

2024-25 Rate Structure

Residential

Residential properties will be charged as follows:

1. Each residential home with one structure and one septic tank system will be charged an annual flat sewer fee of \$1351.98 per year. This fee will be collected on each property owner's property tax bill issued by Mendocino County and includes the following fees:
 - a. Sewer Fee- \$964.19
 - b. Capital Improvement Fee (CIP)/ Reserves- \$387.79
 - c. Maintenance/ Standby Fee- \$60.11
2. Each residential property that has multiple livable structures on the property with separate septic tanks systems connected to the district's infrastructure will be charged the annual flat sewer rate multiplied by the number of septic tank systems.
3. Each residential property that has multiple livable structures and share one septic tank system connected to the district's infrastructure will be charged one sewer fee, and the CIP/Reserves and Maintenance Fee will be multiplied by the number of structures on the property.
4. Residential vacant lots will be charged the standby fee only. This fee is charged to unimproved properties to ensure that adequate sewer service will be available for future development.

Commercial

All commercial properties will pay their sewer fees on a monthly basis. Commercial properties will no longer see their sewer fees on their annual property tax bill from Mendocino County.

Commercial properties include the following businesses:

- a. Mobile Home Parks
- b. Office Space
- c. Supermarkets
- d. Banks
- e. Service (Gas) Stations
- f. Hair Salons/ Barber
- g. Hotels
- h. Restaurants
- i. Hardware Stores/ Gift Shop

1. Each commercial property will be charged a minimum sewer charge of \$112.66 per month, per Equivalent Dwelling Unit (EDU).

One commercial EDU is any commercial property that uses up to 122 Gallons of water per day*. Any commercial customer that uses more than 122 GPD of water their EDU value will be adjusted accordingly.

For example, if a commercial property has only one rentable space and uses the water equivalent of three residential homes (366 gallons of water per day) the minimum monthly fee of \$112.66 would be multiplied by three.

2.

3. The monthly sewer charge includes the following fees:

- a. Sewer Fee- \$80.35
- b. Maintenance/ Standby Fee- \$5.00
- c. Capital Improvement (CIP)/ Reserves Fee- \$27.31

4. For commercial structures with vacant office spaces will have the sewer fee of \$80.35 waived for each vacant office space (The Maintenance/Standby and CIP/Reserve Fees still apply).

5. Hotels/ Motels will be charged the same minimum commercial sewer rate of \$105.29 per hotel room multiplied by the average occupancy rate. Each hotel/ motel room is considered one EDU. The current average occupancy rate is 69%**.

For example, a hotel that has sixteen rooms are charged the following:

$$\$112.66 \times 16 \times 69\% = \$1243.77$$

If a hotel/motel averages more than 122 GPD of water usage per room the total EDU value will be adjusted accordingly.

Mobile home parks will be charged a minimum of \$112.66 per mobile home/ livable structure within the park connected to the district's infrastructure. If the mobile home park as a whole averages more than 122 GPD per mobile home/ livable structure of water usage the total EDU value will adjusted accordingly.

*The annual residential water usage is used to determine the average gallons allowed per day and is collected from the North Gualala Water Company and will be analyzed every three years.

** Occupancy Rates will be analyzed on an annual basis.