

UTILITY & SYSTEM DEVELOPMENT FEES

(effective 1/1/2023)		WATER FEES		(EMC 14.16.712)
Meter Size	Meter Only	Complete Service		
3/4"	\$578.00	\$3,488.00		
1" dom/fire combo meter* (SFR/Duplex)	\$674.00	\$3,488.00		
1"	\$674.00	\$3,488.00		
2"	\$1,193.00	\$5,147.00 *2" Fire Service per Cost Est.		
Larger Services*	*Per Cost Estimate prepared by the Water Department			
Water line replacement behind meter (private side)				\$35.00
Backflow Devices (outside of bldg in vault/hotbox: DCDA for fire, DCVA for dom/irr, RPBA for domestic high hazard)				\$35.00

(effective 1/1/2022)		SEWER FEES		(EMC 14.08.140)
New Connection to sewer main	\$60.00	plus \$10.00 per bldg connection to side sewer		
Re-connection to existing stub	\$60.00	plus \$10.00 per bldg connection to side sewer		
Backwater Valve Installation	\$30.00			
Side Sewer Alteration / Repair	\$30.00			
Side Sewer Cap-off	\$10.00			

(effective 1/1/2022) **SYSTEM DEVELOPMENT FEES** (EMC 14.08.135)

Everett's water, sewer, and stormwater connection charges are designed to ensure new customers bear their equitable share of the cost to develop the utility system(s). Water and Sewer fees are set based on the water meter size and/or the associated demand on the system(s) for developments exceeding 15,000 cubic feet/month. Stormwater fees are based on impervious area. See Administrative Guidelines on Page 2.

Water & Sewer System Development Fees (Assessed on Utility Permits - due at permit issuance)

Water Meter Size	Water	Sewer	Total
3/4"	\$4,311.00	\$5,580.00	\$9,891.00
1" dom/fire combo* (SFR/Duplex)	\$4,311.00	\$5,580.00	\$9,891.00
1"	\$7,200.00	\$9,318.00	\$16,518.00
1-1/2"*	\$14,357.00	\$18,580.00	\$32,937.00
2"	\$22,979.00	\$29,739.00	\$52,718.00
3"	\$43,113.00	\$55,796.00	\$98,909.00
4"	\$71,870.00	\$93,011.00	\$164,881.00
6"	\$143,697.00	\$185,967.00	\$329,664.00
8"	\$229,924.00	\$297,559.00	\$527,483.00
10"	\$330,550.00	\$427,786.00	\$758,336.00
12"	\$485,026.00	\$627,702.00	\$1,112,728.00

*Domestic/Fire combination meter for Single Family Residences and Duplexes reviewed under the International Residential Code (IRC), upsized due to the addition of a fire sprinkler system.

*See Administrative Guidelines for information on 1-1/2" meters.

*Fees are calculated and due at the time the permit is issued, based on ordinance in effect at that time.

*Homes outside city limits but connected to Everett's water/sewer system(s) are assessed a 25% surcharge for system development fees.

Stormwater System Development Fees (Assessed on Bldg Permit and/or PW Permit, wherever triggered - due at permit issuance)

Development Type	Stormwater System Development Fee	
New Construction/Redevelopment	Base Fee (1 ISU* less than or equal to 2500sf)	\$678.00
	Additional Charge for impervious area* >2500sf	\$0.2678/sf
Existing Development adding new impervious area	Per square foot of added impervious area*	\$0.2678/sf

*ISU=Impevious Surface Unit, defined as 2500sf of impervious surface area.

*Impervious Area as stated in the Administrative Guidelines.

NOTE: Administrative Guidelines for System Development Fees on Page 2.

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ADMINISTRATIVE GUIDELINES FOR CITY OF EVERETT SYSTEM DEVELOPMENT FEES

Pursuant to Everett Municipal Code Title 14.08.135, as amended by Ordinance 3632-18, and in accordance with Section 5 of said Ordinance, the following administrative guidelines shall apply to the calculation of System Development Fees (SDF):

Section 6 of the Ordinance provides that the SDF may be based on a development's proportional impacts to the utility system when such development is estimated to have a water demand in excess of 15,000 cubic feet per month.

Multiple Family Apartment Water-Sewer System Development Fees:

For the purposes of this ordinance, the city defines a standard equivalent residential unit (ERU) to have a water demand of 900 cubic feet per month and ascribes that rate to a typical single family residence served by a ¾-inch meter. Thus, the water and sewer SDF for one ERU equals the total SDF for one ¾-inch meter.

Based on the proportional water demand of a typical single family residence versus that of a typical apartment unit, multiple family apartment developments shall be assigned an ERU per Unit factor of 0.45. Therefore, a multi-family apartment development with 38 units, or more, results in an estimated water demand exceeding 15,000 cubic feet per month (38 units X 0.45 X 900 cf/m = 15,390 cf/m).

Based on the above, multi-family apartment developments with 38 units, or more, shall be charged a *per-unit* SDF equal to 0.45 times the current ¾-inch meter SDF. This per-unit fee replaces the per-meter fee for multiple family apartment developments.

SDF charges for multiple family apartment developments with 38 units, or more, in multiple buildings that are developed together as a part of a larger common plan of development or sale shall be considered in aggregate and the per-unit SDF shall apply. Multiple family apartment developments with less than 38 units will be charged the per-meter fee.

Examples (using 2022 fees):

A 40 unit apartment building would exceed the 15,000 cf/m demand threshold and would be charged: 40 units X 0.45 X \$9891.00 = \$178,038.00.

A 25 unit apartment development would not exceed the 15,000 cf/m demand threshold and therefore would be charged a SDF based on the size of the domestic meter(s) installed to serve the development. For example, if the civil engineer specified one 3-inch meter, then the SDF would be \$98,909.00.

Townhome Developments (single family attached):

Townhome development SDF's shall be charged at the rate of 1 ERU (the charge for a ¾-inch meter) per townhome residence whether each individual townhome is served by a dedicated domestic meter or if the townhomes are collectively served by a single domestic meter.

Commercial Developments:

Commercial developments that are estimated to exceed the 15,000 cf/m demand threshold will be evaluated on a case-by-case basis.

Impervious Area:

Impervious area shall mean new plus replaced hard surfaces as defined in the SWMMWW currently in effect in the City of Everett.

1-1/2" Water Meter System Development Fee:

The 1-1/2" water meter size is included for system development fee calculation purposes only. In order for this fee to apply, the applicant must provide calculations for the water demand per the Plumbing Code to demonstrate that a 1-1/2" meter is sufficient for the demand. The 1-1/2" system development fee will be applied, but a 2" meter will need to be purchased, installed, and the 2" monthly rate will apply.

Utilities for Plat Improvements:

For plat improvements that require city forces to tap the main and install individual water services to serve new lot(s) in a proposed development, the developer shall pay the standard fee for a complete water service minus the standard fee for a meter only plus connection of sewer to main. Then, at the time of building permit issuance for the new lot(s), the building permit applicant will be charged the current standard meter only installation fee and sewer connection to building along with the current water and sewer system development fees for the associated meter.