

**System Development Fees (SDF) - Northern System**

**Residential Developers & Property Owners**

**Approved Fees FY 20-21**

<b>IPF- GPM</b>	<b>SDF Fee Category</b>	<b>PRORATED SDF- WATER</b>	<b>PRORATED SDF- SEWER</b>
7-10	A	\$ 450	\$ 518
20	B	\$ 675	\$ 777
25	C	\$ 844	\$ 985
30	D	\$ 1,013	\$ 1,182
40	E	\$ 1,323	\$ 1,566
50	F	\$ 1,654	\$ 1,958
78	G	\$ 2,600	\$ 3,044
106	H	\$ 3,533	\$ 4,137
134	I	\$ 8,933	\$ 10,459
160	J	\$ 10,665	\$ 12,488
195	K	\$ 12,987	\$ 15,224
230	L	\$ 15,318	\$ 17,957
265	M	\$ 17,649	\$ 20,690
300	N	\$ 19,980	\$ 23,423
350	O	\$ 23,342	\$ 27,358
400	P	\$ 26,676	\$ 31,266
450	Q	\$ 30,011	\$ 35,174
500	R	\$ 33,345	\$ 39,083
625	S	\$ 41,682	\$ 48,854
750	T	\$ 50,018	\$ 58,624
875	U	\$ 58,354	\$ 68,395
1000	V	\$ 66,690	\$ 78,165
1200	W	\$ 79,988	\$ 93,758
1400	X	\$ 93,319	\$ 109,384
1600	Y	\$ 106,650	\$ 125,010
1600+	Z	Calculated	Calculated

NOTE 1 SDFs are not applicable for projects with a total GPM less than 7 (intended to extend until the end of the FY 2021-22).

NOTE 2 IPF is an abbreviation for Instantaneous Peak Flow. It is recognized that there are multiple methods to determine IPF, but for this purpose the only method to be used is the TWSA IPF Table 1.

NOTE 3 The above costs represent System Development Fees only. Cost to install service connections and meters are addressed separately.

NOTE 4 This table prepared based on "Ceiling" fees established by independent SDF Study completed in May 2018.

NOTE 5 SDF Study identified one ERU as 2812 Gals / Month sewer; 20 Gals /Minute water.

NOTE 6 Categories A-H include 50% reduction. Intended to extend until the end of the FY 2021-22.

## System Development Fees (SDF) - Northern System

### Commercial Developers & Property Owners

#### Approved Fees FY 20-21

IPF-GPM	SDF Fee Category	PRORATED SDF- WATER	PRORATED SDF- SEWER	PRORATED SDF-MONTHLY WATER RENTAL	PRORATED SDF-MONTHLY SEWER RENTAL
7-10	A	\$ 500	\$ 575	\$ 3.55	\$ 4.09
20	B	\$ 750	\$ 863	\$ 5.33	\$ 6.13
25	C	\$ 938	\$ 1,094	\$ 6.67	\$ 7.78
30	D	\$ 1,125	\$ 1,313	\$ 8.00	\$ 9.33
40	E	\$ 1,470	\$ 1,740	\$ 10.45	\$ 12.37
50	F	\$ 1,838	\$ 2,175	\$ 13.06	\$ 15.46
78	G	\$ 2,889	\$ 3,382	\$ 20.53	\$ 24.04
106	H	\$ 3,926	\$ 4,597	\$ 27.90	\$ 32.67
134	I	\$ 9,925	\$ 11,621	\$ 70.54	\$ 82.60
160	J	\$ 11,850	\$ 13,875	\$ 84.22	\$ 98.61
195	K	\$ 14,430	\$ 16,916	\$ 102.56	\$ 120.23
230	L	\$ 17,020	\$ 19,952	\$ 120.97	\$ 141.81
265	M	\$ 19,610	\$ 22,989	\$ 139.38	\$ 163.39
300	N	\$ 22,200	\$ 26,025	\$ 157.78	\$ 184.97
350	O	\$ 25,935	\$ 30,398	\$ 184.33	\$ 216.05
400	P	\$ 29,640	\$ 34,740	\$ 210.66	\$ 246.91
450	Q	\$ 33,345	\$ 39,083	\$ 237.00	\$ 277.77
500	R	\$ 37,050	\$ 43,425	\$ 263.33	\$ 308.64
625	S	\$ 46,313	\$ 54,281	\$ 329.16	\$ 385.80
750	T	\$ 55,575	\$ 65,138	\$ 394.99	\$ 462.96
875	U	\$ 64,838	\$ 75,994	\$ 460.82	\$ 540.12
1000	V	\$ 74,100	\$ 86,850	\$ 526.66	\$ 617.28
1200	W	\$ 88,875	\$ 104,175	\$ 631.67	\$ 740.41
1400	X	\$ 103,688	\$ 121,538	\$ 736.95	\$ 863.81
1600	Y	\$ 118,500	\$ 138,900	\$ 842.22	\$ 987.22
1600+	Z	Calculated	Calculated	Calculated	Calculated

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**System Development Fees (SDF) - Southern System**

**Residential Developers & Property Owners  
Approved Fees FY 20-21**

IPF- GPM	SDF Fee Category	PRORATED SDF- SEWER
7-10	A	\$ 1,035
20	B	\$ 1,553
25	C	\$ 1,969
30	D	\$ 2,363
40	E	\$ 3,132
50	F	\$ 3,915
78	G	\$ 6,088
106	H	\$ 8,274
134	I	\$ 10,459
160	J	\$ 12,488
195	K	\$ 15,224
230	L	\$ 17,957
265	M	\$ 20,690
300	N	\$ 23,423
350	O	\$ 27,358
400	P	\$ 31,266
450	Q	\$ 35,174
500	R	\$ 39,083
625	S	\$ 48,854
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- NOTE 6 Additional capacity in this system is limited. Contact TWSA to discuss.

**System Development Fees (SDF) - Southern System**

**Commercial Developers & Property Owners  
Approved Fees FY 20-21**

IPF- GPM	SDF Fee Category	PRORATED SDF- SEWER	PRORATED SDF- MONTHLY SEWER RENTAL
7-10	A	\$ 1,150	\$ 8.17
20	B	\$ 1,725	\$ 12.26
25	C	\$ 2,188	\$ 15.55
30	D	\$ 2,625	\$ 18.66
40	E	\$ 3,480	\$ 24.73
50	F	\$ 4,350	\$ 30.92
78	G	\$ 6,764	\$ 48.07
106	H	\$ 9,193	\$ 65.34
134	I	\$ 11,621	\$ 82.60
160	J	\$ 13,875	\$ 98.61
195	K	\$ 16,916	\$ 120.23
230	L	\$ 19,952	\$ 141.81
265	M	\$ 22,989	\$ 163.39
300	N	\$ 26,025	\$ 184.97
350	O	\$ 30,398	\$ 216.05
400	P	\$ 34,740	\$ 246.91
450	Q	\$ 39,083	\$ 277.77
500	R	\$ 43,425	\$ 308.64
625	S	\$ 54,281	\$ 385.80
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1000	V	\$ 86,850	\$ 617.28
1200	W	\$ 104,175	\$ 740.41
1400	X	\$ 121,538	\$ 863.81
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**Table 1 – Instantaneous Peak Demands for System Development**  
**Fee Determination**

<b><u>Type of Establishment</u></b>	<b><u>Peak Demand</u></b>
<b>Airports</b> <i>(Also R.R. stations, bus terminals not including food service facilities)</i>	0.09 gal/min/passenger
<b>Barber Shops</b>	0.90 gal/min/chair
<b>Bars, Cocktail Lounges</b> <i>(Not including food service)</i>	0.37 gal/min/seat
<b>Beauty Shops</b> <i>(Style Shops)</i>	2.10 gal/min/chair
<b>Businesses</b> <i>(other than those listed elsewhere in this table)</i>	0.43 gal/min/employee or 2.06 gpm/1000 sf whichever is greater
<b>Camps</b>	
<b>Construction or Work Camps</b>	1.03 gal/min/person
<b>Summer Camps</b>	1.03 gal/min/camper
<b>Campgrounds – With Comfort Station</b> <i>(Without water and sewer hookups)</i>	1.73 gal/min/campsite
<b>Travel Trailer/Recreational Vehicle Park</b> <i>(With water and sewer hookups)</i>	2.06 gal/min/space
<b>Car Wash Facilities</b>	19.76 gal/min/bay
<b>Churches</b> <i>(Not including a Kitchen, Food Service Facility, Day Care or Camp)</i>	0.05 gal/min/seat
<b>Churches</b> <i>(With a Kitchen but, not including a Food Service Facility, Day Care or Camp)</i>	0.09 gal/min/seat
<b>Day Care Facilities</b>	0.43 gal/min/person
<b>Factories</b> <i>(Exclusive of industrial waste)</i>	0.43 gal/min/person/shift
Add for showers	0.17 gal/min/person/shift

## **Food Service Facilities**

### **Restaurants**

Full service	0.70 gal/min/seat
Single service	0.35 gal/min/seat

### **Bakery**

1.73 gal/min/1000 sf

### **Banquet/Dining Hall**

0.52 gal/min/seat

### **Carry-Out only**

0.85 gal/min/100 sf

### **Deli**

0.70 gal/min/100 sf

### **Drive-in only**

0.85 gal/min/car space

### **24-hour Restaurant**

1.30 gal/min/seat

### **Food Stands**

(1) Per 100 sf of food stand floor space	0.90 gal/min/100 sf
(2) Add per food employee	0.43 gal/min/employee
Other Food Service Facilities	0.09 gal/min/meal served

## **Laundry**

9.00 gal/min/washing machine

## **Meat Markets**

(1) Per 100 sf of market floor space	1.24 gal/min/100 sf
(2) Add per market employee	0.43 gal/min/employee

## **Medical or Dental Facilities**

Dental Offices	4.32 gal/min/practitioner/shift
Hospitals – medical	5.19 gal/min/bed
Hospitals – mental	2.59 gal/min/bed
Medical Offices	4.32 gal/min/practitioner/shift

## **Motels/Hotels**

with cooking facilities	2.10 gal/min/room
	2.96 gal/min/room

## **Office building**

0.43 gal/min/employee  
or 2.06 gpm/1000 sf  
whichever is greater

## **Parks with restroom facilities**

4.32 gal/min/plumbing fixture

<b>Public access restrooms</b>	5.56 gal/min/plumbing fixture
<b>Residential</b> <i>(All residential housing)</i>	
Single family & Multi-family	2.10 gal/min/bedroom or min. 4.2 gpm/home, whichever is greater
Apartments	2.10 gal/min/bedroom or min. 4.2 gpm/apartment, whichever is greater
<b>Residential Care Facilities</b>	1.24 gal/min/person
<b>Rest Homes and Nursing Homes</b>	
with laundry	2.10 gal/min/bed
without laundry	1.24 gal/min/bed
<b>Schools</b>	
Day Schools	
with cafeteria, gym and showers	0.26 gal/min/student & employee
with cafeteria only	0.21 gal/min/student & employee
with neither cafeteria nor showers	0.17 gal/min/student & employee
Boarding Schools	1.03 gal/min/student & employee
<b>Service Stations</b>	4.32 gal/min/plumbing fixture
<b>Sports Centers</b>	
Batting cages/Driving range	4.32 gal/min/plumbing fixture
Bowling center	0.90 gal/min/lane
Country Clubs	1.05 gal/min/member or patron
Fitness, exercise, karate or dance center	0.90 gal/min/100 sf
Go-kart, motocross	4.32 gal/min/plumbing fixture
Golf Course with minimum food service	4.32 gal/min/plumbing fixture
Gymnasium	0.90 gal/min/100 sf
Marinas	
without bathhouse	0.19 gal/min/boat slip
with bathhouse	0.57 gal/min/boat slip
Mini golf, putt putt	4.32 gal/min/plumbing fixture
Tennis, racquetball	0.90 gal/min/court
Video game arcades, pool halls	4.32 gal/min/plumbing fixture

**Stores**

Auto, boat, RV dealerships/showrooms with restrooms	2.16 gal/min/plumbing fixture
Convenience stores with food service	1.05 gal/min/100 sf
Convenience stores without food service	4.32 gal/min/plumbing fixture
Flea markets	0.57 gal/min/stall

**Shopping centers and malls**

with food service	2.29 gal/min/1000 sf
without food service	1.73 gal/min/1000 sf

**Stadium, Auditorium, Theater, Drive-in**

0.09 gal/min/seat or space

**Swimming Pools, Spas and Bathhouses**

0.19 gal/min/person

**Veterinary offices** *(not including boarding)*

4.32 gal/min/practitioner/shift

**Veterinary hospitals, kennels, animal boarding**

0.37 gal/min/pen, cage, kennel or  
stall

**Warehouse**

1.73 gal/min/loading bay

**Warehouse – Self Storage**

0.03 gal/min/unit