



ADOPTED TAP FEES FOR BUDGET YEAR 2021

Effective January 1, 2021

RESIDENTIAL

RESIDENTIAL UNITS BASE RATE	1) WATER	\$ 5,379	per unit up to 999 square feet of Gross Residential Floor Area, plus
		\$ 1.72	per square foot up to 1,999 square feet.
	SEWER	\$ 9,921	per unit up to 999 square feet of Gross Residential Floor Area, plus
		\$ 3.15	per square foot up to 1,999 square feet.
	TOTAL	\$ 15,300	per unit up to 999 square feet of Gross Residential Floor Area, plus
		\$ 4.87	per square foot up to 1,999 square feet.
	2) WATER	\$ 7,174	per unit up to 2,000 square feet of Gross Residential Floor Area, plus
		\$ 3.55	per square foot thereafter
	SEWER	\$ 13,227	per unit up to 2,000 square feet of Gross Residential Floor Area, plus
		\$ 6.04	per square foot thereafter
	TOTAL	\$ 20,401	per unit up to 2,000 square feet of Gross Residential Floor Area, plus
		\$ 9.59	per square foot thereafter
3) Swimming pools:	\$ 3.41	per square foot of surface area.	
4) The Base Rate for a single residential unit(SFD) consists of:			
	2,000 Square Feet		
	1 Kitchen		
	3 Bedrooms		
	2 Bathrooms		
	3 Sinks (1 Kitchen + 2 Bathroom)		(Split Sink=1 sink, Double Vanity=2 sinks)
	2 Toilets		
	2 Shower/Tubs		

*** 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 Feb 10, 1998 and having less than 2,000 square feet **Gross Residential Floor Area**, may increase in size to 2,000 square feet without additional tap fee assessment. Any additions which increase the size to above 2,000 square feet will be charged the additional square foot rate listed under 2) above.

Each residential unit whose tap fee was paid after March 14, 2000, and having less than 999 square feet GRFA, may increase in size to 999 square feet without additional tap fee assessment. 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 GRFA square footage.

***Additional Fixtures - SFE Schedule	2021 SFE	Tap Fee
Residential Unit (Single or Multi-family)	1.00	\$ 20,401
For each additional:		
toilet	0.11	\$ 2,244
tub/shower stall/combo (includes dog wash)	0.06	\$ 1,225
sink (excluding kitchen)	0.03	\$ 612
kitchen	0.16	\$ 3,264
bedroom	0.20	\$ 4,080
hot tub (single family)	0.05	\$ 1,020
hot tub (multi- family)	0.11	\$ 2,040
Single irrigation tap fee based on water amount of 999 square foot residential tap fee		\$ 5,379



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COMMERCIAL		
	2021 SFE	Tap Fee \$
Commercial Base Unit	1.00	\$ 20,401
Restaurant/Bar per seat (units of 15 sq.ft.)	0.04	\$ 816
Hotel/Motel/Lodge		
per room w/o kitchen	0.35	\$ 7,141
per room with kitchen	0.50	\$ 10,201
accessory area per 1,000 sq.ft.	0.26	\$ 5,305
hot tub	0.10	\$ 2,040
swimming pool per 1,000 sq.ft.	0.36	\$ 7,344
Retail, office, commercial per 1,000 sq.ft.	0.50	\$ 10,201
Public Restroom, per toilet or urinal (any commercial location)	0.20	\$ 4,080
Laundry, per machine or hookup		
20 lbs. or less load capacity	0.50	\$ 10,201
20.1 - 30 lbs. load capacity	0.85	\$ 17,341
30 lbs. or more load capacity	1.30	\$ 26,520
Service Stations	On request, per pump cost	
<p>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. (3) replacement cost of meter, mxu, and/or batteries upon mechanical failure or end of battery cycle life.</p>		

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. (1)

HOTEL / MOTEL / LODGE unit; a room or rooms with or without a kitchen, intended for short term rental only. An accommodation unit. (1)

SFE or **Single Family Equivalent** is a use which is estimated to have an impact upon the water or sewer system equal to that of a **SFD Single Family Dwelling** with 2,000 square feet of Gross Residential Floor Area.

BATHROOM is any area having a toilet. A bathroom may also contain other fixtures in a **BATHROOM FIXTURE GROUP**.

BATHROOM FIXTURE GROUP shall consist of one each: toilet, lavatory or sink, tub or shower, or tub/shower combination. Commonly referred to as a "whole bath".

BEDROOM shall mean a room having not more than 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 size beds (or bunkbeds for 4+ persons), i.e. four person or more sleeping spaces, shall be counted as 1.5 bedrooms.

KITCHEN shall be defined as including, but not limited to, hot and cold water, sink, refrigeration, 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. A split kitchen sink equals one (1) sink. Bathroom double vanities equal two (2) sinks. A **BIDET** is assessed as a sink.

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