



PERMIT CENTER

HANDOUT ON UTILITY CONNECTION FEES

**Informational Brochure
January 2020**

City of Auburn

Customer Service Center
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Overview

- The City of Auburn Fee Schedule sets fees to be charged to customers when they initially connect to or change their existing connection to the City's water, sewer, or storm utility systems. To access online, go to www.auburnwa.gov and search for Fee Schedule, or click on City Hall, then Documents, and the Fee Schedule is near the top of the page). 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 January 1, 2020, which are for reference only and are subject to change at any time without prior notice.

What are Utility Connection Fees and what are they used for?

- Utility Connection Fees are charged for new connections to the Water, Sanitary Sewer, and Storm Drainage utilities systems, and/or for upgrades/changes to an existing service.
- The City of Auburn collects Utility Connection Fees for the customer's proportionate share of the capital costs and installation of the City's Water, Sanitary Sewer, and Storm Drainage utility infrastructure. The following pages of this handout contain the fee information about the different Utility Connection Fees.

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 then will 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 by the City.

What do Utility Connection Fees consist of?

- Utility Connection fees typically consist of a **Permit Fee** and a **System Development Charge**.
 - ❖ The **Permit Fee** includes administrative costs, inspection time, and the cost of material if applicable (for example, where the City installs the water meter for the customer).
 - ❖ The **System Development Charge** is a charge imposed on new customers, or existing customers revising the use of their property, as their proportionate share and in recognition of the previous investment of the City and its customers in the utility system.
- Utility Connection fees may also include the following additional fees:
 - ❖ 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 a fee which is charged to property that was not previously assessed for utility lines abutting the property.
 - ❖ A **Construction Permit Fee** is used to authorize construction in the City's right-of-way.
 - ❖ 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 on behalf of the applicant.

STORM CONNECTION CHARGES

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

STORM PERMIT FEE

| Permit Level ⁽¹⁾ | Permit Fee |
|-----------------------------|---|
| Level 1 | \$225.00 |
| Level 2 | \$445.00 |
| Level 3 | <p>Level 3 Storm Permit Fees are based on the area disturbed by the project, as follows:</p> <ul style="list-style-type: none"> • For projects with a total disturbed area of up to 10,000 square feet (SF), the total permit fee is <u>\$1,575.00</u>. • For projects with a total disturbed area between 10,001 SF and 43,560 SF (1 Acre), the total permit fee is <u>\$2,020.00 (based on \$1,575.00 plus \$445.00)</u>. • For projects with a total disturbed area greater than 43,560 SF (1 Acre), the total permit fee is <u>\$2,020.00 plus \$115.00 per Acre</u> for each additional Acre or portion of an Acre disturbed. |

Notes:

⁽¹⁾ 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 **hard 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 hard 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 hard 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 hard surface area is 5,000 square feet or more and the value of improvements exceeds 50% of the assessed value of existing improvements.

***Hard Surfaces** are any impervious surface, permeable pavement, or vegetated roof.

STORM CONNECTION CHARGES (continued)

STORM SYSTEM DEVELOPMENT CHARGE (SDC)

| Type | System Development Charge (SDC) |
|---|--|
| Single Family Residence & Duplexes (on Individual Parcels) ⁽²⁾ | \$1,374.00 per Parcel |
| Other Parcels | \$1,374.00 per ESU ⁽³⁾ |

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

| | |
|-----------------------------|-------------------|
| Permit Fee | \$ 225.00 |
| SDC ⁽⁴⁾ | \$1,374.00 |
| Total ⁽⁵⁾ | \$1,599.00 |

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 hard surface area (Level 3 permit):

| | |
|-----------------------------|---|
| Permit base fee | \$ 1,575.00 (for the portion of disturbed area up to 10,000 square feet) |
| plus | \$ 445.00 (for the portion of disturbed area between 10,000 and 43,560 SF) |
| plus | \$ 115.00 (for the remaining 11,440 SF of disturbed area [portion of 1 acre]) |
| Level 3 Permit Fee | \$ 2,135.00 |
| SDC ⁽⁴⁾ | \$26,423.08 |
| Total ⁽⁵⁾ | \$28,558.08 |

Notes:

- (2) 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.
- (3) ESU or Equivalent Service Unit: A configuration of development of hard 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 ESU is equal to 2,600 square feet of hard surface or any portion thereof.
- (4) When calculating the total SDC, a credit will be applied for the existing hard surface area except existing gravel surfaces (new total SDC minus calculated SDC for existing hard surface area using the definition of hard surface area as given in ACC 13.41.010). Although gravel surfaces are considered hard surfaces under ACC 13.48.010, existing gravel surfaces are not included in the calculation of the SDCs.
- (5) Charges in lieu of assessment or payback charges may be in addition to these fees and charges.

IF ANY WORK ASSOCIATED WITH A STORM PERMIT IS TO BE DONE IN THE PUBLIC RIGHT-OF-WAY BY THE CUSTOMER, A CONSTRUCTION PERMIT WILL BE REQUIRED IN ADDITION TO THE STORM PERMIT.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES OWING ARE THOSE FEES AND CHARGES THAT ARE IN EFFECT AT THE TIME THE PERMIT IS ISSUED, PER THE CURRENT ADOPTED FEE SCHEDULE.

SANITARY SEWER CONNECTION CHARGES

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

| | Permit Fee Required | System Development Charge (SDC) |
|----------------------|----------------------------|--|
| Single Family Parcel | \$205.00 | \$2,750.00 Per Parcel |
| Other Parcels | \$205.00 | \$2,750.00 Per RCE ⁽⁶⁾ |

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 | \$ 205.00 |
| SDC | \$ 2,750.00 |
| Total ⁽⁷⁾ | \$ 2,955.00 |

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

| | |
|-----------------------------|--------------------|
| Permit Fee | \$ 205.00 |
| SDC | \$ 4,125.00 |
| Total ⁽⁷⁾ | \$ 4,330.00 |

Notes:

- ⁽⁶⁾ Residential Customer Equivalent (RCE): Calculated using King County Non-Residential Sewer Use Certificate.
- ⁽⁷⁾ Charges in lieu of assessment or payback charges may be in addition to these fees and charges.

IF ANY WORK ASSOCIATED WITH A SEWER PERMIT IS TO BE DONE IN THE PUBLIC RIGHT-OF-WAY, A CONSTRUCTION PERMIT WILL BE REQUIRED IN ADDITION TO THE SEWER PERMIT.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES OWING ARE THOSE FEES AND CHARGES THAT ARE IN EFFECT AT THE TIME THE PERMIT IS ISSUED, PER THE CURRENT ADOPTED FEE SCHEDULE.

King County Capacity Charge:

Sanitary sewer connections made on or after February 1, 1990, will be required to pay a King County Capacity Charge fee. The residential fee for 2020 is \$66.35 per month for 15 years and is billed every three months by King County. Non-residential fees are determined by use. First payment is due about three months after the date of connection. No capacity charge is required for repairs.

Questions should be addressed to **King County:** (206) 296-1450 or www.kingcounty.gov/capacitycharge.

WATER SERVICE CONNECTION CHARGES

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

| Meter Size (In Inches) | Water Service Installation Permit Fee | | | System Development Charge (SDC) ⁽¹⁰⁾ |
|--|--|---|----------------|---|
| | Existing Water Service & Meter Box ⁽⁸⁾ | Water Service & Meter Box Installed by City ⁽⁹⁾ | | |
| | | Paved Street | Unpaved Street | |
| ¾" or less | \$460.00 | \$4,340.00 | \$2,840.00 | \$7,413.00 |
| ¾" or less with Fire Line ⁽¹¹⁾ | \$460.00 | \$6,030.00 | \$4,530.00 | \$7,413.00 |
| 1" | \$505.00 | \$4,385.00 | \$2,885.00 | \$7,413.00 |
| 1" with Fire Line ⁽¹¹⁾ | \$505.00 | \$6,070.00 | \$4,570.00 | \$7,413.00 |
| 1-½" | \$1,200.00 | \$7,695.00 | \$6,195.00 | \$24,683.00 |
| 2" | \$1,215.00 | \$7,705.00 | \$6,205.00 | \$39,507.00 |
| 3" | (Actual Cost) | By Applicant | By Applicant | \$79,088.00 |
| 4" | (Actual Cost) | By Applicant | By Applicant | \$123,560.00 |
| 6" | (Actual Cost) | By Applicant | By Applicant | \$247,050.00 |
| 8" | (Actual Cost) | By Applicant | By Applicant | \$395,295.00 |
| 10" | (Actual Cost) | By Applicant | By Applicant | \$568,294.00 |

Notes:

- ⁽⁸⁾ Installation of a water meter done by the City and the service either already exists or has been installed by the developer.
- ⁽⁹⁾ Installation of the entire water service is done by the City.
- ⁽¹⁰⁾ Based on Equivalent Residential Unit (ERU) as determined by meter size: The quantity of water used by one average, full-time, single-family residence per day.
- ⁽¹¹⁾ Applies only to Single-Family Residential meter.

WATER SERVICE CONNECTION CHARGES (continued)

Sample 1: Single-family residence with a 3/4" meter water service and meter box to be installed by the City:

| | |
|------------------------------|---------------------|
| Permit Fee | \$ 4,340.00 |
| SDC | \$ 7,413.00 |
| Total ⁽¹²⁾ | \$ 11,753.00 |

Sample 2: Commercial warehouse with a 1-1/2" domestic meter (existing meter box), a 1" irrigation meter. Water Services and meter boxes installed by the contractor.

| | |
|--------------------------------------|---------------------|
| 1-1/2" Domestic Permit | \$ 1,200.00 |
| 1" Irrigation Permit | \$ 505.00 |
| SDC (for domestic) ⁽¹³⁾ | \$ 24,683.00 |
| SDC (for irrigation) ⁽¹³⁾ | \$ 7,413.00 |
| Total ⁽¹²⁾ | \$ 33,801.00 |

Notes:

⁽¹²⁾ Charges in lieu of assessment or payback charges may be in addition to these fees and charges.

⁽¹³⁾ Backflow protection and a separate backflow permit is REQUIRED on all irrigation and on all non-residential water meters.

IF ANY WORK ASSOCIATED WITH A WATER PERMIT IS TO BE DONE IN THE PUBLIC RIGHT-OF-WAY BY THE CUSTOMER, A CONSTRUCTION PERMIT WILL BE REQUIRED IN ADDITION TO THE WATER PERMIT.

ALL CONNECTION FEES AND SYSTEM DEVELOPMENT CHARGES OWING ARE THOSE FEES AND CHARGES THAT ARE IN EFFECT AT THE TIME THE PERMIT IS ISSUED, PER THE CURRENT ADOPTED FEE SCHEDULE.

MONTHLY RATES (as of January 1, 2020)

STORM

| Customer Classes | Rate per Month |
|---|-----------------------|
| Single Family Residential | \$18.58 |
| Non-Single Family (NSF) ⁽¹⁴⁾ | \$16.44/ESU |
| NSF w/Detention | \$13.60/ESU |
| NSF w/Retention | \$9.90/ESU |
| NSF w/Water Quality Treatment | \$12.00/ESU |
| NSF w/Detention and Water Quality Treatment | \$9.70/ESU |
| NSF w/Retention and Water Quality Treatment | \$6.99/ESU |

SANITARY SEWER

| Customer Classes | Monthly Rate |
|--|---------------------|
| Single Family | |
| City of Auburn Monthly Rate | \$25.45 |
| 2018 King County Monthly Rate ⁽¹⁵⁾ | \$45.33 |
| Non-Single Family (includes first 750 cubic feet) | |
| City of Auburn Monthly Rate | \$26.64 |
| plus charge per 100 cubic feet (ccf) | \$ 2.70 |
| 2018 King County Monthly Rate ⁽¹⁵⁾ | \$45.33 |
| plus charge per 100 cubic feet (ccf) | \$6.04 |
| All City charges will be increased by 50% for sewer customers outside the City limits | |

⁽¹⁵⁾ King County Monthly Rate is passed directly to customer without additional surcharge.

WATER

| Customer Classes | Base Rate per Month Based on Meter Size | Quantity Charge per 100 cubic feet (ccf) |
|---|--|---|
| Single Family Residential | 5/8", 3/4", 1" \$17.18 | \$3.41 0 – 7 ccf |
| | 1-1/2" \$21.00 | \$4.16 7.01-15 ccf |
| | 2" \$24.21 | \$4.73 > 15 ccf |
| Commercial and Multi-Family | | |
| Multi-Family Residential | 5/8", 3/4" \$17.18 | \$4.06 |
| Commercial | 1" \$19.28 | \$4.47 |
| Manufacturing/Industrial | 1-1/2" \$21.00 | \$3.72 |
| Schools | 2" \$24.21 | \$4.23 |
| Municipal | 3" \$46.57 | \$5.39 |
| Irrigation Only | 4" \$58.53 | \$5.13 |
| | 6" \$74.66 | |
| | 8" \$96.45 | |
| | 10" \$136.95 | |
| All charges will be increased by 50% for water service customers outside the City limits | | |