



# City of Henderson

## UTILITY FEES AND REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

(REVISED 4/1/14)

### I. OFFSITE IMPROVEMENT REQUIREMENTS

#### **GENERAL WATER AND SEWER REQUIREMENTS**

**Design and Construction Standards:** All water projects shall conform to the requirements of the Uniform Design and Construction Standards for Potable Water Systems, 2010 3<sup>rd</sup> Edition, or latest edition as adopted by the City (including all COH Addendum sections).

All sewer projects shall conform to the requirements of the Design and Construction Standards for Wastewater Collection Systems, 2009 3<sup>rd</sup> Edition, or latest edition as adopted by the City (including all COH Addendum sections).

**Main Extension Requirements:** If the City's existing water, and/or sewer, main is within **400 feet** of the proposed lot, the builder will be required to connect to the City's water/sewer system.

Builder must extend the public water, and/or sewer, line across the full frontage of the lot. If the lot fronts more than one (1) right-of-way, the water, and/or sewer, line may be extended along all right-of-ways (i.e. full frontage extensions).

For projects requiring either a tentative map or parcel map, main extensions may be required regardless of the project's distance from any existing City facility.

**NOTE:** When a main extension is required, the City reserves the right to determine the final size, length and capacity of such main. The applicant may apply for partial cost reimbursement through the establishment of a refunding agreement, as described in the Henderson Municipal Code (HMC), Chapter 14.16.040 and the Department of Utility Services' Service Rules.

## II. Water and Sewer Rate Schedules

### CITY OF HENDERSON WATER FEES

#### Water System Development Fees:

<b>WATER SYSTEM DEVELOPMENT CHARGES</b>		
<b>Customer Class/Description</b>	<b>EDU Percent</b>	<b>Fee</b>
RESIDENTIAL - Eight (8) or Fewer Units per Acre & MOBILE HOMES INDIVIDUALLY METERED <sup>1</sup>	1.00	\$ 1,600
RESIDENTIAL - More than Eight (8) Units per Acre, MULTI-FAMILY, MOBILE HOME ESTATES & MOBILE HOME PARK <sup>1</sup>	.60	\$ 960
<sup>1</sup> Fee is calculated based on each dwelling unit, space or meter size, whichever is greater.		
<b>BY METER SIZE</b>		
<b>Meter Size</b>	<b>EDU Percent</b>	<b>Fees</b>
3/4"	1.00	\$1,600
1"	1.67	\$2,672
1 1/2"	3.33	\$5,328
2"	5.33	\$8,528
3"	11.67	\$18,672
4"	21.00	\$33,600
6"	46.67	\$74,672
8"	80.00	\$128,000
10"	126.67	\$202,672
12"	166.67	\$266,672
<p><b>NOTE:</b> When a combination fire and domestic system is utilized, the fees shall be based on the size of the meter that would be required in order to accommodate all non-fire flow demands. Said meter sizing shall be based on the AWWA Standards for sizing meters or other nationally recognized method as approved by the Director.</p>		

#### **Southern Nevada Water Authority (SNWA) Regional Connection Charge**

- RESIDENTIAL, MULTI-FAMILY AND MOBILE HOME DEVELOPMENTS (apartments, multiplexes, and so forth) projects maintaining a density of more than eight units per acre and all mobile homes shall have regional connection charges based upon the number of dwelling units in the project, as follows:

<b>RESIDENTIAL, MULTI-FAMILY, &amp; MOBILE HOMES – MORE THAN EIGHT (8) UNITS PER ACRE<sup>1</sup></b>	
Dwelling Unit	\$3,400

<sup>1</sup>**NOTE:** Units per acre, as used herein, shall mean acreage for residential density measurement with gross acreage measurement used by the City's Community Development Department.

2. NON-RESIDENTIAL projects having meters of less than six (6) inches, excluding hotels, motels, golf courses and industrial laundries, will have connection charges based upon the size of the project's meter, as follows:

<b>NON-RESIDENTIAL WITH LESS THAN SIX (6) INCH METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)</b>	
<b>Meter Size</b>	<b>Cost</b>
3/4"	\$4,870
1"	\$9,610
1-1/2"	\$19,170
2"	\$64,260
3"	\$237,900
4"	\$353,100
6" & larger	See Table: "NON-RESIDENTIAL WITH SIX (6) INCH OR LARGER METER"

**NOTE:** The City reserves the right to audit any project within the initial three (3) years of operation to confirm the basis or estimate used to determine the regional connection charge and may adjust the amount of the regional connection charge based upon the results of such audit. Subsequent audits may be conducted by the City to determine any increase in the basis of the regional connection charge and the City may adjust the regional connection charge at the rate in place at the time of the audit.

**Water Meter Fees:**

<b>WATER METER PRICES</b>			
<b>Meter Type</b>	<b>Size</b>	<b>Description</b>	<b>Cost</b>
Positive Displacement	3/4"	Meter and RF	\$ 150.00
	1"	Meter and RF	\$ 195.00
	1 1/2"	Meter and RF	\$ 280.00
	2"	Meter and RF	\$ 370.00
RFM	1"	Meter and RF	\$ 365.00
	1 1/2"	Meter and RF	\$ 455.00
	2"	Meter and RF	\$ 565.00
Turbine	1 1/2"	Meter, RF and Strainer	\$ 815.00
	2"	Meter, RF and Strainer	\$ 950.00

**NOTES:**

1. 3-inch and larger water meters, and vaults shall be supplied and installed by the owner/developer accordance with the most current edition of the Uniform Design and Construction Standards for Water Distribution Systems as amended from time to time.
2. The minimum meter size required for residential fire meter (RFM) sprinkler systems installed after February 1, 2009, will be 1" RFMs.

**Main Frontage Fee (Water/Sewer):**

A main frontage fee will apply if the main water line is existing across the frontage of the proposed development and the owner of the proposed development did not participate in the cost of the construction of the existing water main. If applicable, the lot will be assessed a Main Frontage Fee based on the following table:

<b>MAIN FRONTAGE FEES (Sewer and Water) (replaces Main Extension Fees)</b>	
<b>Diameter of Pipe</b>	<b>Assessment per lineal foot of frontage</b>
Less than 8"	\$17.00
8"	\$20.00
10"	\$32.00
12"	\$37.00
14"	\$50.00
15"	\$56.00
16"	\$63.00
18"	\$76.00
20"	\$90.00

**NOTE:**  
A minimum charge shall apply to any parcel having less than 60 feet of chargeable frontage. The minimum charge will be calculated by multiplying the lineal foot rate for the size of the main times 60 feet.

**Special Refunding Fees:**

Water and sewer refunding fees may be applicable. Please contact the Department of Utility Services for specifics.

**STATE/REGIONAL WATER FEES**

**AB 333 Fees:**

Certain projects that qualify will be assessed an additional water-related fee in accordance with State Assembly Bill 333. The associated fee shall be calculated and assessed in accordance with AB 333 requirements.

## CITY OF HENDERSON SEWER FEES

<b>SEWER SYSTEM DEVELOPMENT CHARGES</b>			
<b>Customer Class/Description</b>	<b>ERU Percent</b>	<b>Billing unit</b>	<b>Fees</b>
MOBILE HOME ESTATES & MOBILE HOME PARKS	1.00	Each dwelling unit, lot, space	\$1,800
MULTIFAMILY RESIDENTIAL	.70	Each dwelling unit	\$1,260
PUBLIC FACILITIES	.65	Each fixture	\$1,170
TOWNHOUSE, CONDOMINIUM	.70	Each dwelling unit	\$1,260

**NOTE:** All fee assessments shall be based on one of the customer classifications listed in the table above. However, where shared facilities are being proposed, the rate assessed for those fixtures shall be based on the highest possible ERU percentage for that facility.