



City of Henderson

UTILITY FEES and REQUIREMENTS for MULTI-FAMILY RESIDENTIAL DEVELOPMENT (REVISED 04/24/2009)

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, 2nd 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.

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:

WATER SYSTEM DEVELOPMENT CHARGES		
Customer Class/Description	EDU Percent	Fee
RESIDENTIAL - Eight (8) or Fewer Units per Acre & MOBILE HOMES INDIVIDUALLY METERED ⁻¹	1.00	\$ 1,600
RESIDENTIAL - More than Eight (8) Units per Acre, MULTI-FAMILY, MOBILE HOME ESTATES & MOBILE HOME PARK ¹	.60	\$ 960
¹ Fee is calculated based on each dwelling unit, space or meter size, whichever is greater.		
BY METER SIZE		
Meter Size	EDU Percent	Fees
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
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.

Water Meter Fees:

WATER METER, BOX AND COVER PRICES			
METER TYPE	SIZE	DESCRIPTION	CHARGES EFFECTIVE MARCH 1, 2008
Positive Displacement	3/4"	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 1/2"	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	3/4"	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
	1.5"	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 1/2"	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".

Southern Nevada Water Authority (SNWA) Regional Connection Charge

1. Residential, Multi-family and Mobile Home Development. ¹Units per acre, as used herein, shall mean gross acreage for residential density measurement purposes including the area to the centerline of the road, consistent with gross acreage measurement used by the City's Community Development Department.
 - a. Residential and multi-family (apartments, multiplexes, and so forth) projects maintaining a density of eight units per acre or less, excluding mobile homes, shall have regional connection charges based upon number of dwelling units times the three-quarter-inch charge or actual meter size, whichever is greater.

RESIDENTIAL—EIGHT (8) OR FEWER UNITS PER ACRE - PER METER					
Meter Size	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
¾"	\$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"	\$26,940	\$27,830	\$28,750	\$29,700	\$30,680

- b. Residential and multi-family (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:

RESIDENTIAL, MULTI-FAMILY, & MOBILE HOMES --MORE THAN EIGHT (8) UNITS PER ACRE ¹					
Dwelling Unit	11/01/06	05/01/07	11/01/07	05/01/08	11/01/08
	\$2,700	\$2,860	\$3,030	\$3,210	\$3,400

2. 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

3. 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	\$29.20

- 4 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
¾"	\$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" & larger	See table "NON-RESIDENTIAL WITH SIX (6) INCH OR LARGER METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)"				

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 Adapters

WATER METER ADAPTOR CHARGES	
DESCRIPTION	CHARGES EFFECTIVE SEPTEMBER 3, 2002
3/4" meter to 1" meter setting	\$ 60.00
1" meter to 1-1/2" meter setting	\$ 100.00
1" meter to 2" meter setting	\$ 200.00
1-1/2" meter to 2" meter setting	\$ 200.00

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:

MAIN FRONTAGE FEES (Sewer and Water) (replaces Main Extension Fees)	
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.	

SEWER FEES:

SEWER SYSTEM DEVELOPMENT CHARGES ²			
Customer Class/Description	ERU Percent	Billing unit	Fees
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
RECREATIONAL VEHICLE RESORTS	.60	Each dwelling unit, lot, space	\$1,080
SINGLE FAMILY RESIDENCE	1.00	Each dwelling unit	\$1,800
TOWNHOUSE, CONDOMINIUM	.70	Each dwelling unit	\$1,260
Notes:			
² 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.			

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
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
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
Single family residence	1.00	Each dwelling unit	\$849.00	\$861.00	\$874.00	\$887.00	\$901.00	\$914.00
Townhouse, condominium	0.70	Each dwelling unit	\$594.00	\$602.70	\$611.80	\$620.90	\$630.70	\$639.80

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.

SPECIAL REFUNDING FEES:

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