

# LAS CRUCES UTILITIES DEVELOPMENT IMPACT FEES

Sheet No. DIF-TOC  
Approval Date: September 10, 2015  
Effective Billing Date: September 11, 2015  
LCUB Resolution No. 15-16-LCU007

<b>TABLE OF CONTENTS</b>

Water Development Impact Fees.....Sheet No. D1-2016

Wastewater Development Impact Fees.....Sheet No. D2-2016

# LAS CRUCES UTILITIES

Sheet No. D1-2016  
Approval Date: July 9, 2015  
Effective Billing Date: January 1, 2016  
LCUB Resolution No.: 15-16-LCU003

## WATER DEVELOPMENT IMPACT FEES

### APPLICABILITY

A Water Development Impact Fee is assessed for each new connection to the Las Cruces Utilities water supply system based on water meter size of capacity.

The fee is also applicable to any increase in size of an existing meter. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing meter size and the fee imposed for the size of the proposed meter.

### FEE

Size of Capacity	Total Fee	Fee to Builder	Customer Surcharge	Fee to Rate Base
5/8- 3/4 inch meter	\$2,420.00	\$1,210.00	\$678.00	\$532.00
1.0 inch meter	\$6,050.00	\$3,025.00	\$1,694.00	\$1,331.00
1.5 inch meter	\$12,100.00	\$6,050.00	\$3,388.00	\$2,662.00
2.0 inch meter	\$19,360.00	\$9,680.00	\$5,421.00	\$4,259.00
3.0 inch meter	\$38,720.00	\$19,360.00	\$10,842.00	\$8,518.00
4.0 inch meter	\$60,500.00	\$30,250.00	\$16,940.00	\$13,310.00
6.0 inch meter	\$121,000.00	\$60,500.00	\$33,880.00	\$26,620.00
8.0 inch meter	\$193,600.00	\$96,800.00	\$54,208.00	\$42,592.00

Fees for meters greater than 8 inches will be based on \$66.70 per gpm.

### DEVELOPED PROPERTY

### APPLICABILITY

Developed property is defined as real estate/property with access to existing utility infrastructure (i.e. residential and/or commercial buildings) where the customer makes improvements by connecting water service to an existing structure/building.

A Water Development Impact Fee for developed properties applies where a Builder may not be applicable or involved, is assessed for each new connection to the Las Cruces Utilities water supply system based on water meter size of capacity. The fee is also applicable to any increase in size of an existing meter. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing meter size and the fee imposed for the size of the proposed meter.

### FEE-DEVELOPED PROPERTY

Size of Capacity	Total Fee	Total Surcharge	Fee to Rate Base
5/8- 3/4 inch meter	\$2,420.00	\$1,888.00	\$532.00
1.0 inch meter	\$6,050.00	\$4,719.00	\$1,331.00
1.5 inch meter	\$12,100.00	\$9,438.00	\$2,662.00
2.0 inch meter	\$19,360.00	\$15,101.00	\$4,259.00
3.0 inch meter	\$38,720.00	\$30,202.00	\$8,518.00
4.0 inch meter	\$60,500.00	\$47,190.00	\$13,310.00
6.0 inch meter	\$121,000.00	\$94,380.00	\$26,620.00
8.0 inch meter	\$193,600.00	\$151,008.00	\$42,592.00

Fees for meters greater than 8 inches will be based on \$66.70 per gpm.

<b>WATER</b>
<b>DEVELOPMENT IMPACT FEES</b>

**COLLECTION OF FEE**

The **Fee to Builder** is the minimum amount due in full at the time the building permit is issued for a water connection.

The sum of **Fee to Builder** plus the **Customer Surcharge** is due in full at the time the building permit is issued for all non-residential or multi-unit water connections serving rental units.

The **Total Fee** is due in full at the time the building permit is issued for all outside-city limits water connections. No benefit from the City's rate base contribution will apply to outside-city customers, therefore, the total fee will be due.

The **Customer Surcharge** may be paid in full at time of application for service or payable in up to 60 monthly payments at 3.59% annual interest. This installment payment option is available only to Residential and Non-Rental Multi-Unit water connections and to the property owners thereof.

**DEVELOPED PROPERTY**

The **Total Fee** is due in full at the time the building permit is issued for all outside-city limits water connections, or non-residential or multi-unit water connections serving rental units. No benefit from the City's rate base contribution will apply to outside-city customers, therefore, the total fee will be due.

The **Total Surcharge** may be paid in full at time of application for service or payable in up to 60 monthly payments at 3.59% annual interest. Once a project, that extends access to the water system, has been completed and the customer has been formally notified, the customer will have 90 days to execute a contract for the installment payment option. This installment payment option is available only to Residential and Non-Rental Multi-Unit water connections and to the property owners thereof.

LCU may require a field visit to verify that the property meets all the specifications to be considered Developed Property.

**GENERAL TERMS-APPLICABLE TO ALL IMPACT FEES**

For property owners who agree to pay the Customer Surcharge portion or, Total Surcharge applicable to Developed Property portion with the installment payment option, whether they are the utility customer or not (in the case of renters/lessees), the monthly payment amount will be billed to the property owner. Failure to pay the sums due may result in termination of all City utility service to the property; in a municipal lien being filed on the property; and in any other collection remedy available to the City. In the event the property owner sells or transfers ownership of the property when there is a Customer Surcharge balance due, the full unpaid balance is due on or before City utility service for the property is transferred to a new customer. The "due on sale or transfer" requirement also applies to foreclosure, deed in lieu of foreclosure, or short sales, and to probate or death transfers. The balance due resides with the property owner who agreed to the payment option until paid in full. No penalties will be assessed for early payment of the development impact fee amount.

The **Fee to Rate Base** is due in full from the Las Cruces Utilities Water Operating Fund at the time the building permit is issued for any new water connection. This fee applies only to inside-city connections.

# LAS CRUCES UTILITIES

Sheet No. D2-2016  
Approval Date: September 10, 2015  
Effective Billing Date: January 1, 2016  
LCUB Resolution No.: 15-16-LCU007

## WASTEWATER DEVELOPMENT IMPACT FEES

### APPLICABILITY

A Wastewater Development Impact Fee is assessed for each new connection to the Las Cruces Utilities wastewater supply system based on water meter size of capacity whether the water provider is the City of Las Cruces, a public water utility, a mutual domestic, a private well, or other entity.

Wastewater Development Impact Fees will not be assessed to properties within the West Mesa Industrial Park per Resolution 15-16-LCU007.

The fee is also applicable to any increase in size of capacity. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing size of capacity and the fee imposed for the proposed size of capacity.

### FEE

Size of Capacity	Total Fee	Fee to Builder	Customer Surcharge	Fee to Rate Base
5/8- 3/4 inch meter	\$1,943.00	\$971.00	\$389.00	\$583.00
1.0 inch meter	\$4,858.00	\$2,429.00	\$972.00	\$1,457.00
1.5 inch meter	\$9,715.00	\$4,857.00	\$1,943.00	\$2,915.00
2.0 inch meter	\$15,544.00	\$7,772.00	\$3,109.00	\$4,663.00
3.0 inch meter	\$31,088.00	\$15,544.00	\$6,218.00	\$9,326.00
4.0 inch meter	\$48,575.00	\$24,287.00	\$9,715.00	\$14,573.00
6.0 inch meter	\$97,150.00	\$48,575.00	\$19,430.00	\$29,145.00
8.0 inch meter	\$155,440.00	\$77,720.00	\$31,088.00	\$46,632.00

Fees for meters greater than 8 inches will be based on \$46.66 per gpm.

### DEVELOPED PROPERTY

### APPLICABILITY

Developed property is defined as real estate/property with access to existing utility infrastructure (i.e. residential and/or commercial buildings) where the customer makes improvements by connecting wastewater service to an existing structure/building.

A Wastewater Development Impact Fee for developed properties applies where a Builder may not be applicable or involved, is assessed for each new connection to the Las Cruces Utilities wastewater supply system based on water meter size of capacity whether the water provider is the City of Las Cruces, a public water utility, a mutual domestic, a private well, or other entity. The fee is also applicable to any increase in size of capacity. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing size of capacity and the fee imposed for the proposed size of capacity.

### FEE-DEVELOPED PROPERTY

Size of Capacity	Total Fee	Total Surcharge	Fee to Rate Base
5/8- 3/4 inch meter	\$1,943.00	\$1,360.00	\$583.00
1.0 inch meter	\$4,858.00	\$3,401.00	\$1,457.00
1.5 inch meter	\$9,715.00	\$6,800.00	\$2,915.00
2.0 inch meter	\$15,544.00	\$10,881.00	\$4,663.00
3.0 inch meter	\$31,088.00	\$21,762.00	\$9,326.00
4.0 inch meter	\$48,575.00	\$34,002.00	\$14,573.00
6.0 inch meter	\$97,150.00	\$68,005.00	\$29,145.00
8.0 inch meter	\$155,440.00	\$108,808.00	\$46,632.00

Fees for meters greater than 8 inches will be based on \$46.66 per gpm.

<b>WASTEWATER</b>
<b>DEVELOPMENT IMPACT FEES</b>

**COLLECTION OF FEE**

The **Fee to Builder** is the minimum amount due in full at the time the building permit is issued for a wastewater connection.

The sum of **Fee to Builder** plus the **Customer Surcharge** is due in full at the time the building permit is issued for all non-residential or multi-unit wastewater connections serving rental units.

The **Total Fee** is due in full at the time the building permit is issued for all outside-city limits wastewater connections. No benefit from the City's rate base contribution will apply to outside-city customers, therefore, the total fee will be due.

The **Customer Surcharge** may be paid in full at time of application for service or payable in up to 60 monthly payments at 3.94% annual interest. This installment payment option is available only to Residential and Non-Rental Multi-Unit wastewater connections and to the property owners thereof.

**DEVELOPED PROPERTY**

The **Total Fee** is due in full at the time the building permit is issued for all outside-city limits wastewater connections, or non-residential or multi-unit water connections serving rental units. No benefit from the City's rate base contribution will apply to outside-city customers, therefore, the total fee will be due.

The **Total Surcharge** may be paid in full at time of application for service or payable in up to 60 monthly payments at 3.94% annual interest. Once a project, that extends access to the wastewater system, has been completed and the customer has been formally notified, the customer will have 90 days to execute a contract for the installment payment option. This installment payment option is available only to Residential and Non-Rental Multi-Unit wastewater connections and to the property owners thereof.

LCU may require a field visit to verify that the property meets all the specifications to be considered Developed Property.

**GENERAL TERMS-APPLICABLE TO ALL IMPACT FEES**

For property owners who agree to pay the Customer Surcharge portion or, Total Surcharge applicable to Developed Property portion with the installment payment option, whether they are the utility customer or not (in the case of renters/lessees), the monthly payment amount will be billed to the property owner. Failure to pay the sums due may result in termination of all City utility service to the property; in a municipal lien being filed on the property; and in any other collection remedy available to the City. In the event the property owner sells or transfers ownership of the property when there is a Customer Surcharge balance due, the full unpaid balance is due on or before City utility service for the property is transferred to a new customer. The "due on sale or transfer" requirement also applies to foreclosure, deed in lieu of foreclosure, or short sales, and to probate or death transfers. The balance due resides with the property owner who agreed to the payment option until paid in full. No penalties will be assessed for early payment of the development impact fee amount.

The **Fee to Rate Base** is due in full from the Las Cruces Utilities Wastewater Operating Fund at the time the building permit is issued for any new wastewater connection. This fee applies only to inside-city connections.