

APPENDIX A

CRESTED BUTTE SOUTH METROPOLITAN DISTRICT

RATE SCHEDULE

Disclaimer: While many types of construction classifications are outlined in this document, the District reserves the right to deviate from or account for tap fee types that are not specifically called out due to the nature of what may be constructed. The District will focus on the impacts to the water and sewer system and may relate tap fees based on other contents of this document in order to establish a fair tap fee when the need to deviate from the existing tap fee structure arises. Official tap fees will only be calculated using stamped plans approved by the appropriate association.

- I.** Issuance of Permit. If the application discloses that all work to be performed under the permit will be in full compliance with all statutes, laws, resolutions and upon proof that the work to be performed has been approved by the Crested Butte South Property Owner's Association, the District shall issue the permit upon payment of all fees and charges required by this schedule.
- II.** Tap Privilege Fee.
- A. A tap privilege fee must be paid prior to the issuance of the permit required above, prior to the commencement of the construction, prior to installation or expansion of use of a service line, and prior to connecting any service line to the District system.
- B. The tap privilege fee for each EQR shall be \$9,100 for water and \$10,900 for sewer totaling \$20,000, for one water and one sewer connection.
- C. Any Expansion or change in use of, or addition to, a building, structure, or piece of property already connected to a District system, which raises the EQR of that user, shall result in the obligation to pay an incremental system development fee, to be computed as follows:
- Incremental system development fee = {(EQR) new – (EQR) old} times
\$20,000.00 for each District system connection.
- III.** System Connection Fee. A system connection fee must be paid prior to the issuance of the permit required above, prior to the commencement of construction or installation of a service line, and prior to connecting any service line to a District system. The system connection fee shall be \$100.00 for water and \$100.00 for sewer. A \$500 connection fee will be charged when T's are cut into a water or sewer main to supply larger structures and is to include fire flow cut-ins. The system connection fee shall only be charged when a service line is connected to a District system.

IV. Road Maintenance Fee. A road maintenance fee will be charged at a rate of \$10.00 per month for every “UNIT” as defined in section 1.3.34. Commercial properties would be billed monthly at the rate of \$20.00 per EQR or part thereof. A fee of \$5.00 per month, billed quarterly, will be charged to vacant lot owners within the District that use District roads.

V. Service Rates. There is hereby levied and charged against all “owners,” as that term has been previously defined, a monthly service charge for the use of the District system. The monthly service charge for use of the District system – Water shall be \$38.30 times the respective EQR for each use. The monthly service charge for use of the District system – Sewer shall be \$45.88 times the respective EQR for each use. Monthly service charges shall commence when the water is turned on by the District from the date of the tap application, but not to exceed two years. Monthly service charges shall commence immediately after project is complete for any additions or remodels where water is already turned on. Including but not limited to, Caretaker/Rental Units in Single Family Residential Units including Detached Garage Units. Owner must notify District immediately after completion.

	<u>User Fees</u>		
	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Per EQR	\$38.30	\$45.88	\$84.18
Road (Flat Fee)			<u>\$10.00</u>
Total Per Month			<u>\$94.18</u>

User fees are a flat rate, charged per month billed monthly. User fees commence when services are turned on by the District, but not to exceed two years from the date of the tap application. Road fee is \$10.00 charged per month per unit. Apartments/caretaker units will be considered 1 unit for billing the road fee.

	<u>Availability Fees (50% of the base user fee)</u>		
	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Per Lot	\$19.15	\$22.94	\$42.09
Road (Flat Fee)			<u>\$5.00</u>
Total Per Quarter			<u>\$141.27</u>

Availability fees are charged per month, per lot billed quarterly including the road fee of \$5.00 charged per month, per lot billed quarterly.

VI. Equivalent Residential Use Schedule. The following Equivalent Residential Use Units, or EQR’S, are hereby established for the various customer classifications within the District. EQR or Equivalent ratio means a use which is estimated to have an impact upon the water or sewer system equal to that of the average dwelling unit. Dwelling unit is one or more habitable rooms arranged, occupied, or intended or designed to be occupied with facilities for living, cooking, sleeping, eating, bathing, and storage. Residential units,

including multifamily units, with a floor area greater than 2,000 square feet shall have an EQR calculated by the following formula:

$$\frac{\text{Square footage of unit}}{2,000} = \text{EQR}$$

Service rates for each unit will be calculated the same for determining monthly rates.

Customer Classification

A. Permanent Single-Family Residential Dwelling Units:

1. Residential dwelling units with a floor area of 2,000 square feet or less is 1.00 EQR and may include 3 bedrooms, 2 bathrooms, and one kitchen.
2. Residential dwelling units with a floor area greater than 2,000 square feet may include 3 bedrooms, allowing for one primary bedroom over 150 square feet excluding closets, 2 bathrooms, and one kitchen. Additional bedrooms over 150 square feet will be calculated at two times the additional square footage over 150 square feet.
3. A wet bar is an additional 0.25 EQR as determined by this rate schedule and is defined as including, but not limited to, hot and cold water, microwave, sink and refrigerator. If plumbing and electrical are available and arranged in an area which would accommodate the installation of a wet bar it will be considered a wet bar.
4. A secondary kitchen is an additional 0.50 EQR as determined by this rate schedule and is defined as including, but not limited to, hot and cold water, sink, refrigerator, and means of cooking such as a range, hot plate, air fryer, cooktop, oven, portable tabletop griddle, etc. If plumbing and electrical are available and arranged in an area which would accommodate the installation of a kitchen it will be considered a kitchen.
5. An additional bedroom is an additional 0.20 EQR
6. An additional bathroom is an additional 0.15 EQR
7. An additional ½ bathroom is an additional 0.10 EQR
8. All square footage is calculated from the outside of exterior walls with no deletion for interior partitions or stairways.
9. All square footage with a ceiling height of 4' or more will be counted. Floor area less than 4' in height must be located under a pitched roof. Garages will not count in the square footage calculation.
10. All livable square footage will be counted in the floor area calculation, finished or unfinished, including storage.

B. Permanent multi-family residential dwelling units including duplexes, condominiums, apartments:

- 1. Each dwelling unit in multi-family residential dwelling units, including duplexes, condominiums, apartments will be regulated the same as a residential dwelling units defined above.

C. A dwelling unit is considered an accessory dwelling unit (ADU) if it is a second, subordinate dwelling unit located on the same zone lot as a primary single unit dwelling. An ADU can either be attached to the primary dwelling unit, or it can be a separate, detached structure. For example, it can be a basement apartment in a single unit house or a detached dwelling unit.

- 1. An accessory dwelling unit in conjunction with a single family residential unit which cannot be sold separately from the main single-family residential dwelling unit, with floor area of 1,000 sq. ft. or less is 0.50 E.Q.R. and may include 1 bedroom and 1 bathroom. Additional rooms will have the same EQR applied as a single family unit. (See Appendix G Restrictive Covenant Prohibiting Separate Sale Of Second Residential Dwelling Unit. This Covenant must be signed before or when tap fee is paid.)

D. Multi-Phase Residential and Commercial Projects:

- 1. Stamped/Approved plans for phases the owner has available, must be submitted with phase one of the project to document future tap fee requirements for the additional phases.
- 2. Detached garages which are planning for an accessory dwelling unit (ADU) in a future phase will be required to pay the tap fee during phase one of the project if the owner stubs water and sewer services out during phase one in preparation for the next phase.
 - a) Detached garages with water and sewer services will be charged 0.5 EQR, in advance, and will then be eligible for an accessory dwelling unit (ADU) if wanted in the future.
- 3. Phases with no stub-outs for future phases do not require a tap fee during phase one of the project and will be required to pay appropriate tap fees prior to commencement of the next phase.

E. Swimming pools, hot tubs, and other bathing fixtures larger than a bathtub in conjunction with other use classification:

- 1. Bathing fixtures with a water capacity of 151 to 750 gallons.
(Single Family).....\$550.00

- (Multi Family).....\$1,100.00
- 2. Bathing fixtures with a water capacity of 751 to 5,000 gallons.
.....\$2,200.00
- 3. Fixtures with a water capacity of 5,001 gallons or more shall have
A Tap Fee of \$2,200.00 for every 5,000 gallons or part thereof.
- F. Temporary and /or transient residential units for rent in hotels,
motels, lodges, and bed & breakfasts:
 - 1. Basic rate, including manager’s quarters1.00 EQR
 - 2. Each additional sleeping unit without
plumbing0.18 EQR
 - 3. Each additional sleeping unit with plumbing but no
cooking facilities0.30 EQR
 - 4. Each additional sleeping unit with plumbing and cooking
facilities0.50 EQR
 - 5. Accessory area per 1,000 sq. ft.0.25 EQR
- G. Bars, restaurants, and establishments serving food and or beverages
(Not based on Square Footage):
 - 1. Establishments with occupancy ranging 0 to 251.36 EQR
 - 2. Each additional occupancy of 25 or part thereof0.55 EQR
 - 3. Seasonal Outside occupancy will be calculated at 50%
 - 4. Bars, restaurants, and establishments serving food and or
beverages without occupancy shall be calculated on square
footage. Reference commercial or public buildings used as
stores, offices, warehouses, storage, or other similar uses,
including small business.
- H. Automobile service stations or similar business:
 - 1. Without a wash rack1.36 EQR
 - 2. Additional for each wash rack0.80 EQR
 - 3. Additional for each gas pump nozzle0.20 EQR
- I. Commercial or public buildings used as stores, offices, warehouses, storage, or other

similar uses, including small business:

1. Each building or customer with 1,000 square feet or less0.60 EQR
2. Each additional 1,000 square feet or part thereof0.60 EQR
3. Restrooms per toilet or urinal0.10 EQR
(Deduct restroom square footage)
4. Public restrooms per toilet or urinal0.20 EQR
(Deduct restroom square footage)

J. Churches and non-profit organization halls with no residence or regular eating facilities1.00 EQR

K. Public or private schools:

1. Base rate for first 30 students or part thereof, square footage not to exceed 2,000 sq. ft.1.00 EQR
2. Each additional 30 students or part thereof, Including 2,000 sq. ft. of space1.00 EQR

Schools exceeding square footage will pay the same per sq. ft. as residential units.

L. Coin operated laundromats, per machine in service by load capacity:

1. Basic fee including first standard size machine size
Machine1.00 EQR
2. Each additional machine less than 12 lbs. (standard) ...0.50 EQR
3. Each additional machine of 12.1 to 21.0 lbs. capacity...0.70 EQR
4. Each additional machine of 21.1 to 31.0 lb. capacity....1.00 EQR
5. Each additional machine of 31.0 to 41.0 lb. capacity....1.30 EQR
6. Each additional machine of 41.1 to 51.0 lb. capacity....1.60 EQR
7. Each additional machine of 51.1 to 61.0 lb. capacity....2.00 EQR

- M. Rates for uses not specifically described in the above schedule shall be individually negotiated.
- N. Any building or structure containing multiple uses shall have cumulative EQR based on the sum of the separate uses.
- O. More than one set of service lines tied onto district mains serving one lot shall be considered a separate tap fee for the building served for calculations of the E.Q. R.
- P. The Board of Directors of the Crested Butte South Metropolitan District reserves the right to interpret this rate schedule when necessary. The Board interpretation is final.

Q. DEFINITIONS

1. **RESIDENTIAL DWELLING UNIT**- is one or more rooms with one kitchen together with facilities for cooking, sleeping, bathing and sanitation.
2. **ACCESSORY DWELLING UNIT (ADU)**- if it is a second, subordinate dwelling unit located on the same zone lot as a primary single unit dwelling. An ADU can either be attached to the primary dwelling unit, or it can be a separate, detached structure. For example, it can be a basement apartment in a single unit house or a detached cottage near the alley.
3. **HOTEL / MOTEL / LODGE UNIT**- a room or rooms with or without a kitchen, intended for short term rental only. An accommodation unit.
4. **BATHROOM**- is any area having a toilet. A bathroom shall consist of one each: toilet, lavatory or sink, tub or shower, or tub/shower combination. Commonly referred to as a "whole bath".
5. **½ BATHROOM**- is any area having a toilet and/or sink but will not contain a bathing fixture.
6. **BEDROOM**- shall mean a room at least 100 square feet having four walls, a door, and egress. Additional bedrooms at 150 square feet or larger shall be counted at two times the additional square footage over 150 square feet.

R. Other Fees

1. **Tax Roll:** \$200 plus an additional 10% will be added to the overall account balance to cover a 10% processing fee that the Gunnison County Assessor's Office charges the Crested Butte South Metropolitan District for tax roll.

2. **Back Flow Test:** A \$100 charged will be billed to customers who choose to have the Crested Butte South Metropolitan District test their residential or commercial back-flow preventer.
3. **Certificate of Assessment:** \$50 billed to the seller during the sale of a property.