

**POLICY # 410**  
**PLANT INVESTMENT FEES**

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1 SCOPE

This policy requires each separate "User" of water service to have a separate water tap so that each User's water consumption can be independently metered and each User held responsible for their own water usage. Under limited circumstances, Multiple User Taps are allowed, as explained in this policy. This policy establishes a Plant Investment Fee separate from Installation Costs. Installation Costs are additional costs of installation that are the responsibility of the Customer/Owner. The Customer/Owner is given the option of having District personnel perform the work under the District's schedule or use their own qualified contractor.

It is the objective of the District to have a true Plant Investment Fee that does not include any costs associated with installation (Operating Costs). The Plant Investment Fee is reserved for current and future capital expenditures (Non-operating Costs).

2 NUMBER OF TAPS REQUIRED

2.1 Each Unit owned, rented, or occupied by a separate User shall have a separate tap, except as provided below.

2.2 Where a building or plot contains more than one Unit and the Units are owned, rented, or occupied by separate Users, the separate Users may share a tap if, in the judgement of the District, it is physically and economically practical for the District and:

2.2.1 The units are located within the same building or on the same plot; and

2.2.2 The District is supplied with the name and address of the party (Customer) who will be responsible for receiving and paying all billing for water service from the tap (the Customer). Unless third party notification is requested and paid for, this is the only party to whom the District will send monthly billings, shut off notices, and other communications. Notice to the designated responsible party constitutes notice to all Users sharing the same tap.

2.3 It is the District's Policy to serve one unit per owned parcel or plot. The District recognizes that a Customer may request that one service connection serve multiple, detached units, on the same owned parcel or plot. In the evaluation of such a request, the District has attempted to identify all of the variations to this policy. If a situation arises outside of the identified conditions, District staff will apply the intention of this policy.

2.3.1 A determination by District staff that is unfavorable to the Customer, may be reviewed by the Board of Directors upon request of the Customer.

3 PLANT INVESTMENT FEES

3.1 Residential Single User Taps.

3.1.1 The Plant Investment Fee for a Residential Single User Tap is 100% of the Plant Investment Fee based upon the size of the tap, as described in Exhibit A.

3.2 Residential Multiple User Taps.

3.2.1 The Plant Investment Fee for a Residential Multiple User Tap is 100% of the Plant Investment Fee for the Master Meter based upon the size of the tap, as described in Exhibit A, for the first unit/user served, plus 70% of the Plant Investment Fee for a 3/4" tap for each additional unit/user permitted to share the tap. This applies to residential users where the tap is less than 3" in size. The Plant Investment Fee for residential users that wish to share a tap that is 3" or larger will be set by the District at the time of approval of the application for a tap.

### 3.3 Non-Residential Taps.

3.3.1 The Plant Investment Fee for a Non-Residential Tap is 100% of the Plant Investment Fee for the Master Meter based upon the size of the tap as described in Exhibit A, for the first unit/user served, plus 70% of the Plant Investment Fee for a 3/4" tap for each additional unit/user permitted to share the tap. This applies to Non-Residential Users where the tap is less than 3" in size. The Plant Investment Fee for Non-Residential Users that wish to share a tap that is 3" or larger will be set by the District at the time of approval of the application for a tap.

### 3.4 Non-Residential Transient Use Taps.

3.4.1 The Plant Investment Fee for a Non-Residential Transient Use Tap (campground, RV park, hotel, or motel) is 100% of the Plant Investment Fee for the Master Meter based upon the size of the tap as described in Exhibit A, plus 15% of the Plant Investment Fee for a 3/4" tap for each unit/space available for use.

3.5 Where both Residential and Non-Residential Users share a tap, the primary purpose for which the Units will be used shall determine whether the Residential or Non-Residential Plant Investment Fee applies.

## 4 PAYMENT OF PLANT INVESTMENT FEES

4.1 All Plant Investment Fees shall be paid upon application for water service to the Unit, building or plot. Payment for Plant Investment Fees will only be accepted by the District upon Customer providing proof that the plat for the parcel has been recorded in Mesa County. Where it is desired that a tap be shared by separate Users, the applicant must specify the number of Units that are or will be owned, rented, or occupied by separate Users, whether the Users are or will be Residential or Non-Residential and, if both, the primary purpose for which the Units are or will be used. Misrepresentation of the intended or actual Units, Users, and Residential nature of Units that are or will be sharing a tap may result in refusal or withdrawal of water service, assessment of additional Plant Investment Fees, interest at the rate of 12% on the unpaid amount from the date of application, and costs of attorney fees incurred by the District in collecting the balance due.

4.2 Plant Investment Fees is subject to change by the District without prior notice.

4.3 Out-of-District fees are one and one half times the amount of in-District fees and are stated in Exhibit A.

## 5 INSTALLATION COSTS

5.1 All costs including labor, machine, and materials required for the installation of a tap are the responsibility of, and paid for by, the Customer/Owner.

5.2 The Customer/Owner will install all waterworks facilities in accordance with the District's General Standards and Material Specifications determined and controlled by the District.

5.3 The Customer/Owner will have the following two options when installing a single tap on an existing water line owned by the District.

5.3.1 Tap installation performed by the District. The Customer/Owner will be given a estimate and schedule to install the tap. The quote will include all expenses expected to be incurred including labor, machine, and materials required to install the tap. Any extraordinary costs shall be additional costs and the responsibility of the Customer/Owner.

5.3.2 Tap installation performed by the Customer/Owner. The Customer/Owner may choose to have a qualified contractor perform the tap installation. The tap installation shall be in accordance with the District's General Standards and Material Specifications. A tap installed by the Customer/Owner shall be a contract between the Customer/Owner and the private contractor. The District shall have no responsibility or liability for any claims or payment issues that arise from this work.

5.4 Installation of more than one tap shall be controlled by Policy #310, New Construction. The Customer/Owner does not have the option of the District installing taps under Policy #310.

## 6 DISTRICT INSTALLED SINGLE TAP

6.1 The District will:

6.1.1 Provide the Customer/Owner with an estimate identifying all costs (excluding extraordinary costs) and a construction schedule.

6.1.2 Install all waterworks facilities necessary from the main water line to the customer's connection on the yolk.

6.1.3 Within five (5) business days after the installation of the tap the Customer/Owner will be invoiced for all costs incurred during the installation of the tap. All costs must be paid before the District will initiate water service.

6.2 The Customer will:

6.2.1 Coordinate all activities with the District and provide access for construction activities.

6.2.2 Provide a location for the meter pit.

6.2.3 Pay the District 100% of the installation costs prior to the District initiating water service.

## 7 CUSTOMER INSTALLED SINGLE TAP

7.1 The District will:

7.1.1 Provide the Customer/Owner with the District's General Standards and Material Specifications and inspect all work in accordance with these standards.

7.1.2 Install the main line "hot tap". The "hot tap" will be installed after the Customer/Owner's contractor uncovers the District's main line and provides a safe trench and working environment for the planned activities. The "hot tap" will be terminated with a corporation valve (corp stop) for the contractor to connect to and install the remaining water works facilities.

7.1.3 Provide labor and machine to make the "hot tap". All materials shall be supplied by the Customer/Owner's contractor.

7.2 The Customer will:

7.2.1 Provide access for inspection and coordinate all activities with the District.

7.2.2 Uncover the District's main line and provide a safe trench and working environment for District employees to complete the "hot tap".

7.2.3 Install all water works facilities in accordance with the District's General Standards and Material Specifications.

7.2.4 Warrantee the materials and workmanship of the qualified contractor for a period of eighteen (18) months from the final inspection and final approval by the District.

8 PAYMENT OF INSTALLATION COSTS

8.1 All Installation Costs will be paid by the Customer/Owner prior to the initiation of water service.

9 PLANT INVESTMENT FEE REFUND CONDITIONS

9.1 There may be conditions that a partial or full credit of a Plant Investment Fee previously paid can be refunded. All Plant Investment Fees paid for water service connections will serve only one tax parcel and will remain with that parcel until abandoned.

9.2 Conditions of Refund:

9.2.1 A customer requesting an upgrade in the size of their current water service (for example, from a 3/4" to a 1"), the District will apply a credit against the current Plant Investment Fee in place that is equal to 100% of the Plant Investment Fee that was paid at the time the original water service was purchased. The customer will be responsible for the difference between the original Plant Investment Fee paid and the current Plant Investment Fee at the time of upgrade. The material and installation costs to upgrade the water service will be charged to the customer according to District Policies in addition to the Plant Investment Fee.

9.3 Customer Requested Relocation of Water Service on the Same Parcel:

9.3.1 Due to unavoidable conflicts a customer may request the relocation of a water service connection on an existing parcel. If the District determines that is it necessary to relocate the water service, the customer will be charged for the material and installation costs to relocate the water service on the same parcel.

9.4 District Requested Relocation of Water Service on the Same Parcel:

9.4.1 The District may determine a water service needs to be relocated for the District's benefit. The customer will not be charged for materials and installation costs to relocate the water service.

9.5 Relocation of Water Service from Original Parcel to a Different Parcel:

9.5.1 The relocation of any water service from the original parcel that it was purchased for to another parcel is not allowed.

9.6 Other Conditions:

9.6.1 The District has attempted to identify all of the conditions that could result in a Plant Investment Fee Credit or Refund. If a situation arises outside of the identified conditions, District staff will apply the intent of this Policy to the situation.

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