



# City of Henderson

## UTILITY FEES AND REQUIREMENTS FOR COMMERCIAL and INDUSTRIAL PROJECTS

(REVISED 1/1/2024)

### I. OFFSITE IMPROVEMENT REQUIREMENTS

#### GENERAL WATER AND SEWER REQUIREMENTS

**Design and Construction Standards:** All water projects shall conform to the requirements of the Uniform Design and Construction Standards for Potable Water Systems, 2010 3<sup>rd</sup> Edition, or latest edition as adopted by the City (including all COH Addendum sections).

All sewer projects shall conform to the requirements of the Design and Construction Standards for Wastewater Collection Systems, 2019 4th Edition, or latest edition as adopted by the City (including all COH Addendum sections).

**Main Extension Requirements:** If the City's existing water main is within **400 feet** of the proposed lot, the builder will be required to connect to the City's water system. As of June 2023, and Per AB 220, any property that uses the waters of the Colorado River must connect to the City sewer system. No new septic systems may be installed.

Builder must extend the public water, and/or sewer, line across the full frontage of the lot. If the lot fronts more than one (1) right-of-way, the water, and/or sewer, line may be extended along all rights-of-way (i.e. full frontage extensions).

For projects requiring either a tentative map or parcel map, main extensions may be required regardless of the project's distance from any existing City facility.

**NOTE:** When a main extension is required, the City reserves the right to determine the final size, length, and capacity of such main. The applicant may apply for partial cost reimbursement through the establishment of a refunding agreement, as described in the Henderson Municipal Code (HMC), Chapter 14.16.040 and the Department of Utility Services' Service Rules.

**Industrial Pretreatment:** Some businesses and industries may be required to submit an application for and obtain an Industrial Pretreatment permit prior to receiving a certificate of occupancy from the City. Examples of such businesses and/or industries that qualify as a pretreatment customer are automotive repair shops, chemical processing plants, dry cleaning operations, film developing businesses and even certain restaurants. **It is the sole responsibility of the owner to comply with all conditions of the City's Pretreatment Ordinance. (HMC, Chapter 14.09).**

For more details, or to determine whether your proposed project qualifies as a permitted business or industry, please contact the City's Pretreatment Unit at 267-2650 (Monday-Thursday, 6 A.M.–4 P.M.).

## II. Water and Sewer Rate Schedules

### CITY OF HENDERSON WATER FEES

#### Water System Development Fees:

WATER SYSTEM DEVELOPMENT CHARGES		
Customer Class/Description	EDU Percent	Fee
HOTEL/MOTEL <sup>1</sup>	.30	\$ 570
HOTEL/CASINO <sup>1</sup>	.40	\$ 760
RECREATIONAL VEHICLE RESORT <sup>1</sup>	.30	\$ 570
<sup>1</sup> Fee is calculated based on each dwelling unit, space or meter size, whichever is greater.		
<b>BY METER SIZE*</b>		
Meter Size	EDU Percent	Fees
3/4"	1.00	\$1,900
1"	1.67	\$3,173
1 1/2"	3.33	\$6,327
2"	5.33	\$10,127
3"	11.67	\$22,173
4"	21.00	\$39,900
6"	46.67	\$88,673
8"	80.00	\$152,000
10"	126.67	\$240,673
12"	166.67	\$316,673
*Includes: commercial, industrial, fraternal organization, recreational vehicle park, public facilities, and schools.		
<b>NOTE:</b> When a combination fire and domestic system is utilized, the fees shall be based on the size of the meter that would be required to accommodate all non-fire flow demands. Said meter sizing shall be based on the AWWA Standards for sizing meters or other nationally recognized method as approved by the Director.		

#### Southern Nevada Water Authority (SNWA) Regional Connection Charge (effective 3/1/2024)

1. HOTEL AND/OR MOTEL PROJECTS will have a regional connection charge based upon the number of room units in the project, as follows:

HOTEL AND/OR MOTEL PROJECTS	
Based on each room	\$3,903

2. GOLF COURSES will have regional connection charges based upon the potable irrigated acres in the project, as follows:

GOLF COURSES	
Per acre	\$64,075

**NOTE:**

- A. Measurement for the golf course irrigated acres shall include, but not be limited to, playing areas such as fairways, roughs, lakes, ponds, golf cart paths, and sand traps. Drip systems used for desert roughs are not included in the calculations.

3. RV PARKS will have connection charges based upon the number of spaces in the project, as follows:

RV PARKS	
Each space	\$1,937

4. NON-RESIDENTIAL PROJECTS WITH METERS OF SIX (6) INCHES OR LARGER, excluding hotels, motels, golf courses and industrial laundries, will have regional connection charges based upon the project's annual water usage in thousands of gallons, at the rates set forth as follows:

NON-RESIDENTIAL PROJECTS with meters of less than 6"	
Based on annual usage (1000 gallons)	\$40.99

5. NON-RESIDENTIAL PROJECTS WITH METERS OF LESS THAN SIX (6) INCHES, excluding hotels, motels, golf courses and industrial laundries, will have connection charges based upon the size of the project's meter, as follows:

NON-RESIDENTIAL PROJECTS with meter of less than 6"	
Meter size	Cost
3/4"	\$6,838
1"	\$13,492
1.5"	\$26,912
2"	\$90,216
3"	\$333,991
4"	\$495,723
6" and larger	See Non-residential with 6" or larger meter

6. INDUSTRIAL LAUNDRIES will have regional connection charges based upon meter size, as follows:

INDUSTRIAL LAUNDRIES	
Meter size	Cost
3/4"	\$107,821
1"	\$212,637
1.5"	\$425,317
2"	\$680,477
3"	\$1,360,956
4"	\$2,126,496
6"	\$4,252,964
8"	\$6,804,747
10"	\$9,781,833

**NOTE:** The City reserves the right to audit any project within the initial three (3) years of operation to confirm the basis or estimate used to determine the regional connection charge and may adjust the amount of the regional connection charge based upon the results of such audit. Subsequent audits may be conducted by the City to determine any increase in the basis of the regional connection charge and the City may adjust the regional connection charge at the rate in place at the time of the audit.

#### Water Meter Fees:

WATER METER PRICES			
Meter Type	Size	Description	Cost
Positive Displacement	3/4"	Meter and RF	\$ 150.00
	1"	Meter and RF	\$ 195.00
	1 1/2"	Meter and RF	\$ 280.00
	2"	Meter and RF	\$ 370.00
RFM	1"	Meter and RF	\$ 365.00
	1 1/2"	Meter and RF	\$ 455.00
	2"	Meter and RF	\$ 565.00
Turbine	1 1/2"	Meter, RF and Strainer	\$ 815.00
	2"	Meter, RF and Strainer	\$ 950.00

#### NOTES:

1. 2-inch and smaller water meters shall be installed by the City in approved settings in accordance with the most current edition of the Uniform Design and Construction Standards for Water Distribution Systems as amended from time to time.
2. 3-inch and larger water meters and vaults shall be supplied and installed by the owner/developer accordance with the most current edition of the Uniform Design and Construction Standards for Water Distribution Systems as amended from time to time.

### **Main Frontage Fee (Water/Sewer):**

A main frontage fee will apply if the main water line is existing across the frontage of the proposed development and the owner of the proposed development did not participate in the cost of the construction of the existing water main. If applicable, the lot will be assessed a Main Frontage Fee based on the following table:

<b>MAIN FRONTAGE FEES (Sewer and Water) (replaces Main Extension Fees)</b>	
<b>Diameter of Pipe</b>	<b>Assessment per lineal foot of frontage</b>
Less than 8"	\$17.00
8"	\$20.00
10"	\$32.00
12"	\$37.00
14"	\$50.00
15"	\$56.00
16"	\$63.00
18"	\$76.00
20"	\$90.00
<b>NOTE:</b> A minimum charge shall apply to any parcel with less than 60 feet of chargeable frontage. The minimum charge will be calculated by multiplying the lineal foot rate for the size of the main times 60 feet.	

### **SPECIAL REFUNDING FEES:**

Water and sewer refunding fees may be applicable. Please contact the Department of Utility Services for specifics.

### **STATE/REGIONAL WATER FEES**

#### **AB 333 Fees:**

Certain projects that qualify will be assessed an additional water-related fee in accordance with State Assembly Bill 333. The associated fee shall be calculated and assessed in accordance with AB 333 requirements.

### **CITY OF HENDERSON SEWER FEES**

#### **Sewer System Development Fees (One ERU = \$2,205):**

<b>SEWER SYSTEM DEVELOPMENT CHARGES</b>		
<b>Customer Class/Description</b>	<b>ERU %</b>	<b>Billing unit</b>
BARS/TAVERNS (with food sales)	1.0	Each fixture
BARS/TAVERNS (without food sales)	.65	Each fixture
BEAUTY/BARBER/NAIL/DAY SPA/SPA SHOPS	.25	Each fixture

CAR WASH (with water recycling facilities)	.65	Each fixture
CAR WASH (without water recycling facilities)	1.0	Each fixture
CASINO	1.50	Each fixture
CHILD/ADULT CARE CENTER <sup>3</sup>	.10	Each student
CHURCH	.50	Each fixture
CONVALESCENT/ASSISTED LIVING/ REHAB FACILITIES (rooms only) <sup>4</sup>	.75	Each bed
CONVALESCENT/ASSISTED LIVING/ REHAB FACILITIES (fixtures outside rooms) <sup>4</sup>	.75	Each fixture
DENTAL	.25	Each fixture
DRY CLEANERS <sup>5</sup>	1.0	Each Fixture
FOOD SALES (without cooking facilities)	.65	Each fixture
HOSPITAL (rooms only)	1.20	Each bed
HOTELS/MOTELS (fixtures outside of rooms)	1.50	Each fixture
HOTELS/MOTELS (rooms only)	.60	Each room
LAUNDROMATS <sup>5</sup>	.45	Each fixture
MAINTENANCE/REPAIR	.45	Each fixture
MEDICAL/DENTAL RELATED <sup>2</sup>	.25	Each fixture
MISCELLANEOUS BUSINESS NOT SEPARATELY RATED	.65	Each fixture
MOBILE HOME ESTATES & MOBILE HOME PARKS	1.00	Each dwelling unit, lot, space
MULTIFAMILY RESIDENTIAL	.70	Each dwelling unit
OFFICE/WAREHOUSE	.45	Each fixture
PET GROOMING	.25	Each fixture
PUBLIC FACILITIES	.65	Each fixture
RECREATIONAL VEHICLE SPACE	.60	Each unit, lot, space
RV (non-space fixtures)	.60	Each fixture
RESTAURANT (sit down service) <sup>1</sup>	1.33	Each fixture
RESTAURANT (carry out only) <sup>1</sup>	1.00	Each fixture
RETAIL SALES (markets, shopping centers)	.65	Each fixture
SCHOOLS (public or private) <sup>3</sup>	.10	Each student
SERVICE STATIONS	.65	Each fixture
SINGLE FAMILY RESIDENCE	1.00	Each dwelling unit
TANNING SALONS	.25	Each fixture
THEATERS	.45	Each fixture
TOWNHOUSE, CONDOMINIUM	.70	Each dwelling unit
VETERINARIAN	.25	Each fixture

**NOTES:**

All fee assessments shall be based on one of the customer classifications listed in the table above. However, where shared facilities are being proposed, the rate assessed for those fixtures shall be based on the highest possible ERU percentage for that facility.

<sup>1</sup> Restaurant Categories: Sit down service shall refer to all restaurant establishments that employ waiters/waitresses to serve customers in a seating environment. Carry out service shall refer to all restaurant establishments whose primary business operation caters to take home business and that do not employ waiters/waitresses to service customers.

<sup>2</sup> Medical and Dental relate category shall apply only to medical/dental related establishments having a physician or dentist onsite serving patients.

<sup>3</sup> Student count figures include all full and part time students and shall be based on the maximum enrollment anticipated for each respective school. Such figures shall be verified by the City on an annual basis. At the sole discretion of the Director, additional SDC's may be applied.

<sup>4</sup> The Convalescent/Assisted Living/Rehab Facilities category is used when a nurse is on staff to assist with basic and/or medical needs of a patient or occupant. The hospital category is used when a doctor is on staff and medical professionals are there to help with every need of a patient.

<sup>5</sup> The Dry Cleaner category is used when dry cleaning and/or washing of clothing takes place at that location. The Laundromat category is used for self-serve coin operated washers and dryers.

## **Large Commercial and/or Industrial sewer development charges (SDC)**

- A. Large commercial and/or industrial customers with estimated peak wastewater flows over one hundred thousand gallons per day (GPD) shall have the initial system development charge (SDC) based on wastewater flows for the estimated peak day times three hundred sixty-five days to determine the estimated annual peak wastewater flows. The estimated annual peak wastewater flows shall be divided by ninety thousand gallons to determine the estimated ERUs. The estimated ERUs shall be multiplied by the single-family resident ERU rate to derive the customer's initial SDC. The method of estimating peak wastewater flows shall be determined by the Director of Utility Services or designee.

Formulas:

Estimated peak wastewater GPD x 365 days = Estimated annual peak wastewater flows  
Estimated annual peak wastewater flows ÷ 90,000 gallons = Estimated ERUs  
Single-family ERU rate x estimated ERUs = Total initial sewer SDC

- B. After one year of full operation, a one-time adjustment may be made based on actual maximum month (thirty days) wastewater flows multiplied by twelve months. The annual peak wastewater flows shall be divided by ninety thousand gallons to determine the actual ERUs. The actual ERUs shall be multiplied by the single-family resident ERU rate to derive the customer's adjusted SDC. The initial SDC shall be compared to the actual. If a refund is due to the customer, the City will process the appropriate paper work within thirty days of the final decision. If additional SDCs are due, the customer shall be required to pay the additional charges as determined by the adjustment calculation.

## **Calculating Commercial Sewer System Development Charges:**

The City of Henderson defines a "fixture" as a plumbing device or appliance permanently connected to the water supply system and wastewater collection system of the City either directly or through a drain. Examples of a "fixture" include, but are not limited to, the following:

bathtub (with or without overhead shower)  
bedpan washer  
bidet

clothes washing machine  
combination sink and tray  
dipper well

dishwashing machine  
faucet head (in conjunction with floor drain)  
kitchen sink  
lavatory

laundry (1 or 2 compartments)  
pot filler (with adjacent trough)  
shower stall (domestic)

Devices and appliances excluded from the definition of "fixtures" are as follows:

air conditioner  
disposal  
glass filler  
soft drink machine

boiler  
drinking fountain  
ice machine  
water softener

showers (group) per head  
sink steam table  
urinal  
urinal trough (each 2-foot section)  
wash sink  
water closet (tank or valve)  
water supply outlet (with a drain)

coffee urn  
garbage disposal unit  
refrigerator  
x-ray machine