



PERMIT CENTER

HANDOUT ON UTILITY CONNECTION FEES

**Informational Brochure
February 2011**

City of Auburn

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The City of Auburn Fee Schedule authorizes Utility Connection Fees. The intent of this handout is to provide an informative summary of selected sections of the Fee Schedule. This document is intended to aid in understanding Utility Connection Fees, and is not intended to replace or supersede any portion of the Fee Schedule or the Auburn City Code. Also included in this handout are the monthly rates as of February 1, 2010. These rates are for reference only and are subject to change.

What are Utility Connection Fees?

- Utility Connection Fees are fees on development used to pay for its proportionate share of the capital costs and installation of the City's utility infrastructure. The City of Auburn collects Utility Connection fees for the Water, Sanitary Sewer, and Storm Drainage Utilities. The following three pages of this handout contain the fee schedules for the different utility connection fees.
- Utility Connection Fees are charged for new construction and/or when upgrading an existing service.

When Are Utility Connection Fees paid?

- The City usually collects Utility Connection Fees at the time a building permit is issued. If a change in the service does not require a building permit, Utility Connection Fees will then be collected at the issuance of the associated permit. In cases where a facility extension is included in the building process, the permit will not be issued until after the new extension has been accepted.

What do Utility Connection Fees consist of?

Utility Connection fees may consist of several different fees.

- The **Permit Fee** includes administrative costs and inspection time and the cost of material (in the case of a water meter for example).
- The **System Development Charge** is a charge imposed on new customers, or existing customers revising the use of their property, in recognition of the previous investment of the City and its customers in the utility system.
- A **Utility Payback Fee** is an assessment recorded against the property. This fee was established to reimburse developers that installed utility infrastructure that benefits other parcels. Parcel(s) that benefit from said utilities must pay their pro-rata share prior to connection to the utility.
- The **Charge in Lieu of Assessment** is another type of fee, which is charged to property not previously assessed for utility lines abutting their property.
- Property located outside the city limits installing utility lines may also be charged a **County Right-of-Way Permit Fee**. This fee is for a permit to dig within the county right-of-way and will be obtained by the City.

STORM SEWER CONNECTION CHARGES

Connection fees are comprised of a Permit Fee and the System Development Charge as follows:

STORM PERMIT FEE

| Permit Level** | Permit Fee |
|-----------------------|--|
| Level 1 | \$210.00 |
| Level 2 | \$400.00 |
| Level 3 | Base Fee + the Cumulative Additional Fees as indicated below: <ul style="list-style-type: none"> • Base Fee = \$1,440.00 for up to 10,000 SF of disturbed area • Cumulative Additional Fee #1 = Base Fee + \$400.00 for 10,001 SF up to 43,560 SF (1 Acre) of disturbed area • Cumulative Additional Fee #2 = Cumulative Additional Fee #1 + \$100.00 per Acre for each additional disturbed Acre over 1 Acre |

**Permit levels are determined as follows:

Level 1 permits are for all projects that

- are not located in a Critical Area and
- add or replace less than 2,000 square feet of impervious surface area; and/or
- disturb less than 7,000 square feet of land.

Level 2 permits are for all projects that:

- add or replace 2,000 to 4,999 square feet of impervious surface area; or
- disturb 7,000 square feet or more of land.

Level 3 permits are for all projects that:

- add 5,000 square feet or more of impervious surface area, or
- convert $\frac{3}{4}$ acres or more of native vegetation to lawn/landscaped area, or
- convert 2.5 acres or more of native vegetation to pasture, or the new plus replaced impervious surface area is 5,000 square feet or more and the value of improvements exceeds 50% of the assessed value of existing improvements.

SYSTEM DEVELOPMENT CHARGE (SDC)

| Type | System Development Charge (SDC) |
|--|---------------------------------|
| Single Family Residence & Duplexes (on Individual Parcels) | \$1,162.00 per Parcel |
| Other Parcels | \$1,162.00 per ESU** |

Sample 1: Single Family Residence Parcel that adds or replaces less than 2,000 SF and disturbs less than 7,000 SF of land (level 1 permit).

| | |
|------------|----------------|
| Permit Fee | \$ 210 |
| SDC | <u>\$1,162</u> |
| Total*** | \$1,372 |

Sample 2: Commercial/Industrial Parcel

Total of 55,000 SF parcel (30,000 SF Building and 20,000 SF Parking Lot, and 5,000 SF landscaping), therefore, there is 55,000 SF of disturbed area and 50,000 SF of new impervious area:

| | |
|--------------------|--|
| Permit base fee | \$ 1,440.00 |
| Add. 1 | \$ 400.00 (Based on up to 43,560 SF of disturbed area) |
| Add. 2 | <u>\$ 26.26 (Based on remaining 11,440 SF of disturbed area)</u> |
| Total Permit Fee\$ | 1,866.26 |
| SDC*** | <u>\$22,346.15</u> |
| Total**** | \$24,212.41 |

Notes:

- * Based on one single-family residence or one duplex per parcel. More than one unit per parcel will be charged at the Other Parcel rate.
- ** E.S.U. – Equivalent Service Unit - A configuration of development of impervious surfaces estimated to contribute an amount of runoff to the City's storm drainage system which is approximately equal to that created by the average single family residential parcel. One E.S.U. is equal to 2,600 square feet of impervious surface or any portion thereof.
- *** When calculating the total SDC a credit will be applied for the existing impervious area. (Total SDC minus calculated SDC for existing impervious area using the definition of impervious surface as given in ACC 13.41.010)
- **** Check to see if any charges in lieu of assessment or payback charges are applicable.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES ARE SUBJECT TO CHANGE.

SANITARY SEWER CONNECTION CHARGES

Connection fees are comprised of a Permit Fee and the System Development Charge as follows:

| Type | Permit Fee | | System Development Charge (SDC) |
|----------------------|---------------------|---------------------------|---------------------------------|
| | Existing Sewer Stub | New Service Line Required | |
| Single Family Parcel | \$88.00 | \$155.00 | \$850.00 Per Parcel |
| Other Parcels | \$88.00 | \$155.00 | \$850.00 Per RCE* |

Sample 1: (This is strictly an example and not the set fee for this type of connection)
Single-family residential, side sewer stub present:

| | |
|------------|---------------|
| Permit Fee | \$ 88 |
| SDC | <u>\$ 850</u> |
| Total** | \$ 938 |

Sample 2: Commercial building with one side sewer connection and 1.5 RCE's* worth of plumbing fixtures:

| | |
|------------|-----------------|
| Permit Fee | \$ 88 |
| SDC | <u>\$ 1,275</u> |
| Total** | \$ 1,363 |

Notes:

- * Residential Customer Equivalent, Calculated using Metro Non-Residential Sewer Use Certificate.
- ** Check to see if any Assessment Charges are Applicable.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES ARE SUBJECT TO CHANGE.

King County Capacity Charge:

Sanitary sewer connections made after January 1, 2006, will be required to pay a King County Capital Improvements fee. The residential fee is \$34.05 per month for 15 years and is billed every six months by King County. Non-residential fees are determined by use. First payment is due six months after the date of connection. No capacity charge is required for repairs or replacement of existing sewer connections.

Questions should be addressed to **King County:** (206) 684-1740

WATER SERVICE CONNECTION CHARGES

| Meter Size (In Inches) | Water Service Installation Permit Fee | | | System Development Charge (SDC) |
|---------------------------|---|--|----------------|--|
| | Existing Water Service & Meter Box* | Water Service & Meter Box Installed by City** | | |
| | | Paved Street | Unpaved Street | |
| 3/4" or less | \$212.00 | \$2,175.00 | \$1,170.00 | \$2,424.00 |
| 1" | \$280.00 | \$2,380.00 | \$1,475.00 | \$4,048.00 |
| 1-1/2" | \$450.00 | \$3,210.00 | \$2,305.00 | \$8,072.00 |
| 2" | \$560.00 | \$3,488.00 | \$2,588.00 | \$12,920.00 |
| 3" | (Actual Cost) | (Actual Cost) | (Actual Cost) | \$24,240.00 |
| 4" | (Actual Cost) | (Actual Cost) | (Actual Cost) | \$40,408.00 |
| 6" | (Actual Cost) | (Actual Cost) | (Actual Cost) | \$80,792.00 |
| 8" | (Actual Cost) | (Actual Cost) | (Actual Cost) | \$129,280.00 |
| 10" | (Actual Cost) | (Actual Cost) | (Actual Cost) | \$135,971.00 |

* Installation of a water meter done by the City and the service either already exists or has been installed by the developer.

** Installation of the entire water service is done by the City.

| | |
|---|--------------------|
| Sample 1: Single-family residence 3/4" meter water service and meter box required: | |
| Permit Fee | \$ 2,175.00 |
| SDC | <u>\$ 2,424.00</u> |
| Total* | \$ 4,599.00 |

| | |
|---|------------------|
| Sample 2: Commercial warehouse with a 1-1/2" domestic meter and a 1" irrigation meter. Water Services and meter boxes installed by the contractor. | |
| 1-1/2" Domestic Permit | \$ 450.00 |
| 1" Irrigation Permit | \$ 280.00 |
| SDC (for domestic) | \$ 8,072.00 |
| SDC (for irrigation) | \$ 4,048.00 |
| Fireline Connection Permit | <u>\$ 335.00</u> |
| Total* | \$ 13,187.00 |

Notes:

*Check to see if any charges in lieu of assessment or payback charges are applicable.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES ARE SUBJECT TO CHANGE.

MONTHLY RATES

STORM

| Customer Classes | Base Rate per Month | ESU Rate per Month |
|--|---------------------|--------------------|
| Single Family Residential | \$14.95 | N/A |
| Non-Single Family (NSF) | \$9.30 | \$11.90/ESU |
| NSF w/Detention | \$9.30 | \$9.56/ESU |
| NSF w/Retention | \$9.30 | \$5.91/ESU |
| NSF w/Water Quality Treatment | \$9.30 | \$7.15/ESU |
| NSF w/Detention and Water Quality Treatment | \$9.30 | \$5.40/ESU |
| NSF w/Retention and Water Quality Treatment | \$9.30 | \$3.38/ESU |
| The monthly charge for non-single family parcels shall be based upon the following formula: $\text{BASE RATE} + (\text{TNESU} \times \text{ESU RATE}) = \text{Monthly Storm Charge}$ TNESU = Total number of equivalent service units contained on the parcel | | |

All rates effective as of February 1, 2011.

SANITARY SEWER

| Customer Classes | Monthly Rate* |
|---|---------------|
| Single Family Residential Inside City Limits | \$13.36 |
| Single Family Residential Outside City Limits | \$20.04 |
| Non-Single Family Inside City Limits | |
| Rate for first 750 cubic feet of water used | \$13.36 |
| Rate for each additional 100 cubic feet | \$1.35 |
| Non-Single Family Outside City Limits | |
| Rate for first 750 cubic feet of water used | \$20.04 |
| Rate for each additional 100 cubic feet | \$2.02 |

All rates effective as of February 1, 2011. * Does not include King County service charge.

WATER

| Customer Classes | Base Rate per Month | Quantity Charge per 100 cubic feet (ccf) |
|---------------------------|---------------------|---|
| Single Family Residential | \$10.38 | \$2.06 0 – 7 ccf \$2.52 7.01 – 15 ccf \$2.86 > 15 ccf |
| Multi-Family Residential | \$30.94 | \$2.16 |
| Commercial | \$30.94 | \$2.46 |
| Manufacturing/Industrial | \$30.94 | \$2.00 |
| Schools | \$30.94 | \$2.33 |
| City Accounts | \$30.94 | \$2.86 |
| Irrigation Only | \$10.44 | \$2.86 |

All rates effective as of February 1, 2011. For Customers outside the City limits, all charges will be increased by 50%.