

**Magna Water District  
Administrative Rules and Regulations**

20 May 2026

**ADDENDUM N**

**WATER AND SEWER RATES:**

**Culinary Water Rates:**

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee, includes first 6,000 gallons per month
Tier 2	Rate per 1,000 gal. between 6,001 & 18,000 gal./mon.
Tier 3	Rate per 1,000 gal. between 18,001 & 35,000 gal./mon.
Tier 4	Rate per 1,000 gal. over 35,000 gal./mon.

<u>Tier</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>Tier 1</u>	\$19.12	\$20.08	\$21.08	\$22.14	\$23.25	\$23.95
<u>Tier 2</u>	\$2.08	\$2.18	\$2.29	\$2.40	\$2.52	\$2.60
<u>Tier 3</u>	\$2.33	\$2.45	\$2.57	\$2.70	\$2.84	\$2.93
<u>Tier 4</u>	\$2.65	\$2.78	\$2.92	\$3.06	\$3.22	\$3.32

*(Fluoride Rate included in Tier 1/Base Rate above)*

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<i>\$1.02</i>	<i>\$1.07</i>	<i>\$1.12</i>	<i>\$1.18</i>	<i>\$1.24</i>	<i>\$1.28</i>

**SECONDARY WATER RATES:**

Residential

**Base Rate and Usage for Lot Sizes 0.00 to 0.24 acres**

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee per month year-round regardless of usage
Tier 2	Rate per 1,000 gal. for first 22,000 gal./month (Seasonal)
Tier 3	Rate per 1,000 gal. between 22,001 & 37,000 gal./month (Seasonal)
Tier 4	Rate per 1,000 gal. over 37,000 gal./month (Seasonal)

<u>Tier</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Tier 1/Base Rate	\$5.69	\$4.50	\$4.50	\$4.50	\$4.50	\$4.64
Tier 2	\$0.87	\$0.99	\$1.05	\$1.12	\$1.20	\$1.24
Tier 3	\$1.03	\$1.17	\$1.25	\$1.33	\$1.42	\$1.46
Tier 4	\$1.56	\$1.77	\$1.89	\$2.01	\$2.15	\$2.21

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**Base Rate and Usage for Lot Sizes 0.25 to 1.0 acres**

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee per month year-round regardless of usage
Tier 2	Rate per 1,000 gal. for first 45,000 gal./month (Seasonal)
Tier 3	Rate per 1,000 gal. between 45,001 & 75,000 gal./month (Seasonal)
Tier 4	Rate per 1,000 gal. over 75,000 gal./month (Seasonal)

<u>Tier</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Tier 1/Base Rate	\$5.69	\$5.70	\$6.75	\$7.85	\$9.00	\$9.27
Tier 2	\$0.87	\$0.99	\$1.05	\$1.12	\$1.20	\$1.24
Tier 3	\$1.03	\$1.17	\$1.25	\$1.33	\$1.42	\$1.46
Tier 4	\$1.56	\$1.77	\$1.89	\$2.01	\$2.15	\$2.21

Lot Size: 0.25 to 0.49 acres (Multiply Base Rate and Usage by 1)

Lot Size: 0.50 to 0.99 acres (Multiply Base Rate and Usage by 2)

Lot Size: 1.00 acre or more (Multiply Base Rate and Usage by 5)

Residential lots greater than 0.49 acres may request the District to evaluate the lot's actual irrigable acreage. The base rate will be calculated by a multiplier (rounded to the next whole number) in increments of 0.20 acres.

Commercial

<u>Tier</u>	<u>Description</u>
Tier 1/Base Rate	Minimum Fee per month year-round regardless of usage
Tier 2	Rate per 1,000 gal. for first 45,000 gal./month (Seasonal)
Tier 3	Rate per 1,000 gal. between 45,001 & 75,000 gal./month (Seasonal)
Tier 4	Rate per 1,000 gal. over 75,000 gal./month (Seasonal)

<u>Tier</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Tier 1/Base Rate	\$5.69	\$5.70	\$6.75	\$7.85	\$9.00	\$9.27
Tier 2	\$0.87	\$0.99	\$1.05	\$1.12	\$1.20	\$1.24
Tier 3	\$1.03	\$1.17	\$1.25	\$1.33	\$1.42	\$1.46
Tier 4	\$1.56	\$1.77	\$1.89	\$2.01	\$2.15	\$2.21

District will determine irrigation area based on approved plans which will then be used to determine the secondary water rate applied to the lot. The base rate will be calculated by a multiplier (rounded to the next whole number) in increments of 0.20 acres.

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**Sewer Rates:**

<u>Residential</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
	\$29.81	\$31.09	\$32.37	\$33.73	\$35.17	\$36.23

Commercial

See Tiers 1 & 2 below

Tier 1/Base Rate	Minimum fee per month, includes the first 267 gallons per day of metered culinary water
Tier 2	Rate per 1,000 gallons of metered culinary water in excess of 267 gallons per day

<u>Tier</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Tier 1	\$29.81	\$31.09	\$32.37	\$33.73	\$35.17	\$36.23
Tier 2	\$1.23	\$1.39	\$1.55	\$1.72	\$1.90	\$1.96

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**CONNECTION / IMPACT FEES:**

**Water Impact Fee:** Impact fees will be based on the cost per Equivalent Residential Unit (ERU) as defined in the District’s most current impact fee resolution. ERU equivalency will be based on type of development as defined in the following sections. The District approves the size and type of meter.

**Water Impact Fee, per ERU**

Calendar Year	2026	2027	2028	2029	2030	2031
<b>Total Overall Fee</b>	\$7,912.00	\$8,011.00	\$8,093.00	\$8,169.00	\$8,239.00	\$8,296.00

**Single Family Residential**

Water ERUs for single family residential units and duplexes:

**ERU Adjustments by Lot Size and Landscape Type**

Lot Size	Maximum Culinary Meter Size	Maximum Secondary Meter Size	Indoor Use (ERUs)	Outdoor Use (ERUs)	Outdoor Use with Approved Landscape Plan (ERUs)
0 - 0.14	5/8"	3/4"	0.46	0.33	0.20
0.14 - 0.30	5/8"	1"	0.46	0.54	0.42
0.30 - 0.60	5/8"	1"	0.46	1.12	0.90
>0.60	5/8"	*	0.425	*	*

\*Determined by District Engineer. Grass = 5.05 ERUs/acre, Grass/Shrub Mix = 3.84 ERUs/acre, Waterwise = 2.02 ERUs/acre (no grass)

\*\*Where secondary service is not available, culinary meter may be increased at the District Engineers discretion to account for outdoor use.

**Multi-Unit Residential**

Water ERUs for multi-unit residential developments:

Unit Size	Definition	Indoor Use (ERUs)	Outdoor Use (ERUs)*
Small	Multi-family units meeting <u>all</u> of the following criteria: ≤ 1 bedroom, ≤ 1 bathroom, ≤ 1,000 SF	0.28 per unit	Determined by District Engineer
All Other Units	Multi-family units with <u>any</u> of the following: >1 bed, >1 bath, >1,000 SF	0.46 per unit	Determined by District Engineer

\* Grass = 5.05 ERUs/acre, Grass/Shrub Mix = 3.84 ERUs/acre, Waterwise = 2.02 ERUs/acre (no grass)

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**Non-Residential**

Water ERUs for non-residential developments shall be determined by the greater of the following:

- (a) Calculate the number of ERUs based on the annual average daily demand (in gpd) of the proposed development divided by 582 gpd.
- (b) Calculated the number of ERUs based on meter equivalency per the following table:

**Minimum Culinary Water Impact Fee Table for Meters  
(AWWA Meter Capacity Ratios)**

Meter Size	Meter Type	Meter Capacity (gpm)	ERUs
5/8" & 3/4"	Pos Displ	30	1.00
1"	Pos Displ	50	1.67
1-1/2"	Pos Displ	100	3.33
2"	Pos Displ	160	5.33
1-1/2"	Turbine	100	3.33
2"	Turbine	160	5.33
3"	Turbine	350	11.67
4"	Turbine	600	20.00
6"	Turbine	1,250	41.67
8"	Turbine	1,800	60.00
2"	Compound	160	5.33
3"	Compound	320	10.67
4"	Compound	500	16.67
6"	Compound	1,000	33.33
8"	Compound	1,600	53.33

Secondary Water Use

For commercial developments with a separate secondary meter for outdoor use, add the following for outdoor use to the value calculated for culinary ERUs: Grass = 5.05 ERUs/acre, Grass/Shrub Mix = 3.84 ERUs/acre, Waterwise = 2.02 ERUs/acre (no grass)

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**Sewer Impact Fee:** Impact fees will be based on the cost per Equivalent Residential Unit (ERU) as defined in the District’s most current impact fee resolution. ERU equivalency will be based on type of development as defined in the following sections.

**Sewer Impact Fee, per ERU**

<b>Calendar Year</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
<b>Total Overall Fee</b>	\$4,568.00	\$4,629.00	\$4,675.00	\$4,718.00	\$4,759.00	\$5,151.00

**Single Family Residential**

Sewer ERUs for single family residential units and duplexes:

1 ERU per Single Family Residence

**Multi-Unit Residential**

Sewer connection / impact fees for multi-unit residential developments:

<b>Unit Size</b>	<b>Definition</b>	<b>Sewer ERUs</b>
Small	Multi-family units meeting <u>all</u> of the following criteria: ≤ 1 bedroom, ≤ 1 bathroom, ≤ 1,000 SF	0.61 per unit
All Other Units	Multi-family units with <u>any</u> of the following: >1 bed, >1 bath, >1,000 SF	1.0 per unit

**Non-Residential**

Sewer ERUs for non-residential developments:

ERU is to be determined by the District Engineer’s estimated water use tables for similar developments. The District Engineer may adjust the estimate as necessary to be appropriate for the proposed development. An ERU is determined by the estimated indoor water use divided by 231.6 gpd per unit.

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**METER SET FEES:**

<b>Culinary Water</b>	<b>Meter Size</b>	<b>Meter Type</b>	<b>AWWA Safe Operating Capacity (gpm)</b>	<b>Meter Set Fee</b>
(Includes District's meter, strainer & labor to install meter in customer supplied meter box or vault. The District will determine the meter type for each connection.)	5/8"	Pos Displ	20	\$387.00
	3/4"	Pos Displ	30	\$443.00
	1"	Pos Displ	50	\$499.00
	1-1/2"	Pos Displ	100	\$750.00
	2"	Pos Displ	160	\$892.00
	1-1/2"	Ultrasonic	100	\$810.00
	2"	Ultrasonic	160	\$1,150.00
	3"	Ultrasonic	350	\$1,599.00
	4"	Ultrasonic	600	\$2,261.00
	6"	Ultrasonic	1250	\$3,788.00
	8"	Ultrasonic	1800	\$5,303.00
	2"	Compound	160	\$2,138.00
	3"	Compound	320	\$2,630.00
	4"	Compound	500	\$3,300.00
	6"	Compound	1000	\$5,300.00
6"x8"	Compound	1600	\$8,530.00	

<b>Secondary Water</b>	<b>Meter Size</b>	<b>Meter Type</b>	<b>AWWA Safe Operating Capacity (gpm)</b>	<b>Meter Set Fee</b>
(Includes District's meter, strainer & labor to install meter in customer supplied meter box or vault. The District will determine the meter type for each connection.)	5/8"	Ultrasonic	20	\$443.00
	3/4"	Ultrasonic	30	\$443.00
	1"	Ultrasonic	50	\$499.00
	1-1/2"	Ultrasonic	100	\$810.00
	2"	Ultrasonic	160	\$1,150.00
	3"	Ultrasonic	350	\$1,599.00
	4"	Ultrasonic	600	\$2,261.00
	6"	Ultrasonic	1250	\$3,788.00
8"	Ultrasonic	1800	\$5,303.00	

Fire Mainline Detector Check Meter                      \$387.00 per 5/8" meter

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**FEES AND PENALTIES:**

Delinquency Fee	\$10.00 - \$20.00
Conservation Violation Fee	\$25.00
Re-connection Fee	\$100 per service being re-connected, plus actual costs of disconnection, re-connection, and inspections, if any
Tampering Fee	\$200 plus 1.5 times actual costs, if any
Serious Rules Violation Fee	\$500 plus 1.5 times actual costs, if any
Permit Violation Fee	\$1,000 plus 1.5 times actual costs, if any
Non-Resident Rate	2.5 times the normal rate
Discount on Multiple Units	\$0.50 per unit for culinary water service \$0.50 per unit for sanitary sewer service
Discount for Activated Military Reservists	20% off the normal minimum monthly service fees
Fire Hydrant Meter Deposit (refundable)	\$1,800.00
Fire Hydrant Meter Usage Fee	\$100.00 setup + \$25.00 per week + \$4.50 per 1,000 gallons used (Additional \$300.00 per week if meter reading is not reported)
Wastewater Discharge and Dumping Permit	a) \$500.00/yr. Industrial Permit b) \$50.00/yr. Commercial Permit
Dumping Fee	a) \$12.00 Generator Permit b) \$12.00 Hauler Permit c) \$196.00/ton Holding Tank/Septage Waste
Legal Review Fee	\$200.00
Service Availability Letter	\$30.00 per letter per service
Preliminary Engineering and the Engineer's Service Availability Letter	\$900.00

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Engineering Review Fee	\$450.00 + \$0.60/foot of pipeline. A separate fee is calculated for each service (e.g., culinary water, secondary water, and sewer service). This fee is for project and plan review by District Staff and the District Engineer and includes facilities design review.
Hydraulic Modeling	\$400.00/development
Bonding & Fee Calculations	\$300.00/development
Extension Agreement, Submittal & preconstruction Conference Fee	\$750.00/development
Punchlist, Warranty Review And project acceptance fee	\$500.00/development
Asbuilt GIS Fee	\$250.00/development
Meter Flow Test Fee	\$25.00 per test
Relocation of Water Lateral and Meter Box	\$2,700.00 per box, if done by the District
Permanent Water or Sewer Line Disconnection (cut & cap) and Removal of Meter Box	\$1,500.00 per connection, if done by the District

**ADDITIONAL ENGINEERING FEES IF APPLICABLE TO DEVELOPMENT:**

Legal Description and Easement Review Fee	\$400.00/development
Special service area/ DWSP zone review Fee	\$150.00/development
Secondary water cost share/ Upsize review fee	\$300.00/development
Pretreatment review fee	\$200.00/development

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**INSPECTION FEES:**

Fee	Amount	Paid by *	
		D	H
Water Mainline Construction Inspection Fee	\$350 + \$0.60/foot for inspection of culinary or secondary lines	x	
Sewer Mainline Construction Inspection Fee	\$350 + \$0.90/foot for inspection of sewer lines	x	
Sewer Mainline Video Inspection Fee	\$175 + \$0.83/foot for inspection of sewer lines	x	
Hot Tap or Cut In Mainline Connection Inspection Fee	\$794.00 per mainline connection	x	
Asbestos Cement Mainline Connection Inspection Fee	\$1,072.00 per mainline connection	x	
Manhole Inspection Fee	\$350.00 per manhole	x	
Large Vault Inspection Fee	\$575.00 per vault	x	
Single Fire Hydrant Mainline Connection Inspection Fee	\$339.00 per inspection	x	x
Large Meter Periodic Filter /Sampling Inspection Fee	\$85.00 per inspection or sampling	x	
Water Lateral Tap Inspection Fee	\$85.00 for each new or replacement connection	x	x
Water Lateral Connection Inspection Fee	\$85.00 for each new or replacement connection, each disconnection, and each re-connection		x
Sewer Lateral Connection Inspection Fee	\$240.00 for each new or replacement connection, each disconnection, and each re-connection		x
Sewer Special Wye Construction Inspection Fee	\$85.00 per wye		x
Asbuilt GPS Survey Fee	\$250.00 per development	x	
Pressure Testing, punchlist and warranty inspections fee	\$500.00 per development	x	
Re-inspections & Inspection Overages	\$66 per hour (used at the discretion of the District to cover the cost of additional inspections caused by contractor)	x	x

\* This “Paid by” chart is a non-binding general guideline as to who typically pays this fee. It may vary by project.

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An “x” in the “D” column indicates that the Developer typically pays this fee in accordance with an “Extension Agreement” with the District.

An “x” in the “H” column indicates that typically there is no “Extension Agreement” involved and that the Homeowner or Builder is typically responsible for payment of this fee.

**Fees associated with Document Requests under the GRAMA Act:**

Reviewing a record to determine whether it is subject to disclosure	No Charge
Inspection of record by requesting person	No Charge
Copy fee for District prepared copies	\$1.00 per page
Computer Disk (including overhead and time of District staff in preparation of information request, with a minimum of \$5.00)	Actual Cost
Other Forms including Maps (including overhead and time of District staff or outside consultant in preparation of information request, with a minimum of \$1.00 per page)	Actual Cost
Miscellaneous Fees (including overhead and time of District staff or outside consultant in preparation of information request, with a minimum of \$1.00 per page)	Actual Cost

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**ADDENDUM A -- CONTROLLED POLLUTANTS SURCHARGE SCHEDULE**

**Sewage Surcharge.** All persons discharging sewage into the public sewers shall be subject to a surcharge, in addition to all other sewer service charges, if these wastes have concentration greater than the following:

- (a) BOD of 200 ppm; or
- (b) a suspended solids content of 250 ppm.

**Computation of surcharge.** The computation of the sewage surcharge shall be determined by the following formula:

SC Calculation:

$$SC = VS \times 8.34(BOD - 200) \times RBOD$$

or

$$SC = VS \times 8.34(SS - 250) \times RSS$$

SC = surcharge in dollars.

VS = volume of sewage in millions of gallons for the billing period.

8.34 = conversion factor to convert BOD and SS from ppm to pounds

RBOD = unit charge for BOD in dollars per pounds.

BOD = biochemical oxygen demand strength index in parts per million by weight.

RSS = unit charge for SS in dollars per pound.

SS = suspended solids strength index in parts per million by weight

**Rates of Surcharge.** The rates of the industrial waste surcharge for each of the following constituents shall be as follows:

- (a) For RBOD.....\$ 0.20 per pound
- (b) For RSS.....\$ 0.15 per pound