



3.14.110: SCHEDULE OF IMPACT FEES

IMPACT FEES ARE EFFECTIVE JANUARY 1st OF THE CALNDER YEAR

1. Water service impact fees can be charged on either an equivalent residential unit (ERU), indoor residential unit (IRU), or gallons per minute (GPM) basis based on the following schedule:

Year	Maximum Fee per ERU	Maximum Fee per GPM	Maximum Fee per IRU
2025	\$3,265.68	\$2,288.24	\$805.88
2026	\$3,303.32	\$2,314.62	\$815.18
2027	\$3,342.60	\$2,342.12	\$824.86
2028	\$3,383.61	\$2,370.88	\$834.98
2029	\$3,426.40	\$2,400.86	\$845.54
2030	\$3,471.08	\$2,432.17	\$856.57
2031	\$3,517.77	\$2,464.88	\$868.09
2032	\$3,566.52	\$2,499.04	\$880.12
2033	\$3,617.40	\$2,534.70	\$892.68
2034	\$3,670.57	\$2,571.95	\$905.80

2. Residential

a. Single-family residential water impact fees will be charged for one (1) ERU on a per-door basis.

b. Multi-family residential water impact fees will be charged for indoor demand using IRUs on a per-door basis. Outdoor costs for multi-family units will be charged based on irrigated acreage as defined in the following schedule:

Water Service Maximum Impact Fee Per Irrigated Acre		
Year	Grass*	Waterwise
2025	\$16,383.81	\$6,544.37
2026	\$16,572.65	\$6,619.80
2027	\$16,769.73	\$6,698.53
2028	\$16,975.47	\$6,780.71
2029	\$17,190.13	\$6,866.45
2030	\$17,414.33	\$6,956.00
2031	\$17,648.54	\$7,049.55
2032	\$17,893.11	\$7,147.25
2033	\$18,148.42	\$7,249.23
2034	\$18,415.15	\$7,355.77
* Based on 7.16 gpm/acre for grass and 2.86 gpm/acre for waterwise		

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3. Nonresidential: Nonresidential impact fees will be calculated based on meter size as shown in the schedule below. Nonresidential development will apply to any development that does not include a residential component. It will also apply to components of residential developments that are not specifically tied to residential living units or landscaping (e.g. pools, reception centers, club houses, etc.). Nonresidential fees will be based on AWWA meter capacity ratios and the equivalent capacity required for a typical ERU.

Nonresidential Maximum Impact Fees By Year						
Size of Meter (inch)	Maximum Allowable Impact Fee (By Year)					
	2025	2026	2027	2028	2029	2030
1"	\$8,164	\$8,258	\$8,357	\$8,459	\$8,566	\$8,678
1.5"	\$16,328	\$16,517	\$16,713	\$16,918	\$17,132	\$17,355
2"	\$26,125	\$26,427	\$26,741	\$27,069	\$27,411	\$27,769
3"	\$57,149	\$57,808	\$58,496	\$59,213	\$59,962	\$60,744
4"	\$97,970	\$99,100	\$100,278	\$101,508	\$102,792	\$104,133
6"	\$204,105	\$206,457	\$208,913	\$211,476	\$214,150	\$216,943
8"	\$293,911	\$297,299	\$300,834	\$304,525	\$308,376	\$312,398
10"	\$473,523	\$478,981	\$484,677	\$490,623	\$496,827	\$503,307
12"	\$702,120	\$710,213	\$718,659	\$727,476	\$736,675	\$746,283

4. Mixed Use: If a development is proposed consisting of both residential and nonresidential use (e.g. retail stores at ground level with residential housing above), the water service impact fee will be calculated as follows:

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Mixed Use Development Water Service Impact Fee Calculation	
Step 1	Calculate the fee using the nonresidential schedule above based on the meter size to be used to calculate the entire development.
Step 2	Calculate the fee for the residential units and landscaping using the methodology outlined for multifamily above. Then add to the fee a charge for the nonresidential component of the development based on the estimated meter size that would be required if the nonresidential were to be developed on its own.
Step 3	Take the larger of the two calculations. This is the final impact fee

5. Other Nonstandard Development Types: The categories above will be used in the administration of water service impact fees whenever possible. In the rare case that a development type cannot be represented by one of the categories above, the impact fee may be calculated by examining both average day and peak day water use. The corresponding equivalency will be based on the level of service definition for an ERU which equates to 797 gpd/ERU for average day use and 1,009 gpd/ERU for peak day use. Final equivalency will be based on the larger value of ERUs calculated for these two metrics.

6. For purposes of the water impact fee, new development shall include remodeling, building enlargement, or any other construction or improvement which will place an increased burden on the City water system.