

Water

Non-residential customers are defined as customers whose meter is for any use other than residential and multi-family. Some examples of non-residential uses include but are not limited to commercial, industrial, institutional, and food processing. Examples of institutional uses include schools, hospitals, and nursing homes.

MONTHLY RATE:

Customer Class/ Meter Size	Base Charge (\$/month)	Consumption Charge		
		Block 1	Block 2	Block 3
Nonresidential & Multi-Family		<i>Consumption Level (hundred cubic feet)</i>		
¾ inch or less	\$ 21.37 \$21.79	First 17	Next 17	Over 34
1 inch	\$ 31.22 \$31.85	First 18	Next 18	Over 36
1½ inch	\$ 71.15 \$72.57	First 21	Next 21	Over 42
2 inch	\$113.88 \$116.16	First 25	Next 25	Over 50
3 inch	\$227.99 \$232.55	First 28	Next 28	Over 56
4 inch	\$356.18 \$363.31	First 30	Next 30	Over 60
6 inch	\$712.17 \$726.41	First 31	Next 31	Over 62
8 inch	\$790.60 \$806.41	First 40	Next 40	Over 80
10 inch	\$790.60 \$806.41	First 92	Next 92	Over 184
12 inch	\$790.60 \$806.41	First 92	Next 92	Over 184
		<i>Consumption Rate (\$/100 cubic feet)</i>		
Nonresidential		\$4.00 \$4.08	\$2.91 \$2.97	\$2.76 \$2.82
Multifamily		\$3.84 \$3.91	\$2.87 \$2.93	\$2.67 \$2.73
Residential		<i>Consumption Level (hundred cubic feet)</i>		
¾ inch or less	\$21.37 \$21.79	First 6	Over 6	NA
1 inch	\$31.22 \$31.85	First 6	Over 6	NA
1½ inch	\$71.15 \$72.57	First 6	Over 6	NA
2 inch	\$113.88 \$116.16	First 6	Over 6	NA
		<i>Consumption Rate (\$/100 cubic feet)</i>		
All Meters		\$4.76 \$4.86	\$3.02 \$3.08	NA
<i>Low-Income Assistance Program Surcharge – Residential Bills Only</i>				\$0.35

B. WATER CUSTOMERS OUTSIDE CITY LIMITS

Applicable to all residential, multi-family, and non-residential customers receiving water service outside the Albany city limits and are not served by water lines previously operated by the North Albany County Service District (NACSD) or the Dumbeck Lane Domestic Water Supply District.

MONTHLY RATE

Rates by class as listed under Section I.A, Water Customers Inside City Limits, with a 10 percent surcharge on said rates for service outside the city limits.

C. WATER CUSTOMERS OUTSIDE CITY LIMITS IN BENTON COUNTY

Applicable to all residential, multi-family, and non-residential customers outside city limits and served by water lines previously operated by the North Albany County Service District (NACSD).

Sewer

EXHIBIT A

RESIDENTIAL

For each residential customer, the monthly bill for wastewater service shall be computed as follows:

$$A = (\text{fixed charge} \times B) + (\text{volume rate} \times C)$$

where: A = monthly bill
B = the number of dwelling units for residential customer
C = the monthly water consumption expressed in hundreds of cubic feet (Ccf)

and where: Fixed charges and volume rates by fiscal year are included in the rate schedule below.

RATE SCHEDULE

Customer Class	Fiscal Year (effective July 1) 2022-23
<i>Fixed Charge</i>	
Residential	\$41.525 \$42.356
<i>Volume Rate (\$/Ccf)¹</i>	
Residential	\$2.927 \$ 2.986

¹ Ccf = one hundred cubic feet or approximately 750 gallons

Fixed Charges:

Residential customers include all single-family and multi-family housing units, including manufactured or mobile home parks. Duplexes and other multi-family units will be charged a monthly fixed charge for each dwelling unit. For purposes of clarifying wastewater fixed charges, “dwelling unit,” as that term is applied to duplexes, residential parks, and other multi-family units, shall be defined as any place of human habitation designed for occupancy based upon separate leases, rental agreements, or other written instruments. Current rental practices will not be dispositive of the question of how a dwelling is “designed” for occupancy.

The City’s past practice of charging a separate fixed charge component for each bedroom of a “quad” or “quint” type apartment so long as each such bedroom is designed for occupancy by virtue of a separate lease, rental agreement, or other written instrument is hereby affirmed. The number of fixed charge components of the monthly wastewater bill for a “quad” or “quint” apartment shall not exceed the number of toilets available for the discharge of human waste into the City’s sanitary wastewater system. By way of illustration, a “quad” unit, which has four bedrooms (each of which is designed for occupancy based on a separate lease, rental agreement, or other written instrument) and which has two toilets to be shared among the occupants of the “quad,” shall have the fixed charge component of the bill capped at two fixed charge components. If a similar “quad” had four toilets, the fixed charged portion of its bill would be four fixed charge components. If a similar quad had five or more toilets available for occupants use, it would still only be charged four fixed charge components because it contains four habitable bedrooms (each of which is designed for occupancy based on a separate lease, rental agreement, or other written instrument).

Volume Rates:

The volume rates for residential customers will be calculated using “average” winter water meter readings from City installed or private water meters as approved herein. The monthly average will be calculated using the monthly water meter readings from November, December, January, and February. Each July the residential customer’s wastewater bill will be adjusted using the monthly average water meter readings from those previous winter months.

Sewer

COMMERCIAL

For each commercial customer, the monthly bill for wastewater service shall be computed as follows:

$$A = (\text{fixed charge} \times B) + (\text{volume rate} \times C)$$

where: A = monthly bill
B = the number of commercial units served by the wastewater service
C = the monthly water consumption expressed in hundreds of cubic feet (Ccf).

and where: Fixed charge and volume rate for the customer class and fiscal year are included in the rate schedule below.

RATE SCHEDULE

Customer Class	Fiscal Year (effective July 1) 2022-23
<i>Fixed Charges</i>	
Commercial	
Low	\$5.184 \$ 5.288
Medium	\$20.042 \$20.443
High	\$22.160 \$23.623
<i>Volume Rates (\$/Ccf)¹</i>	
Commercial	
Low	\$8.239 \$ 8.404
Medium	\$10.491 \$ 10.701
High	\$17.154 \$17.497

¹ Ccf = one hundred cubic feet or approximately 750 gallons

Customer Classification:

Commercial accounts will be classified according to their strength of wastewater as described in the Commercial Customer Classification List (Appendix A). If a commercial customer cannot be easily categorized, the customer will be asked to submit estimated wastewater flow and strength data with a description of the type of business activities to the Public Works Director. The Public Works Director will make the final determination of customer classification for each commercial customer.

For commercial customers where a single water meter serves a building with multiple commercial uses, the classification for the entire account will normally be based on the single highest classification within the building. For example, if a building contains both offices and restaurants, the entire account bill would be calculated using the rates for a restaurant customer. In addition, for commercial customers where a single water meter serves a building with multiple commercial uses, the monthly fixed charge will be based on the number of commercial units being served by the wastewater service.

For the purpose of clarifying wastewater fixed charges “commercial unit” shall be defined as each portion of a commercial use that has plumbing fixtures connected to the sanitary wastewater system and which is designated for occupancy based upon a property right. Property right for purposes of this definition includes ownership, a leasehold interest, or any contractually-based right to occupancy of 12 or more hours in any 24-hour period.

Monthly Water Consumptive Use for Volume Rate:

- **Average Winter Water Use.** The volume rates for most commercial customers will be calculated using “average” winter water meter readings from City-installed or private water meters as approved herein. The monthly average will be calculated using the monthly water meter readings from November, December, January, and February. Each July the commercial customer’s wastewater bill will be adjusted using the monthly average water meter readings from those previous winter months.

Stormwater

EXHIBIT A

STORMWATER SERVICE CHARGES

Stormwater service charges shall apply to all developed properties and are established for two rate classes: single-family residential (SFR) and non-single-family residential (NSFR). The stormwater service charge has two parts: a base charge and an impervious surface charge.

The base charge recovers costs attributed to customer-related services, such as billing and account maintenance, plus costs attributed to management of stormwater related to general use areas, such as streets and sidewalks in public rights-of-way. All developed property (SRF and NSFR) benefit from the City’s efforts to manage stormwater by reducing flooding, keeping streets passable during storm events, and protecting water quality. All customers will pay the same base charge per account.

The impervious surface charge recovers costs attributed to increased stormwater runoff from impervious surface area outside of the public right-of-way. The amount of total impervious surface on a typical single-family residence serves as the base unit for determining a property’s billable impervious surface area. In Albany, the typical single-family residential property has a total of 3,200 square feet of impervious area when all impervious surfaces are included. This typical single-family residential amount of impervious area is defined as one (1) equivalent residential unit or ERU.

The Public Works Director (Director) or his/her designee is responsible for determining the amount of billable impervious surface on a property. In making that determination, the Director may use aerial mapping, building plans, or other available tools. On-site measurement of the amount of impervious surface area on a property is not required to make this determination.

SINGLE-FAMILY RESIDENTIAL RATES

Each developed SFR property shall be billed a base charge and an impervious surface charge for one (1) ERU. The impervious surface charge is tiered in recognition of variations in SFR building footprints throughout the City. The building footprint includes the surface area of the main building.

The monthly stormwater bill for a single-family residential customer shall be computed as follows:

$$A = (\text{base charge}) + (\text{impervious surface charge} \times B)$$

where: A = monthly bill
B = 1 ERU

and where: base charge and impervious surface charges by tier are shown in the rate schedule below.

SFR RATE SCHEDULE:

	Tier 1 1,350 ¹ or less	Tier 2 Between 1,351 and 3,150 ¹	Tier 3 3,151 ¹ or more
Single-Family Residential Customer			
<i>Base Charge</i>	\$ 8.46 \$ 9.90	\$ 8.46 \$ 9.90	\$ 8.46 \$ 9.90
<i>Impervious Surface Charge (\$/ERU)</i>	\$ 2.56 \$ 3.00	\$ 3.45 \$ 4.04	\$ 4.33 \$ 5.06
<i>Total monthly SFR stormwater bill</i>	\$ 11.02 \$ 12.89	\$ 11.91 \$ 13.93	\$ 12.79 \$ 14.96

¹Building footprint only – square feet

NON-SINGLE-FAMILY RESIDENTIAL RATES

NSFR properties include commercial or industrial uses, schools, government, duplexes, mobile home parks, multiple-family units, or mixed commercial-residential properties, and all other non-single-family residential properties.

Stormwater

The monthly stormwater bill for each NSFR property shall include a base charge and an impervious surface charge. The base charge is the same one used for SFR accounts.

The impervious surface charge for NSFR properties is based on the amount of measured impervious area. The Director or his/her designee is responsible for determining the billable impervious surface area on a property.

The impervious surface charge for each NSFR customer is calculated by multiplying the rate per ERU by the number of ERUs for each property or account. The number of ERUs is determined by dividing the total billable impervious area by 3,200 square feet (the area of one ERU) and rounding to the nearest tenth.

The monthly stormwater bill for a non-single-family residential customer shall be computed as follows:

$$A = (\text{base charge}) + (\text{impervious surface charge} \times B)$$

where: A = monthly bill
B = the billable impervious area expressed in ERUs

and where: base charge and impervious surface charge rates are shown in the rate schedule below.

RATE SCHEDULE:

Non-Single-Family Residential Customer

Base Charge	\$ 8.46 \$ 9.90
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Impervious Surface Charge (\$/ERU)¹	\$ 3.45 \$ 4.04
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Monthly NSFR stormwater bill²	varies by account
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¹ ERU = Equivalent Residential Unit. One ERU is 3,200 square feet of impervious surface coverage

²The total monthly NSFR stormwater bill cannot be less than the Tier 2 SFR monthly bill

NON-SINGLE-FAMILY RESIDENTIAL CREDITS

The NSFR stormwater credit program recognizes on-site stormwater management improvements that exceed minimum requirements may reduce the City’s stormwater management costs.

Credits for the identified programs can be cumulative as long as the aggregate impervious surface charge reduction does not exceed 25 percent. In no case shall the application of credits result in a final NSFR monthly bill that is less than the Tier 2 SFR monthly bill.

To be eligible for a credit, the customer must submit a completed credit application form with all required supporting documentation along with a credit application fee of \$50.00. Eligible credit programs are described below:

On-Site Structural Stormwater Control Credit: NSFR credits may be allowed for an approved, on-site, structural stormwater control that provides detention, reduces runoff volume, or improves stormwater quality. The intent of the credit is to recognize efforts of property owners to better manage stormwater when stormwater controls are not required as part of a proposed development or other regulatory requirement.

To be eligible for a credit, prior approval of design and construction is required. All facilities eligible for credit must also be designed, constructed, and maintained to the City’s Engineering Standards and Standard Construction Specifications; or as otherwise approved by the Director or his/her designee. The Director may require an engineering report, hydrologic analysis, an operation and maintenance plan, or any other documentation he/she determines necessary to confirm the reported performance of a stormwater facility.

Facilities installed to meet development or other regulatory requirements are not eligible, even if they exceed minimum performance standards. Facilities determined by the Director or his/her designee to be of no benefit to the City’s stormwater systems are also not eligible. Final determination of facility eligibility is made at the discretion of the Director.

City Services Fee

EXHIBIT A

CITY SERVICES FEE

City services fees shall apply to developed properties and are established for four rate classes: single family residential, multi-family residential, multi-unit commercial, and commercial/industrial including mixed-use accounts.

The Finance Director (Director) or his/her designee is responsible for determining the appropriate classification for each customer account. In making that determination, the Director may use utility billing records, building or other permits on record with the City of Albany or applicable county, or other publicly available information.

PHASED IMPLEMENTATION

The application of a city services fee to customer accounts may be phased in as deemed appropriate by the Director to ensure proper development of data and billing systems resulting in accurate calculation of customer bills. The phased application of the city services fee by customer class, billing cycle, or other appropriate method will be implemented as quickly as possible.

RATES BY CLASSIFICATION AND METER SIZE

Rate Table

Class	Basis	Rate
Single-Family Residential	Per Unit	\$9.00
Multifamily Residential	Per Unit	\$7.20
Commercial/Industrial	By meter size (table below)	
Multi-unit Commercial	Per Unit	\$9.00

Commercial/Industrial Rate Table

Meter Size	Rate
3/4"	\$9.00
1"	\$22.50
1 1/4"	\$31.50
1 1/2"	\$45.00
2"	\$72.00
3"	\$144.00
4"	\$225.00
6"	\$450.00
8"	\$720.00
10"	\$1,890.00

Special Conditions for Shared Water Meters: In cases where multiple classifications are served by a single water meter, e.g., a commercial building that shares a water meter with multi-family apartment units, the customer account shall be charged a city services fee for each multi-family dwelling unit along with a separate city services fee for each commercial operation based on the multi-unit commercial rate.