

SOUTH METRO/CUNNINGHAM FIRE RESCUE AUTHORITY

RESOLUTION NO. 2019 - 10

**A RESOLUTION EXTENDING THE TEMPORARY PROPERTY TAX REBATE
FOR INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS THROUGH
DECEMBER 31, 2020**

WHEREAS, the South Metro/Cunningham Fire Rescue Authority ("Authority") is a separate legal entity with those powers which are specifically authorized by, and in compliance with applicable provisions of the Colorado Constitution and Colorado Revised Statutes, and the South Metro/Cunningham Fire Rescue Authority Creation and Pre-Inclusion Agreement dated November 16, 2017 ("Creation Agreement"), between the Cunningham Fire Protection District and the South Metro Fire Rescue Fire Protection District, both of which are quasi-municipal corporations and political subdivisions of the State of Colorado, operating pursuant to Article 1, Title 32, C.R.S.; and

WHEREAS, Sections II F. and G. of the Agreement grant the Authority any power lawfully authorized to the District and authorizes the Authority of fix, maintain and revise fees, rates and charges for functions, services or facilities provided by the Authority in the manner provided by law; and

WHEREAS, the Board of Directors of the Authority (the "Board") has studied the costs and benefits of residential fire sprinkler systems ("Sprinkler Systems"); and

WHEREAS, studies show that the use of Sprinkler Systems can result, on average, in an 83% reduction in death rate, a 69% reduction in property loss, a 98% reduction in greenhouse gases, and a 50-91% reduction in fire suppression water use in homes with Sprinkler Systems; and

WHEREAS, the Board hereby finds that Sprinkler Systems can quickly extinguish and control a fire before the fire department arrives, thereby protecting life and property, conserving water, limiting the amount of smoke and toxic gas that is released, and helping to maintain the structural integrity of the home; and

WHEREAS, the Colorado State Fire Chiefs Association, the International Association of Fire Chiefs, the International Association of Firefighters, and the U.S. Fire Administration support the use of Sprinkler Systems; and

WHEREAS, pursuant to Resolution No. 2013-04, the predecessor of the Authority, the South Metro Fire Rescue Authority, implemented a temporary property tax rebate for the installation of residential Sprinkler Systems, and subsequently in 2018 extend the program, which expires December 31, 2019; and

WHEREAS, to further encourage the use of Sprinkler Systems, the Board wishes to extend the temporary property tax rebate in the amount of \$1,000 for the voluntary installation of a Sprinkler System in a single-family home or townhouse, as described herein; and

WHEREAS, the Board hereby finds and determines that such tax rebate is in the best interests of the residents, taxpayers, and visitors of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Metro/Cunningham Fire Rescue Authority as follows:

1. **Adoption of Property Tax Rebate Pilot Program.** The Board hereby adopts a one-time \$1,000 property tax rebate ("Tax Rebate") for the voluntary installation of a Sprinkler System in any single-family home or townhouse located within the boundaries of either District. To be eligible for the Tax Rebate, the Sprinkler System must meet the minimum specifications set forth in the applicable locally-adopted standards.

2. **Exception for Properties Not Paying Property Tax.** No property for which the Authority does not receive property tax revenue at the same rate assessed District-wide within the South Metro Fire Rescue Fire Protection District or the Cunningham Fire Protection District, based on the location of the property requesting the rebate, shall be eligible for the Tax Rebate authorized in Section 1.

3. **Authorization to Implement the Tax Rebate.** The Fire Chief, and/or his designee(s), are authorized and directed to take any and all actions necessary or appropriate to implement the Tax Rebate in a manner that is consistent with this Resolution.

4. **Annual Appropriations.** The Authority's obligations hereunder are subject to the annual appropriation of funds necessary for the performance thereof, which appropriations shall be made in the sole discretion of the Board. Additionally, total rebates in any fiscal year shall not exceed \$100,000 without additional Board authorization, and rebates shall be available on a first come, first served basis.

5. **Severability.** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

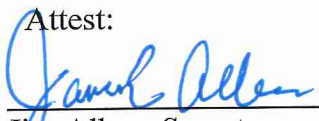
6. **Effective Date.** This Resolution and the Tax Rebate shall take effect immediately upon approval and shall apply to any voluntary installation of a Sprinkler System in any single-family home or townhouse located within the boundaries of either District as of January 1, 2020.

7. **Sunset.** This Resolution and the Tax Rebate authorized herein shall automatically expire at the end of the 31st day of December, 2020, unless renewed or earlier terminated or repealed by resolution of the Board.

ADOPTED this 2nd day of December 2019.

South Metro/Cunningham Fire Rescue
Authority

By _____
Laura Simon, Chair

Attest:
_____
Jim Albee, Secretary



Fire Sprinklers: *The future of home fire safety.*

HOME FIRE SPRINKLER TAX REBATE PROGRAM

South Metro Fire Rescue is offering a one-time property tax rebate to the property owner of any newly-constructed, one- and two-family dwelling or townhouse where a home fire sprinkler system is voluntarily installed. The \$1,000 rebate equates to three years of the annual fire district taxes paid on the average home in the SMFRA jurisdiction. To qualify, homes must be under contract or closed between 1/1/2016 and 12/31/2017. Adding sprinklers to an existing home also qualifies.



South Metro Fire Rescue
9195 E. Mineral Avenue
Centennial, CO 80112
www.southmetro.org 720-989-2209

SPRINKLER FACTS

- ◆ In 2014, over 367,000 home fires occurred in the U.S., resulting in 2,745 deaths and 11,825 injuries.
- ◆ Smoke alarms and fire sprinklers decrease the risk of dying in a home fire by 83%.
- ◆ Sprinklers reduce property damage by 69%, greenhouse gases by 98%, and use 50-91% less water for fire suppression compared to firefighting alone.
- ◆ Fire sprinklers are a proven way to protect lives and property against fires at home.

*National Fire Protection Association

To apply for the rebate,
please visit
www.southmetro.org to
complete the application
online, or contact Becky
Bishop at 720-989-2209.



CITY OF LONE TREE
www.cityoflonetree.com



www.southmetro.org

Home Fire Sprinkler System Consumer Information Handout

Congratulations on deciding to purchase a new home! With this purchase, you will make an important decision for your family about whether to have an automatic fire sprinkler system installed in your home. We hope this information will help you understand fire sprinkler systems and encourage you to contact your homebuilder or fire department to find out more.

The City of Lone Tree Passes a Law Regarding Home Fire Sprinklers

Effective January 1, 2015, the City of Lone Tree requires home builders to offer purchasers the option of having a fire sprinkler system installed in their new home or townhouse, at the purchaser's cost. This law requires that the purchaser be given the right to accept or decline the option to install a sprinkler system.

What is an Automatic Home Fire Sprinkler System?

Sprinkler systems are designed to control or extinguish most home fires in order to allow you and your family more time to escape. Similar to your household plumbing system, the system is a series of pipes located in the walls of your home. The pipes are filled with water and connected to sprinkler heads located strategically throughout the home. The pipe supplying the sprinkler heads is protected from freezing by insulation and the heat within your home. In some cases, an antifreeze solution is used for added freeze protection. Typically, the sprinkler heads are either completely concealed behind cover plates or protrude out of the ceiling or wall about an inch.

A sprinkler system may be designed as a separate network of pipes (stand-alone systems) or combined with your household plumbing pipes (multipurpose systems). The specific design options available for your home and associated costs will be provided by your homebuilder, and each system must be designed and installed in accordance with applicable building codes.

During the high heat of a fire, individual sprinkler heads are heated to a temperature of at least 160°F before they activate and spray water on the fire. Contrary to what you might see on TV or the internet, all of the sprinkler heads do not activate at the same time; only the head closest to the fire. Most fires are extinguished or controlled by one or two heads.

Why Automatic Home Fire Sprinkler Systems are recommended by your Fire Departments

Your new home will have modern safety features including smoke and carbon monoxide alarms, emergency exit windows on each floor, modern appliances, and modern electrical wiring. These features have reduced home fire deaths over the past decades. However, fires, deaths, and injuries still occur in homes, and many are caused by cooking, smoking, heating, candles, and other unintentional activities or equipment failures. And if a fire does start, it can burn hotter and faster than years ago.

A properly installed and functioning system may provide an added layer of life and property protection by quickly extinguishing or controlling fires before the fire department arrives, limit

smoke and toxic gases spreading throughout your home, and help to maintain the structural integrity of the home for the safety of your family and firefighters.

Frequently Asked Questions

Q: Do automatic home fire sprinkler systems require additional maintenance?

A: Sprinkler systems are designed to require as little maintenance as possible. All systems should be periodically scanned to ensure nothing is blocking or hanging from sprinkler heads, there is no paint on sprinkler heads or cover plates (unless applied by the manufacturer), insulation is in place, and all rooms remain heated during winter months. Multipurpose systems combined with your household plumbing require no further maintenance. Stand-alone systems that use antifreeze solutions should be checked annually to ensure proper antifreeze solutions. The installer of your system will be able to provide other helpful tips.

Q: Are sprinkler systems prone to leaking or accidental discharge?

A: No. With proper installation, testing, and maintenance, sprinkler systems are even more reliable than household plumbing. The systems are installed by licensed plumbers or sprinkler fitters and the system piping and components are tested to higher standards than regular plumbing. Similar to plumbing, rare causes of damage can include physical damage to system components, forgetting to keep a home heated while away in the winter, and puncturing pipe with drills or nails.

Q: Can cigarette smoke, burnt food, or other smoke activate sprinklers just like smoke alarms?

A: No. System sprinklers only activate under the high heat conditions of a fire. Each sprinkler head is held shut by a fusible link that needs to be heated to a pre-determined temperature (usually at least 160°F) before activating and letting water out.

Q: Why should I put in a system when there's going to be a lot of damage to my home during a fire anyways?

A: Sprinkler systems have been shown to significantly reduce the amount of damage to a home during a fire. Keep in mind, only one sprinkler head activates at a time, not all the heads throughout the home. The water spray keeps the fire size small and prevents toxic smoke from spreading throughout your home. In contrast, a fire that grows without intervention can engulf an entire room in as little as 3 minutes, cut off escape routes, spread toxic gases that can overcome people in their sleep, and require much more water to extinguish by the time the fire department arrives.

Q: Do I get an insurance discount?

A: Studies have shown that many insurance companies offer from 5 to 10% discounts. That amount may vary if your system is monitored by a security company, or if any extra areas (such as garages) are also protected. Contact your insurance agent to find out more.

The City of Lone Tree wants you to decide what level of fire protection is appropriate for your new home. We encourage you to talk to representatives of the City, fire department, and homebuilder to find out more. Your fire department web sites and the Colorado Fire Sprinkler Coalition (<http://firesprinklerinitiative.org/state-coalitions/colorado.aspx>) may also be helpful and include links to videos showing sprinkler activations, fire behavior, answers to common concerns, and much more.