



2025 TAP FEES

Residential Units Base Rate	1) Water	\$	7,115	per unit up to 999 Square feet of Gross Residential Floor Area plus \$2.28 per square foot up to 1,999 square feet
	Sewer	\$	13,123	Per unit up to 999 square feet of Gross Residential Floor area, plus \$4.17 per square foot up to 1,999 square feet
	TOTAL	\$	20,238	Per unit up to 999 square feet of Gross Residential Floor area, plus \$6.45 per square foot up to 1,999 square feet
	2) Water	\$	9,489	Per unit up to 2,000 Square feet of Gross Residential Floor Area, plus \$4.72 per square foot thereafter
	Sewer	\$	17,496	Per unit up to 2,000 square feet of Gross Residential Floor area, plus \$7.98 per square foot thereafter
	TOTAL	\$	26,985	Per unit up to 2,000 square feet of Gross Residential Floor area, plus \$12.70 per square foot thereafter
3) Swimming pools are an additional \$4.52 per square foot of surface area				
4) Base rate for residential unit consists of:				
2,000 Square Feet				
1 - Kitchen				
3 - Bedrooms				
2 - Bathrooms				
3 - Sinks (1 Kitchen and 2 Bathrooms) (Split sink = 1 Sink, Double Vanity = 2 Sinks)				
2 - Toilets				
2 - Showers/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 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 foot 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
Residential Unit (Single or Multi-family)	SFE	\$26,985
For each additional:		
Toilet	0.11	\$2,968
Bathtub/Shower Stall - Combo	0.06	\$1,619
Sink (excluding kitchen)	0.03	\$810
Kitchen	0.16	\$4,318
Bedroom	0.20	\$5,397
Washer/Dryer	0.07	\$1,889
Hot Tub (single family)	0.05	\$1,349
Hot Tub (multi-family)	0.11	\$2,968
Single irrigation tap fee based on water amount of 999 square foot residential tap fee		\$7,115
COMMERCIAL		
Commercial	1.00	\$26,985
Restaurant/Bar per seat (units of 15 square feet)	0.04	\$1,079
Hotel/Motel/Lodge		
Per room w/o kitchen	0.35	\$9,445
Per room with kitchen	0.50	\$13,493
Accessory area per 1,000 sq. ft.	0.26	\$7,016
Hot Tub	0.10	\$2,699
Swimming Pool per 1,000 sq. ft.	0.36	\$9,715
Retail, Office, Commercial per 1,000 sq. ft.	0.50	\$13,493
Public restroom, per toilet or urinal (any commercial location)	0.22	\$5,937
Public restroom, per sink (any commercial location)	0.06	\$1,619
Laundry, per machine or hookup		
20 lbs. or less load capacity	0.50	\$13,493
20.1 - 30 lbs. load capacity	0.85	\$22,937
30.1 lbs. or more load capacity	1.30	\$35,081
Service Stations		On request, 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. (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 (Single Family Equivalent) - is the estimated capacity and/or usage of a sewer and/or water system for a Single Family Dwelling (SFD) up to 2,000 square feet of Gross Residential Floor Area, 3 bedrooms, 2 bathrooms, 3 sinks, 2 toilets, 2 showers/tubs, and 1 kitchen.

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" or "full" bathroom.

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, 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, excluding the kitchen.

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