

SKY RANCH/LOWRY SERVICE AREA RESIDENTIAL SYSTEM DEVELOPMENT CHARGES**Single Family Detached System Development Charges**

Article	Fee/Charge	Amount
12	Water System Development Charge	\$34,200 per SFE based on 0.33 acre-feet of water demand per year
17	Wastewater System Development Charge	\$8,240 per unit

Water System Development charges are based on a “Water Budget” methodology, which calculates projected water demand for each residential lot based on lot size, house size, impervious area, and irrigated lawn area. The “Single Family Detached Example” shown below calculates Water System Development Charges for two Single Family Equivalent (SFE) amounts based on various lot and home sizes.

Single Family Detached Example

Component	1.0 SFE Amount*	0.8 SFE Amount**
Total Water System Development Charge	\$34,200	\$31,122
Wastewater System Charge	\$8,240	\$8,240
Total Water & Wastewater Tap Fee	\$42,440	\$39,362

SFE = Single Family Equivalent

* Assumes 0.33 acre-feet of annual water usage

** Assumes 0.30 acre-feet of annual water usage

Attached Product (paired, duplex, townhomes) System Development Charges

Article	Fee/Charge	Amount
12	Water System Development Charge (indoor use)	\$20,862 per unit
12	Water System Development Charge (outdoor use)	\$4.77/sq. ft. of landscaped area
17	Wastewater System Charge	\$8,240 per unit

Commercial System Development Charges

Commercial water system development (tap) fees are assessed per single-family equivalency calculated through estimates of annual water usage for the property (1 SFE = 0.33 acre-feet of annual water consumption). Applicants will supply the District with construction plans and estimated annual water use for similar properties or provide alternative methods and calculations that support an estimate of annual water usage to determine the single-family equivalency and associated water tap fee. Following commercial construction and two years of initial water use, the actual water consumption will be compared to the provided estimate of annual water usage. If actual water consumption exceeds the originally provided annual estimate, the District may issue an additional tap fee invoice to reflect the additional water demands in exceedance of the original tap fee invoice. Commercial sewer fees are calculated by multiplying the water SFEs by the current residential wastewater system development fee (\$8,240 per unit as of January 2025).

Water and Wastewater System Development Fees increase by 3% each year beginning on January 1st.

SKY RANCH/LOWRY SERVICE AREA RESIDENTIAL MONTHLY WATER CHARGES

Fee/Charge		Amount
Potable Water Consumption Charge		
Tier 1	0 - 15,000 gallons	\$4.63 per 1000 gallons
Tier 2	15,000 - 30,000 gallons	\$8.10 per 1000 gallons
Tier 3	>30,000 gallons	\$9.95 per 1000 gallons
Monthly Water Service Charge		\$32.74 per tap

SKY RANCH/LOWRY SERVICE AREA RESIDENTIAL MONTHLY SEWER CHARGES

Fee/Charge		Amount
Sewer Consumption Charge		\$9.28 per 1000 gallons
Monthly Sewer Service Charge		\$9.35 per tap

* Monthly sewer generation is assumed to be equal to the average potable water consumption in the months of December through February. Monthly sewer generation is recalculated once per year at the beginning of March and is set at this monthly usage rate for the following year. New accounts without historical water consumption data will be assessed a usage of 4,500 gallons per month until their account records actual potable water consumption from December through February. Minimum monthly sewer generation will be set at 2,000 gallons per month.

SKY RANCH/LOWRY SERVICE AREA NON-POTABLE IRRIGATION SYSTEM DEVELOPMENT CHARGES

System development fees for irrigation off of the District’s non-potable lines are calculated based on the table shown below. Development fees for water conserving irrigation systems that utilize rain sensors, timers, water efficiency sprinkler heads, or drip systems will be assessed at the lower rate. Irrigation taps to establish native grasses and plantings will not be assessed a tap fee; however, these taps will be limited to a maximum three-year time period. Instead of paying a tap fee, the owner/applicant will pay a deposit depending on the size of the irrigation system. Prior to the three-year mark once vegetation establishment has occurred, the deposit will be returned to the owner following the disconnection of the non-potable tap from the water main. All connections and disconnections of temporary taps to the irrigation system will be at the sole cost of the applicant/owner.

Irrigation Tap Fee Type	Tap Fee Amount
Non-Water Conserving Irrigation Tap	\$4.77 / square foot of irrigated area
Water Conserving Irrigation Tap	\$1.63 / square foot of irrigated area
Vegetation Establishment Tap	Refundable Tap Deposit

SKY RANCH/LOWRY SERVICE AREA MONTHLY NON-POTABLE IRRIGATION CHARGES

Non-potable water consumption charges are 85% of the District’s potable water charges and are listed below.

Fee/Charge	Amount
Non-Potable Water Consumption Charge	
Tier 1 0 - 15,000 gallons	\$3.94 per 1000 gallons
Tier 2 15,000 - 30,000 gallons	\$6.89 per 1000 gallons
Tier 3 >30,000 gallons	\$8.46 per 1000 gallons
Monthly Water Service Charge	\$32.74 per tap

SKY RANCH/LOWRY METER SET FEES

The meter set fees below are a portion of the invoiced water and wastewater system development fee. A meter is set at each property within the District and water service is initiated following payment of the system development fee and inspection of the water service line.

Meter Size	Meter Set Fee
3/4" Meter	\$518.00
1" Meter	\$624.00
1.5" Meter (Commercial)	\$1,979.00
1.5" Meter (Irrigation)	\$1,454.00
2" Meter (Commercial)	\$2,235.00
2" Meter (Irrigation)	\$1,666.00
3" Meter (Commercial)	\$2,813.00
4" Meter (Commercial)	\$4,652.00

Initial Service Line & Meter Pit Inspection Fee

A service line inspection fee of \$150 is billed to the customer during tap fee issuance for each new service line and water meter pit installed and connected to District infrastructure. This fee is intended to cover Staff time associated with setting the meter, inspecting the water and sanitary sewer connections, and setting up a customer account. This fee covers the initial service lines and meter pit inspection along with one additional inspection to ensure any defects identified in the original inspection are addressed. If any reinspection of the service line or meter pit is required beyond the initial two inspections, each reinspection will be assessed a fee of \$75.