family Tier 2 (4 to 12 units)	100%	None
Multi Family Tier 3 (13 to 36 units)	100% (2x SR)	None
Multi Family Tier 4 (37 units & above)	100% (3x SR)	None
Commercial, Industrial, Institutional	100% (4x SR)	None
DMU	100% (5x SR)	None

STREET AMENITIES***	Special Assessed	Other City Funds
Including: Vegetative and Non Vegetative Landscape Features, Trash Receptacles, Permanent Bike Racks, Material Upgrades, Festoon Circuitry, Stamped and/or Color Concrete, Sidewalks wider than standard width, and other items not included in the paving cap	100%	None

***Paving caps include roadway subgrade, roadway pavement, curb and gutter, grass boulevard, and standard width sidewalk. Any amenities beyond this will be 100% special assessed.

Note - All caps shall be increased by 5% annually.

Note - Actual assessment may be based on use, not zoning.

Note - Prairie Dogs funds may be used to supplement funding of all City Funds (with the exception of Fiber Optic) for any category.

Note - When it is necessary to utilize a square foot cost, the square foot cost is based on a typical lot which is 12,000 SF lot with 80' of frontage. Cost per SF = (Cost per FF x 80)/12,000

Publicly Bid Projects (Initial Installation and Rehab/Reconstruction)				
	Engineering	Administration	Interest	Legal/Misc.
Design: City Survey and Inspect: City	10%	4%	4%	3%
Design: City Survey and Inspect: Consultant	City Design 4%, plus Actual Consultant Cost. Total engineering to be special assessed not to exceed 10%	4%	4%	3%
Design: Consultant Survey and Inspect: City	Actual Consultant Cost, plus 6% City Survey and Inspect. Total engineering to be special assessed not to exceed 10%	4%	4%	3%
Design: Consultant Survey and Inspect: Consultant	Actual Consultant Cost, plus 4% City oversight. Total engineering to be special assessed not to exceed 10%	4%	4%	3%

Publicly Bid Projects with Design Paid for by Developer				
	Engineering	Administration	Interest	Legal/Misc.
Design: Consultant (paid by Developer) Survey and Inspect: City	7%	4%	4%	3%
Design: Consultant (paid by Developer) Survey and Inspect: Consultant	Actual Consultant Cost or 7%, whichever is greater	4%	4%	3%

Developer Bid Projects with No Special Assessments (City Oversight Only)				
	Engineering	Administration	Interest	Legal/Misc.
Design: Consultant (paid by Developer) Survey and Inspect: Consultant (paid by Developer)	4%	0%	0%	0%