

Utility Development Fees

Sewer Development Fee

- Any party desiring to connect to the sanitary sewer system shall be subject to the sewer development fee listed below:

Sewer Development Fees					
Development Fees					
Water Meter Size	Capacity Unit	Fee			
		1/13/2021	1/1/2022	1/1/2023	1/1/2024
3/4-inch meter	1.0	\$ 2,163	\$ 2,292	\$ 2,430	\$ 2,576
1-inch meter	1.7	\$ 3,605	\$ 3,821	\$ 4,051	\$ 4,294
1 1/2-inch meter	3.3	\$ 7,210	\$ 7,642	\$ 8,101	\$ 8,587
2-inch meter	5.3	\$ 11,536	\$ 12,228	\$ 12,962	\$ 13,740
3-inch meter	10.0	\$ 21,630	\$ 22,927	\$ 24,303	\$ 25,762
4-inch meter	16.7	\$ 36,050	\$ 38,213	\$ 40,506	\$ 42,936
6-inch meter	33.3	\$ 72,100	\$ 76,426	\$ 81,012	\$ 85,872
8-inch meter	60.0	\$ 129,780	\$ 137,566	\$ 145,821	\$ 154,570
Administrative Fee for Semi-Annual Payments					
Per sewer connection		\$ 50			

*City Council adopted the Wastewater Development Fees on December 14, 2020 in Resolution 8489

- A capacity unit for determining the sewer development fee will be determined by the size of the water meter for potable water servicing the unit or facility connecting to the sanitary sewer system.
 - For those units or facilities without a water meter, the capacity unit shall be determined by the water meter size in a facility or unit that is a similar size and similar use to the one seeking to connect to the sanitary sewer system.
 - A water meter attached to a water line that is devoted exclusively to providing fire protection services or landscape irrigation services shall be exempt from the sewer development fee and shall not be considered in determining the capacity units.
 - The sewer development fee for an industrial or commercial facility that uses water to produce a product containing water may be revised by the Development Services Director or designee based upon the designed average daily sewer flow as submitted by the facility's engineer or architect. One capacity unit equals 238 gallons per day.
- When an applicant for a sewer connection permit is required to pay for sewer improvements that are extra capacity, general benefit facilities, the applicant may request that the cost for the extra capacity paid by the applicant become a credit against the sewer development fee for properties of the applicant served by installed sewer improvements. The Development Services Director or designee will determine the amount of the credit based upon the cost of the approved extra capacity, general benefit facilities.

Water Development Fee

- Any party desiring to connect to the municipal water system shall be subject to the water development fee listed below:

Water Development Fees						
Development Fees						
Water Meter Size	Meter Ratios	Fee				
		1/13/2021	1/1/2022	1/1/2023	1/1/2024	
3/4-inch meter	1.00	\$ 1,777	\$ 1,883	\$ 1,997	\$ 2,116	
1-inch meter	2.50	\$ 4,443	\$ 4,709	\$ 4,992	\$ 5,291	
1 1/2-inch meter	5.00	\$ 8,885	\$ 9,418	\$ 9,983	\$ 10,582	
2-inch meter	8.00	\$ 14,216	\$ 15,068	\$ 15,973	\$ 16,931	
3-inch meter	16.00	\$ 28,432	\$ 30,137	\$ 31,946	\$ 33,863	
4-inch meter	25.00	\$ 44,425	\$ 47,090	\$ 49,916	\$ 52,911	
6-inch meter	50.00	\$ 88,850	\$ 94,181	\$ 99,832	\$ 105,822	
8-inch meter	80.00	\$ 142,160	\$ 150,689	\$ 159,731	\$ 169,315	
10-inch meter	115.00	\$ 204,355	\$ 216,616	\$ 229,613	\$ 243,390	
Administrative Fee for Semi-Annual Payments						
Per water connection		\$ 50	\$ 50	\$ 50	\$ 50	

*City Council adopted the Water Development Fees on December 14, 2020 in Resolution 8489

- A meter ratio for determining the water development fee will be determined by the size of the water meter for potable water servicing the unit or facility connecting to the municipal water system.
 - For those units or facilities without a water meter, the meter ratio shall be determined by the water meter size in a facility or unit that is a similar size and similar use to the one seeking to connect to the municipal water system.
 - A water meter attached to a water line that is devoted exclusively to providing fire protection services or landscape irrigation services shall be exempt from the water development fee and shall not be considered in determining the meter ratio.

Exemptions

All properties currently being assessed the sewer use charge or water service charge per Section 13.02.030 of the Missoula Municipal Code shall be exempt from paying the sewer or water development fee except as provided in Section D below.

Water Meter Increase

Whenever a property owner requests a permit to connect to an existing larger or additional sewer or water service or requests a larger or additional sewer or water service and in addition installs a larger sized water meter, said owner shall pay to the City an incremental sewer or water development fee based upon subtracting the smaller capacity or meter ratio with the existing water meter from the larger capacity or meter ratio with new water meter. No refund shall be made to any sewer or water users who decrease their total capacity or meter ratio.

Payment

The sewer or water development fee is to be paid in full by the party seeking connection before a sewer or water connection permit for connection of the sewer or water to a building is issued.

Updated: September 2, 2021

Payment Alternatives

Arrangements for alternative means of payment may be made as described in the following:

- The sewer or water development fee may be paid through a special improvement district at the discretion of the City.
- The sewer development fee may be considered part of the costs of the sewer connection in the Sewer Loan Program per Chapter 3.18 of the Missoula Municipal Code.
- The water development fee may be considered part of the costs of the water connection in the Water Line Loan Program per Chapter 13.17 of the Missoula Municipal Code.
- A property owner whose sewer or water development fee will exceed \$5,000.00 may execute a written agreement with the City to pay any required sewer or water development fee in equal, semi-annual payments for a number of years not exceeding a total of five years with no interest charge on the outstanding balance owed for the sewer or water development fee. These equal, semi-annual installments shall be due and payable on November 30 and May 31 of each year. In addition to the required sewer or water development fee, property owner shall pay an administrative fee, as specified in the utility rate schedule, per sewer or water connection to the City to initiate and administer this agreement. The administrative fee is to be paid to the City prior to initiating the agreement and deposited in the Wastewater Enterprise Fund or Water Enterprise Fund.
- Sewer or water development fee semi-annual payments not paid on the due date shall be a lien upon the real property subject to the fee until paid and may be assessed a penalty pursuant to Section 13.02.070 of the Missoula Municipal Code.

Use of Fee

All funds received in payment of the sewer or water development fee shall be deposited in a segregated account. Funds shall be expended for expansion inclusive of payment of debt service for general benefit sewerage or water facilities. General benefit sewerage facilities are defined as public sewer treatment facilities, public sewer lift stations, and public sewer collection system except sewer mains less than 10 inches in diameter. General benefit water facilities are defined as public water wells, public water pump systems, and public water storage facilities. Expenditures of these funds shall be set forth by the City Council in its capital improvements program and/or annual budget.

Appeals

A decision made by the Development Services Director under this ordinance may be appealed to the Utility Service Appeals Committee.