

**TOWN OF CARY
FISCAL YEAR 2014 UTILITY RELATED CAPITAL FEES**

Utility related capital fees recoup the Town’s past and future investments in utility systems associated with the capacity of new users or increased capacity of existing users. These fees are associated with the capital cost of the utility systems for water, sanitary sewer and reclaimed water which includes but is not limited to infrastructure such as lines, treatment plants, pumping systems, tanks, control systems and maintenance facilities.

These fees are collected when new demand is generated through building permits for new development, requests for new meter boxes, requests for meter installation, or requests for new or changed customer accounts and are due at time of building permit issuance. For new development, the fee shall be paid based on proposed use and size of structure. For existing development, the fee shall be paid based on the increased demand only (reviewing prior use(s) vs. proposed use) at the current fee rate. Examples of existing development that increase demand include but are not limited to alterations, additions, added systems like irrigation or manufacturing processes, fit-ups, remodeling, renovations or changes in use. Reimbursements will not be made for reductions in demand as future use changes could subsequently increase demand to the original level.

These charges are in addition to water and sewer tap charges (see table of Utility Connection Fees in the Operating Budget Fee Schedule). The schedule of charges for the water development fee is authorized by Town Code Chapter 36.

For new residential construction, water, sewer and reclaimed water permitting and development fees are based on the total area under roof in square feet for each meter for residential property structures. For residential additions, fees are based on the total area under roof added to the original structure.

For non-residential properties, the fees listed below in Attachment A, Section C are based on commercial development use/type and size of structure (the total area under roof in square feet). For non-residential additions, fees are based on the total area under roof added to the original structure. For non-residential uses not specified in Section C below, the Town will require sealed demand estimates from design professionals indicating peak day water demand (potable and/or reclaimed) and average day sewer demand. The Town of Cary Inspections and Permits Department may be contacted at (919) 469-4043 for questions and/or assistance with development fee calculations.

A. RESIDENTIAL WATER DEVELOPMENT FEE:

Equivalent dwelling unit (EDU) rate for potable water using 435 gallons on a peak day is \$1,805 for all areas served by Town of Cary utilities.

RESIDENTIAL WATER DEVELOPMENT FEES	
<u>Square Feet/Meter/Use</u>	<u>Fee (All Areas)</u>
Single Family < 1,700 square feet	\$1,183
Single Family 1,701 - 2,400 square feet	1,471
Single Family 2,401 - 3,100 square feet	1,805
Single Family 3,101 - 3,800 square feet	2,173
Single Family > 3,800 square feet	2,783
Apartments, per unit	1,164
Irrigation (potable water), per lot	1,161

B. RESIDENTIAL SEWER DEVELOPMENT FEE:

Equivalent dwelling unit (EDU) rate is \$3,456 for sewer using 348 gallons on an average day for all areas served by Town of Cary utilities.

RESIDENTIAL SEWER DEVELOPMENT FEES	
<u>Square Feet/Meter/Use</u>	<u>Fee (All Areas)</u>
Single Family < 1,700 square feet	\$2,118
Single Family 1,701 - 2,400 square feet	2,967
Single Family 2,401 - 3,100 square feet	3,456
Single Family 3,101 - 3,800 square feet	3,855
Single Family > 3,800 square feet	4,904
Apartments, per unit	2,315

C. NON-RESIDENTIAL WATER AND SEWER DEVELOPMENT FEES:

Non-residential water and sewer development fees are based upon the rate of \$4.15 / peak day gallons for potable water and \$9.93 / average day gallons for sewer for all areas served by Town of Cary utilities. Contact the Inspections and Permits Department for uses not specified below.

TYPE OR USE OF ESTABLISHMENT	UNIT	WATER DEVELOPMENT FEE	SEWER DEVELOPMENT FEE
Retail - Large (>80,000 sq. ft.)	1,000 sq. ft.	\$181	\$262
Retail - Medium (20,000-80,000 sq. ft.)	1,000 sq. ft.	\$225	\$327
Retail - Small (<20,000 sq. ft.)	1,000 sq. ft.	\$338	\$491
Laundromat, self service	1,000 sq. ft.	\$7,961	\$11,545
General/Medical office - Large (>20,000 sq. ft.)	1,000 sq. ft.	\$136	\$197
General/Medical office - Medium (5,000-20,000 sq. ft.)	1,000 sq. ft.	\$181	\$262
General/Medical office - Small (<5,000 sq. ft.)	1,000 sq. ft.	\$270	\$392
Country club	1,000 sq. ft.	\$519	\$753
Industrial, factory	1,000 sq. ft.	\$169	\$245
Drug store	1,000 sq. ft.	\$83	\$120
Warehouse	1,000 sq. ft.	\$85	\$123
Mini-Warehouse	1,000 sq. ft.	\$8	\$11
Church, Worship Center	1,000 sq. ft.	\$136	\$197
Full service restaurant	1,000 sq. ft.	\$3,057	\$4,434
Single service item restaurant	1,000 sq. ft.	\$796	\$1,154
Carry out restaurant	1,000 sq. ft.	\$136	\$197
Hotel, motel	1,000 sq. ft.	\$803	\$1,164
Laundry, not self service	1,000 sq. ft.	\$1,939	\$2,812
Veterinary hospital, boarding, kennel	1,000 sq. ft.	\$434	\$630
Hospital	1,000 sq. ft.	\$1,445	\$2,095
Nursing home	1,000 sq. ft.	\$1,196	\$1,735
Day care or school	1,000 sq. ft.	\$624	\$906
Recreation, with pool	1,000 sq. ft.	\$4,128	\$5,986
Recreation, no pool	1,000 sq. ft.	\$514	\$746
Gas station, no car wash	1,000 sq. ft.	\$331	\$480
Gas station with car wash	1,000 sq. ft.	\$9,344	\$13,550
Full or self service car wash	1,000 sq. ft.	\$4,288	\$6,218
Stadia, auditoriums, theatres	1,000 sq. ft.	\$313	\$454
Potable Water Irrigation	1,000 irrigated sq. ft.	\$734.23	-

D. RESIDENTIAL RECLAIMED WATER DEVELOPMENT FEES:

Equivalent dwelling unit (EDU) rate is \$581 for reclaimed water using 280 gallons on a peak day for all areas served by Town of Cary utilities.

RESIDENTIAL RECLAIMED WATER DEVELOPMENT FEES	
<u>Use</u>	<u>Fee (All Areas)</u>
Irrigation (reclaimed water), per lot	\$581
Reclaimed water for uses other than irrigation	Contact the Inspections and Permits Department for uses of reclaimed water other than irrigation. Reclaimed water development fees are calculated based on a rate of \$2.08 / peak day gallons.

E. NON-RESIDENTIAL RECLAIMED WATER DEVELOPMENT FEES:

Based upon the high degree of variability in non-residential uses and flow rates, these development fees are calculated by Town staff using a rate of \$2.08 / peak day gallons for reclaimed water for all areas served by Town of Cary utilities.

NON-RESIDENTIAL RECLAIMED WATER DEVELOPMENT FEES	
<u>Use</u>	<u>Fee (All Areas)</u>
Reclaimed water irrigation	\$368 / 1,000 irrigated sq ft

F. SPECIAL UTILITY AREAS: In areas designated by the Town Council as a “Special Utility Area,” a combined water and sewer development fee shall be collected. The combined development fee shall be the combined fee for both water and sewer development fees based on the schedule of charges for development fees.

G. STANDARD UNIT PRICES FOR OVERSIZE REIMBURSEMENT REQUESTS:

OVERSIZE REIMBURSEMENT CHARTS												
DIP												
LINE SIZE REQUIRED BY THE TOWN OF CARY	Size (in)	Size Required for Project										
		4	6	8	10	12	16	18	20	24	30	
	4	-	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-	-
	10	20	15	3	-	-	-	-	-	-	-	-
	12	22	17	5	2	-	-	-	-	-	-	-
	16	42	37	25	22	20	-	-	-	-	-	-
	18	47	42	30	27	25	5	-	-	-	-	-
	20	52	47	35	32	30	10	5	-	-	-	-
	24	67	62	50	47	45	25	20	15	-	-	-
30	87	82	70	67	65	45	40	35	20	-	-	

C900/905 - applies only to Reclaimed Water											
LINE SIZE REQUIRED BY THE TOWN OF CARY	Size (in)	Size Required for Project									
		4	6	8	10	12	16	18	20	24	30
	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	10	20	15	3	-	-	-	-	-	-	-
	12	22	17	5	2	-	-	-	-	-	-
	16	42	37	25	22	20	-	-	-	-	-
	18	47	42	30	27	25	5	-	-	-	-
	20	52	47	35	32	30	10	5	-	-	-
	24	67	62	50	47	45	25	20	15	-	-
30	87	82	70	67	65	45	40	35	20	-	

PVC - SDR 35 – applies only to Sewer								
	Size (in)	Size Required for Project						
		8	10	12	15	18	21	24
	8	-	-	-	-	-	-	-
	10	6	-	-	-	-	-	-
	12	7	-	-	-	-	-	-
	16	11	5	4	-	-	-	-
	18	12	6	5	-	-	-	-
	20	19	13	12	8	7	-	-
	24	26	20	19	15	14	7	-

VALVES											
LINE SIZE REQUIRED BY THE TOWN OF CARY	Size (in)	Size Required for Project									
		4	6	8	10	12	16	18	20	24	30
	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	10	675	500	275	-	-	-	-	-	-	-
	12	1,175	1,000	775	500	-	-	-	-	-	-
	16	4,950	4,775	4,550	4,275	3,775	-	-	-	-	-
	18	6,675	6,500	6,275	6,000	5,500	1,725	-	-	-	-
	20	11,175	11,000	10,775	10,500	10,000	6,225	4,500	-	-	-
	24	17,175	17,000	16,775	16,500	16,000	12,225	10,500	6,000	-	-
30	38,975	38,800	38,575	38,300	37,800	34,025	32,300	27,800	21,800	-	

BORE AND JACK											
CARRIER PIPE SIZE REQUIRED BY THE TOWN OF CARY	Size (in)	Carrier Pipe Size Required for Project									
		4	6	8	10	12	16	18	20	24	30
	4	-	-	-	-	-	-	-	-	-	-
	6	-	-	-	-	-	-	-	-	-	-
	8	-	-	-	-	-	-	-	-	-	-
	10	200	150	30	-	-	-	-	-	-	-
	12	220	170	50	20	-	-	-	-	-	-
	16	420	370	250	220	200	-	-	-	-	-
	18	470	420	300	270	250	50	-	-	-	-
	20	520	470	350	320	300	100	50	-	-	-
	24	670	620	500	470	450	250	200	150	-	-
30	870	820	700	670	650	450	400	350	200	-	