



City of Henderson

UTILITY FEES AND REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

(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 3rd 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.

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
RESIDENTIAL - Eight (8) or Fewer Units per Acre & MOBILE HOMES INDIVIDUALLY METERED ¹	1.00	\$ 1,900
RESIDENTIAL - More than Eight (8) Units per Acre, MULTI-FAMILY, MOBILE HOME ESTATES & MOBILE HOME PARK ¹	.60	\$ 1,140
¹ Fee is calculated based on each dwelling unit, space or meter size, whichever is greater.		
BY METER SIZE		
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
NOTE: 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. RESIDENTIAL, MULTI-FAMILY AND MOBILE HOME DEVELOPMENT (apartments, multiplexes, and so forth) projects maintaining a density of more than eight units per acre and all mobile homes shall have regional connection charges based upon the number of dwelling units in the project, as follows:

RESIDENTIAL, MULTI-FAMILY, & MOBILE HOMES – MORE THAN EIGHT (8) UNITS PER ACRE ¹	
Dwelling Unit	\$4,774

¹**NOTE:** Units per acre, as used herein, shall mean acreage for residential density measurement with gross acreage measurement used by the City's Community Development Department.

2. NON-RESIDENTIAL projects having 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 WITH LESS THAN SIX (6) INCH METER (EXCLUDING HOTELS, MOTELS, GOLF COURSES AND INDUSTRIAL LAUNDRIES)	
Meter Size	Cost
¾"	\$6,838
1"	\$13,492
1-1/2"	\$26,912
2"	\$90,216
3"	\$333,991
4"	\$495,723
6" & larger	See Table: "NON-RESIDENTIAL WITH SIX (6) INCH OR LARGER METER"

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	¾"	Meter and RF	\$ 150.00
	1"	Meter and RF	\$ 195.00
	1 ½"	Meter and RF	\$ 280.00
	2"	Meter and RF	\$ 370.00
RFM	1"	Meter and RF	\$ 365.00
	1 ½"	Meter and RF	\$ 455.00
	2"	Meter and RF	\$ 565.00
Turbine	1 ½"	Meter, RF and Strainer	\$ 815.00
	2"	Meter, RF and Strainer	\$ 950.00

NOTES:

1. 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.
2. A minimum 1" meter size is required for residential fire meter (RFM) sprinkler systems.

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:

MAIN FRONTAGE FEES (Sewer and Water) (replaces Main Extension Fees)	
Diameter of Pipe	Assessment per lineal foot of frontage
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
NOTE: A minimum charge shall apply to any parcel having 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.	

CITY OF HENDERSON SEWER FEES

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

SEWER SYSTEM DEVELOPMENT CHARGES		
Customer Class/Description	ERU Percent	Billing unit
MOBILE HOME ESTATES & MOBILE HOME PARKS	1.00	Each dwelling unit, lot, space
MULTIFAMILY RESIDENTIAL	.70	Each dwelling unit
PUBLIC FACILITIES	.65	Each fixture
TOWNHOUSE, CONDOMINIUM	.70	Each dwelling unit
NOTE: 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.		

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.