



## City of Henderson

### UTILITY FEES AND REQUIREMENTS FOR COMMERCIAL and INDUSTRIAL PROJECTS (REVISED 04/23/09)

#### I. OFFSITE IMPROVEMENT REQUIREMENTS

##### General Water Requirements:

**Design and Construction Standards:** All projects shall conform to the requirements of the Uniform Design and Construction Standards for Water Distribution Systems, 2<sup>nd</sup> 2003 Edition, or latest edition as adopted by the City (including all applicable Appendix sections).

**Water Main Extension Requirements:** If the City's existing water main is within 400 feet of the proposed lot, the builder will be required to connect to the City's water system by extending the public water line across the full frontage of the lot. If the lot fronts more than one (1) right-of-way, the water line may be extended along all right-of-ways (i.e. full frontage extensions).

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

##### General Sewer Requirements:

**Design and Construction Standards:** All projects shall conform to the requirements of the Uniform Design and Construction Standards for Wastewater Collection Systems, 1997 Edition, or latest edition as adopted by the City (including all applicable Appendix sections).

**Sewer Main Extension Requirements:** If the City's existing sewer main is within 400 feet of the proposed lot, the builder will be required to connect to the City's sewer system by extending the public sewer line across the full frontage of the lot. If the lot fronts more than one (1) right-of-way, the 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, sewer main extensions may be required regardless of the project's distance from any existing City facility.

**Industrial Pretreatment:** Some businesses and industries may be required to submit an application for and obtain an Industrial Pretreatment permit prior to receiving a certificate of occupancy from the City. A few examples of such businesses and/or industries that qualify as a pretreatment customer are automotive repair shops, chemical processing plants, dry cleaning operations, film developing businesses and even certain restaurants. **IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO COMPLY WITH ALL CONDITIONS OF THE CITY'S PRETREATMENT ORDINANCE.**

For more details, or in order to determine whether or not your proposed project qualifies as a permitted business or industry, please contact the City's Pretreatment Unit at 267-2650 (Monday – Thursday, 6:00 A.M. – 4:00 P.M.).

## II. Water and Sewer Rate Schedules

### WATER FEES:

**EFFECTIVE DATE:** All permits issued after September 3, 2002 will be charged under this schedule

### Water System Development Fees:

<b>Water System Development Charges</b>		
<b>Customer Class/Description</b>	<b>EDU Percent</b>	<b>Fee</b>
HOTEL/MOTEL <sup>1</sup>	.30	\$ 480
HOTEL/CASINO <sup>1</sup>	.40	\$ 640
RECREATIONAL VEHICLE RESORT <sup>1</sup>	.30	\$ 480
<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
* Includes: commercial, industrial, fraternal organization, recreational vehicle park, public facilities, and schools.		
NOTE: 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.		

If a separate fire line is provided, appropriate backflow prevention devices are required at both feeds.

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

- Hotel and/or motel projects will have a regional connection charge based upon the number of room units in the project, as follows:

HOTELS AND MOTELS					
Based on each room	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
	\$2,440	\$2,520	\$2,600	\$2,690	\$2,780

- Golf courses will have regional connection charges based upon the potable irrigated acres in the project, as follows:

GOLF COURSES					
Per acre	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
	\$38,960	\$40,530	\$42,170	\$43,870	\$45,640

Measurement for the golf course irrigated acres shall include, but not limited to, playing areas, such as fairways, roughs, lakes, ponds, golf cart paths, and sand traps. Drip systems used for desert roughs are not included in the calculations.

- RV parks will have connection charges based upon the number of spaces in the project, as follows:

RV PARKS					
Each space	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
	\$1,220	\$1,260	\$1,300	\$1,340	\$1,380

4. Non-residential projects having meters of six (6) inches or larger, excluding hotels, motels, golf courses and industrial laundries, will have regional connection charges based upon the project's annual water usage in thousands of gallons, at the rates set forth as follows:

NON-RESIDENTIAL WITH SIX (6) INCH OR LARGER METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)						
Non-residential 6" and larger – excluding hotels, motels, golf courses and industrial laundries	Based on annual usage (thousand gallons)	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
			\$19.80	\$21.80	\$24.00	\$26.50

5. 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:

NON-RESIDENTIAL WITH LESS THAN SIX (6) INCH METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)					
Meter Size	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
3/4"	\$4,270	\$4,410	\$4,560	\$4,710	\$4,870
1"	\$8,430	\$8,710	\$9,000	\$9,300	\$9,610
1-1/2"	\$16,840	\$17,400	\$17,970	\$18,560	\$19,170
2"	\$49,030	\$52,460	\$56,130	\$60,060	\$64,260
3"	\$163,500	\$179,570	\$197,220	\$216,610	\$237,900
4"	\$257,530	\$278,670	\$301,550	\$326,310	\$353,100
6" and larger	See table "NON-RESIDENTIAL WITH SIX (6) INCH OR LARGER METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)"				

6. Industrial laundries will have regional connection charges based upon meter size, as follows:

INDUSTRIAL LAUNDRIES					
SNWA REGIONAL CONNECTION CHARGE IN DOLLARS PER METER					
Meter Size	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
¾"	\$67,440	\$69,670	\$71,970	\$74,350	\$76,800
1"	\$133,020	\$137,410	\$141,940	\$146,620	\$151,460
1-1/2"	\$266,050	\$274,830	\$283,900	\$293,270	\$302,950
2"	\$425,670	\$439,720	\$454,230	\$469,220	\$484,700
3"	\$851,340	\$879,430	\$908,450	\$938,430	\$969,400
4"	\$1,330,210	\$1,374,110	\$1,419,460	\$1,466,300	\$1,514,690
6"	\$2,660,420	\$2,748,210	\$2,838,900	\$2,932,580	\$3,029,360
8"	\$4,256,670	\$4,397,140	\$4,542,250	\$4,692,140	\$4,846,980
10"	\$6,118,970	\$6,320,900	\$6,529,490	\$6,744,960	\$6,967,540

**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, BOX AND COVER PRICES</b>			
METER TYPE	SIZE	DESCRIPTION	CHARGES EFFECTIVE MARCH 1, 2008
Positive Displacement	¾"	Meter and RF	\$ 150.00
		Meter, RF, Box and Cover	\$ 275.00
	1"	Meter and RF	\$ 195.00
		Meter, RF, Box and Cover	\$ 320.00
	1 ½"	Meter and RF	\$ 280.00
		Meter, RF, Box and Cover	\$ 425.00
	2"	Meter and RF	\$ 370.00
		Meter, RF, Box and Cover	\$ 520.00
RFM	¾"	Meter and RF	\$ 285.00
		Meter, RF, Box and Cover	\$410.00
	1"	Meter and RF	\$ 365.00
		Meter, RF, Box and Cover	\$ 490.00
	1 ½"	Meter and RF	\$ 455.00
		Meter, RF, Box and Cover	\$ 620.00
	2"	Meter and RF	\$ 565.00
		Meter, RF, Box and Cover	\$ 730.00
Turbine w/Strainer	1 ½"	Meter, RF and Strainer	\$ 815.00
		Meter, RF, Strainer, Box and Cover	\$ 980.00
	2"	Meter, RF and Strainer	\$ 950.00
		Meter, RF, Strainer, Box and Cover	\$ 1110.00

**Notes:**

1. 2-inch and smaller water meters shall be installed by the City in approved settings in accordance with the most current edition of the Uniform Design and Construction Standards for Water Distribution Systems as amended from time to time.
2. 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.
3. Meter adapters shall be required at an additional charge per each setting when approved by the City.
4. The minimum meter size required for residential fire meter (RFM) sprinkler systems installed after February 1, 2009, will be 1".

**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>	
Diameter of Pipe	Assessment per lineal foot of frontage
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

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.

**AB 333 Fee**

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.

**SEWER FEES:****Sewer System Development Fees:**

<b>SEWER SYSTEM DEVELOPMENT CHARGES <sup>2</sup></b>			
Customer Class/Description	ERU Percent	Billing unit	Fees
BARS/TAVERNS (with food sales)	1.0	Each fixture	\$1,800
BARS/TAVERNS (without food sales)	.65	Each fixture	\$1,170
BEAUTY/BARBER/NAIL/DAY SPA/SPA SHOPS	.25	Each fixture	\$450
CAR WASH (with water recycling facilities)	.65	Each fixture	\$1,170
CAR WASH (without water recycling facilities)	1.0	Each fixture	\$1,800
CASINO	1.50	Each fixture	\$2,700
CHILDCARE/DAYCARE	.10	Each student	\$180
CHURCH	.50	Each fixture	\$900
COMMON AREAS	.45	Each fixture	\$810
CONVALESCENT/ASSISTED LIVING FACILITIES (rooms only)	.75	Each bed	\$1,350
CONVALESCENT/ASSISTED LIVING FACILITIES (fixtures outside rooms)	.75	Each fixture	\$1,350
DENTAL	.25	Each fixture	\$450
DRY CLEANERS	1.0	Each Fixture	\$1,800
FOOD SALES (without cooking facilities)	.65	Each fixture	\$1,170
HOSPITAL (rooms only)	1.20	Each bed	\$2,160
HOTELS/MOTELS (fixtures outside of rooms)	1.50	Each fixture	\$2,700
HOTELS/MOTELS (rooms only)	.60	Each room	\$1,080
LAUNDROMATS	.45	Each fixture	\$810
MAINTENANCE/REPAIR	.45	Each fixture	\$810
MEDICAL/DENTAL RELATED <sup>3</sup>	.25	Each fixture	\$450
MISCELLANEOUS BUSINESS NOT SEPARATELY RATED	.65	Each fixture	\$1,170
MOBILE HOME ESTATES & MOBILE HOME PARKS	1.00	Each dwelling unit, lot, space	\$1,800
MULTIFAMILY RESIDENTIAL	.70	Each dwelling unit	\$1,260
OFFICE/WAREHOUSE	.45	Each fixture	\$810
PET GROOMING	.25	Each fixture	\$450
PUBLIC FACILITIES	.65	Each fixture	\$1,170
RECREATIONAL VEHICLE RESORTS	.60	Each dwelling unit, lot, space	\$1,080
RESTAURANT (sit down service) <sup>1</sup>	1.33	Each fixture	\$2,394
RESTAURANTS (carry out only) <sup>1</sup>	1.00	Each fixture	\$1,800
RETAIL SALES (including markets, shopping centers)	.65	Each fixture	\$1,170
	ERU	Billing unit	Fees

Customer Class/Description	Percent		
SCHOOLS (public or private)	.10	Each student	\$180
SERVICE STATIONS	.65	Each fixture	\$1,170
SINGLE FAMILY RESIDENCE	1.00	Each dwelling unit	\$1,800
TANNING SALONS	.25	Each fixture	\$450
THEATERS	.45	Each fixture	\$810
TOWNHOUSE, CONDOMINIUM	.70	Each dwelling unit	\$1,260
VETERINARIAN	.25	Each fixture	\$450

Notes:

<sup>1</sup> Restaurant Categories: Sit down service shall refer to all restaurant establishments that employ waiters/waitresses to serve customers in a seating environment. Carry out service shall refer to all restaurant establishments whose primary business operation caters to take home business and that do not employ waiters/waitresses to service customers.

<sup>2</sup> 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.

<sup>3</sup> Medical and Dental relate category shall apply only to medical/dental related establishments having a physician or dentist onsite serving patients.

2. Large Commercial and/or Industrial sewer development charges (SDC)
  - a. Large commercial and/or industrial customers with estimated peak wastewater flows over one hundred thousand gallons per day (GPD) shall have the initial system development charge (SDC) based on wastewater flows for the estimated peak day times three hundred sixty-five days to determine the estimated annual peak wastewater flows. The estimated annual peak wastewater flows shall be divided by ninety thousand gallons to determine the estimated ERUs. The estimated ERUs shall be multiplied by the single-family resident ERU rate to derive the customer's initial SDC. The method of estimating peak wastewater flows shall be determined by the Director of Utility Services or designee.

Formulas:

Estimated peak wastewater GPD x 365 days = Estimated annual peak wastewater flows

Estimated annual peak wastewater flows ÷ 90,000 gallons = Estimated ERUs

Single-family ERU rate x estimated ERUs = Total initial sewer SDC

- b. After one year of full operation, a one-time adjustment may be made based on actual maximum month (thirty days) wastewater flows multiplied by twelve months. The annual peak wastewater flows shall be divided by ninety thousand gallons to determine the actual ERUs. The actual ERUs shall be multiplied by the single-family resident ERU rate to derive the customer's adjusted SDC. The initial SDC shall be compared to the actual. Shall a refund be due to the customer, the City will process the appropriate paper work within thirty days of the final decision or if additional SDCs are due, the customer shall be required to pay the additional charges as determined by the adjustment calculation.

**CWC FEES:**

CLEAN WATER COALITION REGIONAL CONNECTION CHARGES								
Customer Class/Description	ERU Percent	Billing unit	1/01/09	7/1/2009	1/1/2010	7/1/2010	1/1/2011	7/1/2011
Bars/taverns (with food sales)	1.00	Each fixture	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Bars/taverns (without food sales)	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Beauty/barber/nail/day spa/spa shops	0.25	Each fixture	\$212.00	\$215.25	\$218.50	\$221.75	\$225.25	\$228.50
Car wash (with water recycling facilities)	*	*	*	*	*	*	*	*
Car wash (without water recycling facilities)	*	*	*	*	*	*	*	*
Casino	1.50	Each fixture	\$1,274.00	\$1,291.50	\$1,311.00	\$1,330.50	\$1,351.50	\$1,371.00
Childcare/daycare	0.10	Each student	\$85.00	\$86.10	\$87.40	\$88.70	\$90.10	\$91.40
Church	0.50	Each fixture	\$425.00	\$430.50	\$437.00	\$443.50	\$450.50	\$457.00
Convalescent/assisted living facilities (rooms only)	0.75	Each bed	\$637.00	\$645.75	\$655.50	\$665.25	\$675.75	\$685.50
Dental	0.25	Each fixture	\$212.00	\$215.25	\$218.50	\$221.75	\$225.25	\$228.50
Dry cleaners	1.00	Each fixture	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Food sales (without cooking facilities)	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Hospital (rooms only)	1.20	Each bed	\$1,019.00	\$1,033.20	\$1,048.80	\$1,064.40	\$1,081.20	\$1,096.80
Hotels/motels (fixtures outside of rooms)	1.50	Each fixture	\$1,274.00	\$1,291.50	\$1,311.00	\$1,330.50	\$1,351.50	\$1,371.00
Hotels/motels (rooms only)	0.60	Each room	\$509.00	\$516.60	\$524.40	\$532.20	\$540.60	\$548.40
Large Commercial/Industrial Use	*	*	*	*	*	*	*	*
Laundromats	0.45	Each fixture	\$382.00	\$387.45	\$393.30	\$399.15	\$405.45	\$411.30
Maintenance/repair	0.45	Each fixture	\$382.00	\$387.45	\$393.30	\$399.15	\$405.45	\$411.30
Medical/dental related	0.25	Each fixture	\$212.00	\$215.25	\$218.50	\$221.75	\$225.25	\$228.50
Miscellaneous business not separately rated	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Mobile home estates & mobile home parks	1.00	Each dwelling unit, lot, space	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Multifamily residential	0.70	Each dwelling unit	\$594.00	\$602.70	\$611.80	\$620.90	\$630.70	\$639.80
Office/warehouse	0.45	Each fixture	\$382.00	\$387.45	\$393.30	\$399.15	\$405.45	\$411.30
Pet grooming	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Customer	ERU	Billing	1/01/09	7/1/2009	1/1/2010	7/1/2010	1/1/2011	7/1/2011

Class/Description	Percent	unit						
Public facilities	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Recreational vehicle resorts	0.70	Each dwelling unit, lot, space	\$594.00	\$602.70	\$611.80	\$620.90	\$630.70	\$639.80
Restaurant (sit down service)	1.33	Each fixture	\$1,129.00	\$1,145.13	\$1,162.42	\$1,179.71	\$1,198.33	\$1,215.62
Restaurants (carry out only)	1.00	Each fixture	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Retail sales (including markets, shopping centers)	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Schools (public or private)	0.10	Each student	\$85.00	\$86.10	\$87.40	\$88.70	\$90.10	\$91.40
Service stations	0.65	Each fixture	\$552.00	\$559.65	\$568.10	\$576.55	\$585.65	\$594.10
Single family residence	1.00	Each dwelling unit	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Tanning salons	0.25	Each fixture	\$212.00	\$215.25	\$218.50	\$221.75	\$225.25	\$228.50
Theaters	0.45	Each fixture	\$382.00	\$387.45	\$393.30	\$399.15	\$405.45	\$411.30
Townhouse, condominium	0.70	Each dwelling unit	\$594.00	\$602.70	\$611.80	\$620.90	\$630.70	\$639.80
Veterinarian	0.25	Each fixture	\$212.00	\$215.25	\$218.50	\$221.75	\$225.25	\$228.50

*Rates are determined by using 85% of estimated annual water usage, dividing by 90,000 gallons, and multiplying by the single family residence cost (\$400 for the initial charge, \$812 as of July 1, 2007, \$824 as of January 1, 2008, \$836 as of July 1, 2008, \$849 as of January 1, 2009, \$861 as of July 1, 2009, \$874 as of January 1, 2010, \$887 as of July 1, 2010, \$901 as of January 1, 2011, \$914 as of July 1, 2011, and \$928 as of January 1, 2012*

*\*Ask Utility Services Representative for rates.*

### **Calculating Commercial Sewer System Development Charges and CWC Fees:**

The City of Henderson defines a "fixture" as a plumbing device or appliance that is permanently connected to the water supply system, and is connected to the wastewater collection system of the City either directly or through a drain. Examples of the definition of "fixture" include, but are not limited to, the following. Each of these examples is considered to be one fixture.

bathtub (with or without overhead shower)	pot filler (with adjacent trough)
bedpan washer	shower stall (domestic)
bidet	showers (group) per head
clothes washing machine	sink steam table
combination sink and tray (with or without food disposal unit)	urinal
dipwell	urinal trough (each 2-foot section)
dishwashing machine	wash sink
faucet head (in conjunction with a floor drain)	water closet (tank operated or valve operated)
kitchen sink	water supply outlet (in conjunction with a drain)
lavatory	
laundry (1 or 2 compartments)	

Devices and appliances expressly excluded from the definition of "fixtures" are contained in but not limited to the following list:

air conditioner	glass filler
boiler	ice machine
coffee urn	refrigerator
disposal	soft drink machine
drinking fountain	water softener
garbage disposal unit	x-ray machine