

**Floral City Water Association  
Commercial Meter Rate Effective  
January 21, 2008**

**Purpose –**

The purpose of this policy is to establish an equitable proportional rate to charge existing and new commercial entities connecting to our water supply. This policy will set connection fees and rate schedules for commercial accounts such as large department stores, grocery stores, restaurants, mobile home parks, apartment buildings, master meter accounts, or other accounts that would impact our system differently from our residential accounts.

**Goal –**

To establish a rate that will be fair, proportional, and equitable for all commercial accounts and to apply this schedule to our existing accounts as well as any new accounts we acquire in the future. By basing the rate on Equivalent Residential Units (ERUs), commercial buildings and large residential structures can be rated as to how the structure would equal in terms of smaller residential housing, thereby giving proportional fees based on the potential or actual impact to the system.

**Reasoning –**

There are many reasons for establishing this structure. Some of those reasons are:

1. There was no set policy other than flat fees based on size regarding costs on large meter installations.
2. There was no set monthly fee for multiple occupancy or large area structures.
3. Existing commercial accounts were not being charged equal amounts compared to other similar accounts.
4. Eventually large buildings and commercial structures will be located in Floral City requiring the need for a proportional and equitable rate schedule.
5. To incorporate, maintain, and sustain a proper Backflow Prevention (BFP) program thereby insuring the safety of our end-users.
6. To ensure installation fees are proportional to the impact on the system.
7. To reflect and adjust for increases in operational and maintenance expenses.

**Commercial Rate Structure –**

**Multiple ERU Meters –** This meter designation will be assigned based on the customer's structure or rated capacity. \$20.00 will be charged per ERU in all cases including commercial and residential units. Each ERU will be based according to the impact upon the system as determined by the usage and size of the building or the number of units connected to the meter:

**Commercial Properties**

- ERU = \$20.00 and includes 4000 Gallons of Water.**
- These rates will apply to all existing, pending, or new commercial accounts.
- All accounts will be assessed to determine if they are commercial accounts and if so, what classification. When there is a change in structure size or usage, the account will be reassessed.
- No membership fees, penalties, impact fees or other charges will be retroactive.
- ERUs, when calculated by number of persons served, will be based upon the maximum rated occupancy allowable.
- ERUs, when calculated by square footage, will be determined by outside measurement of the structure multiplied by the number of floors of the structure.
- Commercial Membership is \$1,500.00.
- Impact fees will be assessed on new commercial connections based on the size of the meter, and projected amount of water used at the structure or other determining factors outlined below.
  - o The Minimum impact fee would be \$200.00 per commercial unit and would include 2 ERUs.
  - o An additional impact fees would be based on:
    - The amount of ERUs to be billed monthly. \$250.00 for Each Additional ERU over 2.
    - The size of the connection.
      - 5/8" Meter and RPZ or DC included with \$200.00 minimum impact fee.
      - 1" Meter and RPZ or DC \$500.00 not including membership fee or additional ERU impact fees.
      - 1.5" Meter and RPZ or DC \$1,000.00 not including membership fee or additional ERU impact fees.
      - 2" Meter and RPZ or DC \$1,500.00 not including membership fee or additional ERU impact fees.
      - Meters larger than 2" will be considered separately.
    - Extensions and construction costs.
- All Commercial Accounts will be at minimum 2 ERUs regardless of size or usage.
- Storage, Manufacturing, Retail Sales, Recreational, Etc – 2 ERUs for each individual commercial unit unless the unit exceeds 2000 square feet then it will be billed an additional ERU for each 2000 square feet or portion thereof. If the individual unit falls into a different classification, it will be billed according to that classification.
- Hotel/Motel/Cabin/Apartments w/o a kitchen – 2 ERUs for first 2 units. 1 ERU for every two additional rooms or portion thereof.
- Hotel/Motel/Cabin/Apartments with Kitchen – 2 ERUs for the first unit. 1 ERU for each additional unit.
- Restaurants/Bars – 2 ERUs for the first 20 seats. 1 ERU for every additional 40 seats or portion thereof.
- Daycare Centers – 2 ERUs for the first 25 people in the facility. (Includes Adults and Children) 1 ERU for every additional 25 people or portion thereof.
- Schools – 2 ERUs for the first 40 people in the facility. (Includes students, faculty and staff) 1 ERU for every additional 40 people or portion thereof.
- Hospitals, Nursing Homes, Geriatric Care Facilities, Etc. – 2 ERUs for the first 3 beds. 1 ERU for every additional three beds or portion thereof.
- Car Wash Facilities - 3 ERUs for first 2 bays. 1 ERU for each additional bay.
- RV Park/Campgrounds – 2 ERUs for the first 4 RV sites. 1 ERU for each additional 4 RV sites or portion thereof.
- Churches – 2 ERUs for the first 5000 square feet. 1 ERU for every 5000 additional square feet or portion thereof. Buildings used as schools, daycare facilities, or resident care facilities may be rated additionally.
- RPZ or DC Backflow devices will be required on all new and existing commercial and master meter accounts. These devices will be installed and maintained by FCWAI. RPZ and DC Backflows will be inspected annually and repaired if needed by FCWAI. Each account serviced by a 1" or smaller RPZ or DC Backflow device will be charged a \$3.00 monthly fee for the cost of annual inspection, repair, or replacement of the device effective March 1, 2008. Larger devices may be charged at a higher rate.
- Water usage in excess of the monthly allowance will be calculated as overage at \$0.38 per hundred gallons for all commercial accounts.
- Occupancy number, where applicable, shall be determined by the Maximum Occupancy Rating provided by Citrus County Fire Administration.

**Large Residential Properties**

- ERU = \$20.00 and includes 4000 Gallons of Water**
- ERU = 2500 square feet of living space or portion thereof. Homes above 2500 square feet will be charged additionally.