

PIKES PEAK PLAYBOOK · COST OF LIVING

Utilities Guide

Inside Colorado Springs, one city-owned utility handles nearly everything. Outside it, your electric co-op, gas company, water district, well, septic, propane dealer and internet provider can all change from one road to the next.

Always confirm providers by exact address before you buy — and ask the seller for 12 months of bills.

ASK FOR THE BILLS

Twelve months of electric, gas or propane, and water bills from the seller tell you more than any average. In mountain homes, ask how the house is heated and what the propane tank holds.

WHO PROVIDES WHAT

- Colorado Springs Utilities — city-owned; electric, natural gas, water and wastewater inside city limits
- City of Fountain — its own electric and water service
- Black Hills Energy — natural gas in Woodland Park, the Monument area, Fountain and Widefield; electric in Cripple Creek and Victor
- CORE Electric Cooperative — Woodland Park, Divide, Florissant, Palmer Lake and parts of the Tri-Lakes area
- Mountain View Electric Association — Falcon, Peyton, Calhan, Ellicott, Woodmoor and parts of Black Forest
- Colorado Natural Gas — Westwood Lakes, Highland Lakes, Cripple Creek and Victor

TYPICAL HOUSEHOLD UTILITY SPENDING (\$/MONTH) — ELECTRICITY, GAS OR PROPANE, WATER AND OTHER FUELS

Calhan area	\$311
Peyton area	\$293
Cascade & Chipita Park	\$291
Falcon (ZIP 80831)	\$289
Black Forest	\$287
Divide (ZIP 80814)	\$278
Palmer Lake	\$276
Fountain	\$266
Monument (town)	\$266
Security-Widefield	\$257
Florissant (ZIP 80816)	\$254
Woodland Park	\$242
Cripple Creek	\$242
Colorado Springs	\$232
Manitou Springs	\$213

Sources: Estimated from household-reported costs in the U.S. Census Bureau ACS 2020–2024 (tables B25132–B25135), averaged across all households. Internet and trash not included. Homes on wells show low water costs because there is no water bill.

● BEYOND THE CITY LINES

Propane, wells, septic, trash and internet.

PROPANE COLORADO

- Common wherever natural gas lines don't reach — much of Teller County and rural El Paso County
- Owned tank: buy from any dealer and shop prices; leased tank: only the owner company can fill it
- Ask about budget plans or pre-buy contracts before winter
- Confirm tank size, ownership and the last fill amount at closing

WELLS COLORADO

- No water bill, but the pump runs on electricity
- Test water quality regularly (bacteria and nitrates at minimum)
- Know your pump's age, the pressure tank and any treatment systems
- Permit type limits use — some prohibit outdoor watering

SEPTIC COLORADO

- EPA guidance: inspect at least every three years and pump typically every three to five
- Use septic-safe products; avoid grease and wipes
- Teller County requires a licensed inspection at sale; El Paso County made it optional in July 2026
- Know where the tank and leach field are before you plant or build

TRASH & RECYCLING

- Most of the region uses private haulers by subscription
- In foothill and mountain areas, bear-resistant containers are wise and sometimes required
- Rural homes may haul to a transfer station

INTERNET IN TOWN

- Most Colorado Springs neighborhoods have multiple wired options (cable or fiber)
- Check the exact address on the FCC National Broadband Map
- Ask neighbors what they actually get at peak hours

INTERNET IN THE MOUNTAINS COLORADO

- Wired service varies parcel to parcel — verify before you buy
- Fixed wireless works where there's line of sight to a tower
- Satellite service such as Starlink is available region-wide; check for a clear view of the northern sky through trees
- Test cell signal inside the house, not just in the driveway

● STRATEGY OVER SCRIPT



Not sure who serves a property? Send me the address and I'll find out before you write an offer.

Call or text **719-244-5264** · hello@claycaldwellrealtor.com · ClayCaldwellRealtor.com

Provider directories: Teller County Helpful Resources; City of Fountain utility directory; Woodmoor and Woodmen Hills district materials. Septic guidance: U.S. EPA SepticSmart. Broadband: FCC National Broadband Map. Information deemed reliable but not guaranteed. This guide is general guidance, not legal, tax, inspection or financial advice; hire licensed professionals for inspections and consult an attorney or tax advisor for your situation. Clay Caldwell is a real estate broker with Better Homes and Gardens® Real Estate Kenney & Company. Each franchise is independently owned and operated. Equal Housing Opportunity. © 2026 Clay Caldwell Realtor.