



**2026 RATES & FEES**

The District has adopted the rates below for the 2026 budget year as part of the 2026 budget approval on December 9th, 2025

Monthly User Rates

	2025	2026	% Change	\$ Change
Base Water - Per 4,000 Gallons	69.85	74.04	6.00%	4.19
Base Sewer	62.36	66.10	6.00%	3.74
<b>TOTAL BASE RATE</b>	<b>132.21</b>	<b>140.14</b>	<b>6.00%</b>	<b>7.93</b>
MLP Surcharge	36.27	36.27	0.00%	-
<b>TOTAL MLP BASE RATE</b>	<b>168.48</b>	<b>176.41</b>	<b>4.71%</b>	<b>7.93</b>

Tier Rates for Water Usage  
Over Base Rate per 1,000 Gallons

WATER TIERS		2025 Rate	2026 Rate	% Change	\$ Change
Tier 1	0,000 - 4,000 Gal.	Flat Fee	Flat Fee		
Tier 2	4,001 - 11,000 Gal.	6.38	6.76	6.00%	0.38
Tier 3	11,001 - 20,000 Gal.	7.96	8.44	6.00%	0.48
Tier 4	20,001 - Unlimited	11.14	11.81	6.00%	0.67

Quarterly Invoice for  
Availability of Service  
Rates

Availability of Service		2025	2026	% Change	\$ Change
Water		69.01	74.53	8.00%	5.52
Sewer		77.91	84.14	8.00%	6.23
<b>Total Base Rate</b>		<b>146.92</b>	<b>158.67</b>	<b>8.00%</b>	<b>11.75</b>

Tap Fee Rates

	2025	2026	% Change	\$ Change
<b>Up to 999 Square Feet</b>				
Water	7,115	7,684	8.00%	569
Sewer	13,123	14,173	8.00%	1,050
<b>Total Base Rate</b>	<b>20,238</b>	<b>21,857</b>	<b>8.00%</b>	<b>1,619</b>
<b>999 - 1,999 Square Feet</b>	<b>6.45</b>	<b>6.97</b>	<b>8.00%</b>	<b>0.52</b>
<b>For 2,000 Square Feet</b>				
Water	9,489	10,248	8.00%	759
Sewer	17,496	18,896	8.00%	1,400
<b>Total Base Rate</b>	<b>26,985</b>	<b>29,144</b>	<b>8.00%</b>	<b>2,159</b>
<b>Increase per Square Foot over 2,000 Square Feet</b>	<b>12.70</b>	<b>13.72</b>	<b>8.00%</b>	<b>1.02</b>

Bulk Station fill rate is \$20.18/1,000

FFE SCHEDULE FOR UNMETERED RATE

Meter Installation & Repair: The District will give notification when a structure has been scheduled for meter installation or if meter is no longer functional. If the meter installation or repair has not occurred after the District has given two (2) verbal notices and one (1) certified letter notice, the property owner's monthly water user fee will be increased 5X until the meter installation or repair is complete. ( \$74.04 x 5 = \$370.20) per month plus the sewer fee. ) The data transmission device of MXU is considered part of the water meter.



**2026 TAP FEES**

Residential Units Base Rate	1) Water	\$	7,684	per unit up to 999 Square feet of Gross Residential Floor Area plus \$2.46 per square foot up to 1,999 square feet
	Sewer	\$	14,173	Per unit up to 999 square feet of Gross Residential Floor area, plus \$4.74 per square foot up to 1,999 square feet
	TOTAL	\$	21,857	Per unit up to 999 square feet of Gross Residential Floor area, plus \$6.97 per square foot up to 1,999 square feet
	2) Water	\$	10,248	Per unit up to 2,000 Square feet of Gross Residential Floor Area, plus \$5.10 per square foot thereafter
	Sewer	\$	18,896	Per unit up to 2,000 square feet of Gross Residential Floor area, plus \$8.62 per square foot thereafter
	TOTAL	\$	29,144	Per unit up to 2,000 square feet of Gross Residential Floor area, plus \$13.72 per square foot thereafter

3) Swimming pools are an additional \$4.88 per square foot of surface area

4) Base rate for residential unit consists of:

- 2,000 Square Feet
- 1 - Kitchen - ( Includes sink, refrigerator hookup, and dishwasher hookup)
- 3 - Bedrooms
- 2 - Bathrooms (includes 1 sink, 1 toilet, 1 shower/tub per bathroom)
- A total of 2 sinks, 2 toilets, and 2 shower/tubs.
- (Split sink = 1 sink, double vanity = 2 sinks)

\* Additional fixtures create additional incremental tap fees as detailed below

PLEASE NOTE: Water meters required on all new construction, one first meter provided by District. Remote meter readout device (MXU) is provided and installed by District. Owner/Developer is responsible for:

- a) purchase and installation costs of back flow prevention devices and pressure reduction valves,
- b) installation cost of water meter and associated equipment.
- c) replacement cost of meter, mxu, and/or batteries upon mechanical failure or end of battery cycle life (typically 10-20 years)

REMODEL: Each residential unit in existence prior to February 10, 1998 and having less than 2,000 square feet of Gross Residential Floor Area, may increase in size to 2,000 square feet without additional tap fee assessment for square footage. Any additions which increase the size to above 2,000 square feet will be charged the additional square floor rate listed above under 2).

Each residential unit whose tap fee was paid after March 14, 2000, and having less than 999 square feet Gross Residential Floor Area, may increase in size to 999 square feet without additional tap fee assessment for square footage. Any additions which increase the size to 1,000 - 1,999 square feet will be charged the additional square foot rate listed under 1) above.

Any residential units larger than 2,000 square feet will be charged the additional square foot rate listed under 2) above, for any remodeling that adds to the existing General residential Floor Area square footage.

* Additional fixtures - SFE SCHEDULE	2025	Tap Fee
<b>Residential Unit (Single Family or Multi-Family)</b>	SFE	\$29,144
For each additional:		
Toilet	0.11	\$3,206
Bathtub/Shower Stall - Combo	0.06	\$1,749
Sink (excluding kitchen)	0.03	\$874
Kitchen (1 sink, refrigerator hookup, dishwasher hookup)	0.16	\$4,663
Bedroom	0.20	\$5,829
Washer/Dryer	0.07	\$2,040
Hot Tub (single family)	0.05	\$1,457
Hot Tub (multi-family)	0.11	\$3,206
Single irrigation tap fee based on water amount of 999 square foot residential tap fee		\$7,684
<b>COMMERCIAL</b>		
Commercial	1.00	\$29,144
Restaurant/Bar per seat (units of 15 square feet)	0.04	\$1,166
Hotel/Motel/Lodge		
Per room w/o kitchen	0.35	\$10,200
Per room with kitchen	0.50	\$14,572
Accessory area per 1,000 sq. ft.	0.26	\$7,577
Hot Tub	0.10	\$2,914
Swimming Pool per 1,000 sq. ft.	0.36	\$10,492
Retail, Office, Commercial per 1,000 sq. ft.	0.50	\$14,572
Public restroom, per toilet or urinal (any commercial location)	0.22	\$6,412
Public restroom, per sink (any commercial location)	0.06	\$1,749
Laundry, per machine or hookup		
20 lbs. or less load capacity	0.50	\$14,572
20.1 - 30 lbs. load capacity	0.85	\$24,772
30.1 lbs. or more load capacity	1.30	\$37,887
Service Stations costs provided on request as a per pump cost		
Water meters required on all new construction, one first meter provided by District. Remote meter readout provided and installed by District.		
Developer / Owner responsible for (1) purchase and installation costs of back flow prevention devices and pressure reduction valves, (2) installation cost of water meter and associated equipment.		
** DEPOSITS FOR TAP FEES: A refundable deposit of 10% of the total tap fees will be collected at the time the permit is issued. The refund will be paid by the District after the final walk through of the property takes place.		

#### DEFINITIONS

**RESIDENTIAL UNIT** - is any dwelling unit with one kitchen and also having no more than two bathrooms and three bedrooms. Examples: condominiums, apartments, townhouses, duplexes, triplexes, lock-out units, etc.

**HOTEL / MOTEL / LODGE UNIT** - a room or rooms with or without a kitchen, intended for short term rental only. An accommodation unit equivalent to 1 unit.

**SFE (Single Family Equivalent)** - is the estimated capacity and/or usage of a sewer and/or water system for a Single Family Home up to 2,000 square feet of Gross Residential Floor Area, 3 bedrooms, 2 bathrooms with 1 sink, 1 toilet, 1 shower or tub per bathroom, and 1 kitchen including one sink, refrigerator hookup, and dishwasher hookup.

**BATHROOM** - is any area having 1 toilet, 1 sink, and 1 shower/tub. Commonly referred to as a "Whole" or "Full" bathroom. Additional bathrooms will be counted using a per fixture calculation.

**BEDROOM** - shall mean a room having not more than a three person sleeping spaces including a room with a convertible bed, hide-a bed, a media, recreation or family room. A bedroom having two double or larger sized beds, i.e. four person or more sleeping spaces, shall be considered a "bunk" room and counted as the equivalent of 1.5 bedrooms.

**KITCHEN** - shall be defined as including, but not limited to 1 sink, refrigerator, dishwasher, electric/gas stove, microwave, or any other means of cooking/heating food.

**SINK** - is any sink or lavatory, located in a dwelling unit or garage, excluding the kitchen.

**DOG WASH** - classified as a shower/tub for tap fee calculations.