

MEMORANDUM TO THE INDUSTRY

TO: All Builders, Developers, Engineers, Site Contractors, and
Distributors Engaging in the Installation of Loudoun Water's Systems

FROM: Huy Tran, P.E., LEED AP_(BD+C), Manager of Land Development Programs

DATE: December 18, 2018

SUBJECT: Loudoun Water – 2019 Availability Charge and other Fees Update

At the December 13, 2018 meeting, the Loudoun Water Board of Directors adopted a rate increase to the availability charges. A public hearing was held on November 29, 2018 to receive public comments regarding the proposed changes.

Highlight of Changes

1. **Water and Sanitary Sewer User Rates:** 3.5% increase each year in 2019, 2020, 2021
2. **Reclaimed Water User Rates:** 3.5% increase each year in 2019, 2020, 2021
3. **Availability Charge:** 2% increase each year in 2019, 2020, 2021
4. **Inspection Fees and Plan Review Fees:** 5% increase in 2019
5. **Closed Circuit TV Inspection Fee:** 8% increase in 2019
6. **Hydrant Flow Test Fee:** \$25 increase per test in 2019
7. **Hauled Septic Waste Fees:** Increase in capacity levels and amounts in 2019

All the above listed increased charges and fees are effective beginning January 1, 2019 however the Loudoun Water Board has approved a one-time 30-day grace period for any applicant who has been issued a Loudoun Water construction permit prior to January 1, 2019 to pay the availability charges under the 2018 rates by January 31, 2019.

Please make sure to download and use the most current and updated Loudoun Water Utility Extension Request (UER) form that will be located on our website (www.loudounwater.org) [after January 1, 2019], as any plans submitted with on an old form will produce incorrect plan review fee amounts and will result in the submission not to be processed until full payment amount has been received.

Sign up to receive emails like these from Loudoun Water for news and updates relating to the development industry here: (<https://www.loudounwater.org/developers-new-construction/technical-memos-industry>).



**RESOLUTION OF INTENT TO REVISE USER RATES,
RELCAIMED WATER RATES, AVAILABILITY CHARGES and OTHER FEES AND CHARGES**

BE IT RESOLVED, that the Loudoun County Sanitation Authority (Loudoun Water) hereby signifies its intent to change certain rates, fees and charges applicable to all existing and future metered customers. Rates will be effective for bills rendered on or after **January 1, 2019**. Loudoun Water hereby sets the date of **Thursday, November 15, 2018 at 6:00 p.m.**, at the Authority’s administration office, 44865 Loudoun Water Way, Ashburn, Virginia, for a public hearing to receive comment regarding same.

BE IT FURTHER RESOLVED that the General Manager is hereby directed to have published in a newspaper having general circulation in Loudoun County, for two consecutive weeks, notice of the proposed change in the schedule of rates, fees and charges and the day/time of the public hearing.

Preliminary Schedule of Rates to be effective January 1, 2019

SCHEDULE A – WATER
RATES FOR CONTINUING SERVICE

This schedule shall apply to all customers located in Loudoun Water’s central service area receiving water through permanently installed meters for continuing service as well as customers located in Elysian Heights, Raspberry Falls, Selma Estates, Creighton Farms, Beacon Hill, Rokeby Farm and all new communities receiving water from community water systems through permanently installed meters for continuing service or through temporary and transient meters measuring permitted special uses. This schedule also is applied to estimated volumes of water used in the construction of new mains or in cases where availability charges have not been assessed.

Basic Charge – a basic, or fixed, charge will be billed quarterly as follows:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Residential – all meters	\$ 33.46	\$34.63	\$35.84	\$37.09
Commercial				
5/8”	\$33.46	\$34.63	\$35.84	\$37.09
3/4”	\$47.12	\$48.77	\$50.48	\$52.24
1”	\$99.08	\$102.55	\$106.14	\$109.85
1 1/2”	\$156.51	\$161.99	\$167.66	\$173.53
2”	\$252.21	\$261.04	\$270.17	\$279.63
3”	\$416.27	\$430.84	\$445.92	\$461.53
4”	\$689.71	\$713.85	\$738.83	\$764.69
6”	\$1,373.30	\$1,421.37	\$1,471.11	\$1,522.60
Multifamily⁽¹⁾				

⁽¹⁾Basic Charge for each multifamily unit is calculated as follows: availability charge paid for each unit divided by the availability charge for a residential connection times the residential basis charge. When an availability charge has not been paid, the basic charge for each multifamily unit will be based on the ratio of equivalent residential connections (ERCs) purchased through the meter in relation to a residential account.

In addition to a Basic Charge, the charge for quantity of water purchased shall be billed as follows:

		<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
	Quarterly Consumption Range (gallons)	Rate per 1,000 gallons	Rate per 1,000 gallons	Rate per 1,000 gallons	Rate per 1,000 gallons
Residential					
Tier 1	0 – 25,000	\$ 2.44	\$ 2.53	\$ 2.62	\$ 2.71
Tier 2	25,001 – 50,000	\$ 6.80	\$ 7.04	\$ 7.29	\$ 7.55
Tier 3	> 50,000	\$ 9.11	\$ 9.43	\$ 9.76	\$ 10.10
Multifamily & Commercial					
Tier 1	(2)	\$ 3.21	\$ 3.32	\$ 3.44	\$ 3.56
Tier 2	(3)	\$ 5.53	\$ 5.72	\$ 5.92	\$ 6.13
All Other Uses⁽⁴⁾	All usage	\$ 6.80	\$ 7.04	\$ 7.29	\$ 7.55

⁽²⁾Tier 1 consumption for multifamily and commercial accounts will be based on the reserved capacity purchased at the time availability charges are paid. When no availability charge has been paid, consumption ranges for multifamily and commercial accounts will be based on the ratio of equivalent residential connections (ERCs) purchased through the meter in relation to a residential account

⁽³⁾Tier 2 consumption for multifamily and commercial accounts will be based on consumption in excess of the reserved capacity purchased at the time availability charges are paid. When no availability charge has been paid, consumption ranges for multifamily and commercial accounts will be based on the ratio of equivalent residential connections (ERCs) purchased through the meter in relation to a residential account

⁽⁴⁾Includes, but not limited to, fire hydrant special use, construction water and irrigation/submeters for which an availability charge has not been paid

SCHEDULE B - WASTEWATER **RATES FOR CONTINUING SERVICE**

This schedule shall apply to all customers discharging sewage and/or polluted waters into Loudoun Water's central collection system as well as customers located in Elysian Heights, Raspberry Falls, Selma Estates, Creighton, Courtland and all new communities discharging sewage and/or polluted wastes into a community wastewater system.

Basic Charge – a basic, or fixed, charge will be billed quarterly as follows:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Residential – all meters	\$33.43	\$34.60	\$35.81	\$37.06
Commercial				
5/8"	\$33.43	\$34.60	\$35.81	\$37.06
3/4"	\$47.82	\$49.49	\$51.23	\$53.02
1"	\$102.61	\$106.20	\$109.92	\$113.77
1 1/2"	\$163.13	\$168.84	\$174.75	\$180.87
2"	\$264.02	\$273.26	\$282.82	\$292.72
3"	\$436.97	\$452.26	\$468.09	\$484.48
4"	\$725.21	\$750.59	\$776.86	\$804.05
6"	\$1,445.81	\$1,496.41	\$1,548.79	\$1,603.00
Multifamily⁽⁵⁾				

⁽⁵⁾Basic Charge for each multifamily unit is calculated as follows: availability charge paid for each unit divided by the availability charge for a residential connection times the residential basis charge. When an availability charge has not been paid, the basic charge for each multifamily unit will be based on the ratio of equivalent residential connections (ERCs) purchased through the meter in relation to a residential account.

In addition to the Basic Charge, the charge for discharging wastes and/or sewage shall be billed as follows:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Uniform Rate per 1,000 gallons	\$4.80	\$4.97	\$5.14	\$5.32

The wastewater charge for all residential customers with an established winter quarter average* will be limited to the lesser of (1) the customer’s actual quarterly usage or (2) the customer’s winter quarter usage plus 3,000 gallons. The wastewater charge for residential customers who have not established a winter quarter average will be limited to the lesser of (1) the customer’s actual quarterly usage or (2) 25,000 gallons.

* Winter quarter is defined as any quarterly billing period based on meter readings obtained or estimated in the months of February through April.

Customers receiving wastewater service only and obtaining water from sources other than Loudoun Water shall install a water meter on their water supply which will be read as a basis for continuing service charges.

SCHEDULE C – RECLAIMED WATER

This schedule shall apply to all *Customers* receiving *reclaimed water* from the Broad Run Water Reclamation Facility, through permanently installed meters for continuing service or through temporary or transient meters measuring permitted special uses. This schedule also applies to estimated volumes of *reclaimed water* used in the construction of new mains.

The charge for quantity of *reclaimed water* purchased shall be billed as follows:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Uniform Rate per 1,000 gallons	\$1.50	\$1.55	\$1.61	\$1.66

Any use of *potable water* used by the *reclaimed water Customer* on an interim basis (i.e., utilizing the *potable water* system as a backup to the *reclaimed water* system) will be subject to rates for commercial customers as shown in Schedule A. Tier 1 usage will be capped at the amount of capacity purchased in the system through a water availability charge. Any usage in excess of the purchased capacity will be billed at Tier 2.

In the event Loudoun Water must interrupt the supply of *reclaimed water* for any reason, all water usage during that time period will be billed at the Tier 1 rate until such time as supply is reinstated, regardless of the amount of capacity purchased through the payment of a Water Availability Charge.

SECTION 2 – AVAILABILITY CHARGES

SCHEDULE E – WATER

Availability Charges as outlined in Schedule E are payable to purchase capacity in Loudoun Water’s central service area system, where service is to be initiated for the first time, or to be expanded. An Availability Charge shall be paid by each applicant for service in the central service area upon application for a Connection Permit, as payment in part for their share of distribution mains, treatment facilities and other system improvements provided by Loudoun Water. Availability Charges as outlined in Schedule E are not applicable to stand-alone community water and/or wastewater systems.

The availability charge shall be based upon the type of premise or the maximum daily quantity of water estimated to be used, whichever produces the greater charge, as follows:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
<u>Single Family Residence or Townhome– individually metered:</u>	\$6,766	\$6,901	\$7,039	\$7,180

- water capacity purchased is 550 gallons per day (one equivalent residential connection)

Commercial, Industrial, Institutional and Single Family Residence with 5/8” through 2” meter:

<u>Meter Size</u>	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
5/8”	\$6,766	\$6,901	\$7,039	\$7,180
3/4”	10,149	10,352	10,559	10,770
1”	20,298	20,704	21,118	21,540
1-1/2”	43,979	44,859	45,756	46,671
2”	81,192	82,816	84,472	86,162

Meters Sizes Greater Than 2 Inches, Connections Serving Multifamily Structures, Connections Serving Customers With High Demand, or Connections with Potable Water as Backup:

Availability charges shall be determined on an individual basis for meter sizes greater than two inches, for multifamily dwelling units, or in cases where high demand on the water system may be anticipated. The General Manager or designee shall determine the Availability Charge for each such premise taking into consideration (1) typical consumption for same class customers in the Loudoun Water’s system; (2) rated capacity of the required meter; (3) comparable use data for like facilities connected to other public water systems; (4) type of use or principal use; (5) quantity and type of fixtures in proposed plumbing; (6) and other factors as permitted by the Virginia Water and Waste Authorities Act.

When *reclaimed water* is the primary water source availability charges for backup potable water shall be determined on an individual basis based on the estimated amount of *potable water* that may be used, but in no case less than 10% of the total estimated demand of the customer.

The foregoing charge shall be based upon an estimate, approved by Loudoun Water, of the maximum daily quantity of water to be used within the next five years, calculated according to the following schedule:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Maximum daily usage (per gallon per day)	\$12.30	\$12.55	\$12.80	\$13.05

SCHEDULE F – WASTEWATER

Availability Charges as outlined in Schedule F are payable to purchase capacity in Loudoun Water’s central service area system, where service is to be initiated for the first time, or to be expanded. An Availability Charge shall be paid by each applicant for service in the central service area upon application for a connection permit, as payment in part for their share of transmission mains, trunk mains, treatment facilities and other system improvements provided by Loudoun Water. Availability Charges as outlined in Schedule F are not applicable to stand-alone community water and/or wastewater systems.

The availability charge shall be based upon the type of premise or the average daily quantity of sewage estimated to be discharged, whichever produces the greater charge.

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
<u>Single Family Residence or Townhome– individually metered:</u>	\$8,209	\$8,373	\$8,541	\$8,711

- wastewater capacity purchased is 275 gallons per day (one equivalent residential connection)

Commercial, Industrial, Institutional and Single Family Residence with 5/8” through 2” meter:

<u>Meter Size</u>	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
5/8”	\$8,209	\$8,373	\$8,541	\$8,711
3/4”	12,314	12,560	12,811	13,068
1”	24,627	25,120	25,622	26,134
1-1/2”	53,359	54,426	55,515	56,625
2”	98,508	100,478	102,488	104,537

Meters Sizes Greater Than 2 Inches, Connections Serving Multifamily Structures, Reclaimed Water Customers or Connections Serving Customers With High Demand:

Availability charges shall be determined on an individual basis for meter sizes greater than two inches, for multifamily dwelling units, reclaimed water customers or in cases where high demand on the water system may be anticipated. The General Manager or designee shall determine the Availability Charge for each such premise taking into consideration (1) typical consumption for same class customers in the Loudoun Water’s system; (2) rated capacity of the required meter; (3) comparable use data for like facilities connected to other public water systems; (4) type of use or principal use ; (5) quantity and type of fixtures in proposed plumbing; (6) and other factors as permitted by the Virginia Water and Waste Authorities Act.

The foregoing charge shall be based upon an estimate, approved by Loudoun Water, of the average daily quantity of sewage to be discharged within the next five years, calculated according to the following schedule:

	<u>Current</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>
Maximum daily usage (per gallon per day)	\$29.85	\$30.45	\$31.06	\$31.68

Other Fees and Charges

- Closed Circuit TV Inspection Fee – increase from \$1.25 per linear foot to \$1.35 per linear foot
- Inspection Fees
 - Water & Reclaimed Water – increase from \$2.00 per linear foot to \$2.10 per linear foot
 - Sewer – increase from \$2.20 per linear foot to \$2.31 per linear foot
- Plan Review Fees
 - Water & Reclaimed Water – increase from \$0.35 per linear foot to \$0.37 per linear foot
 - Sewer – increase from \$0.45 per linear foot to \$0.47 per linear foot

- Hydrant Flow Test Fee – increase from \$325 to \$350

- Hauled Septic and Domestic Waste Fee

Loudoun Water issues permits to firms licensed by Loudoun County to haul septic tank waste and other domestic wastes to the septage receiving station located at the Broad Run Water Reclamation Facility. In addition to an annual permit fee of \$750, the following charges apply:

< 1,000 gallons	\$ 45
1,001 – 2,000 gallons	90
2,001 – 3,000 gallons	135
3,000 – 4,000 gallons	180
4,000 – 5,000 gallons	225
5,000 – 6,000 gallons	270
6,000 – 7,000 gallons	315

*Loads beyond 7,000 gallons cannot be accepted due to the capacity of the receiving facilities.

**Loads in excess of 4,000 gallons may be restricted to a schedule to be determined by the Broad Run operations staff.

***Rates are applied to the maximum volume capacity of the tanker.

- Hauled Wastewater Treatment Plant Sludges (NEW)

Loudoun Water issues acceptance letters to independent wastewater treatment plants (WWTP) systems as an approved sludge acceptance facility. WWTP must self perform delivery, or contract with a firm licensed by Loudoun County to haul WWTP sludges to the Broad Run Water Reclamation Facility. In addition to an annual permit fee of \$750, the following charges apply:

< 1,000 gallons	\$ 60
1,001 – 2,000 gallons	120
2,001 – 3,000 gallons	180
3,000 – 4,000 gallons	240
4,000 – 5,000 gallons	300
5,000 – 6,000 gallons	360
6,000 – 7,000 gallons	420

*Loads beyond 7,000 gallons cannot be accepted due to the capacity of the receiving facilities.

**Loads in excess of 4,000 gallons may be restricted to a schedule to be determined by the Broad Run operations staff.

***Rates are applied to the maximum volume capacity of the tanker.

ALL OTHER RATES, FEES AND CHARGES CURRENTLY IN FORCE WILL REMAIN UNCHANGED.