

2024 CARSON RIVER WATERSHED WATER AND SEWER RATES

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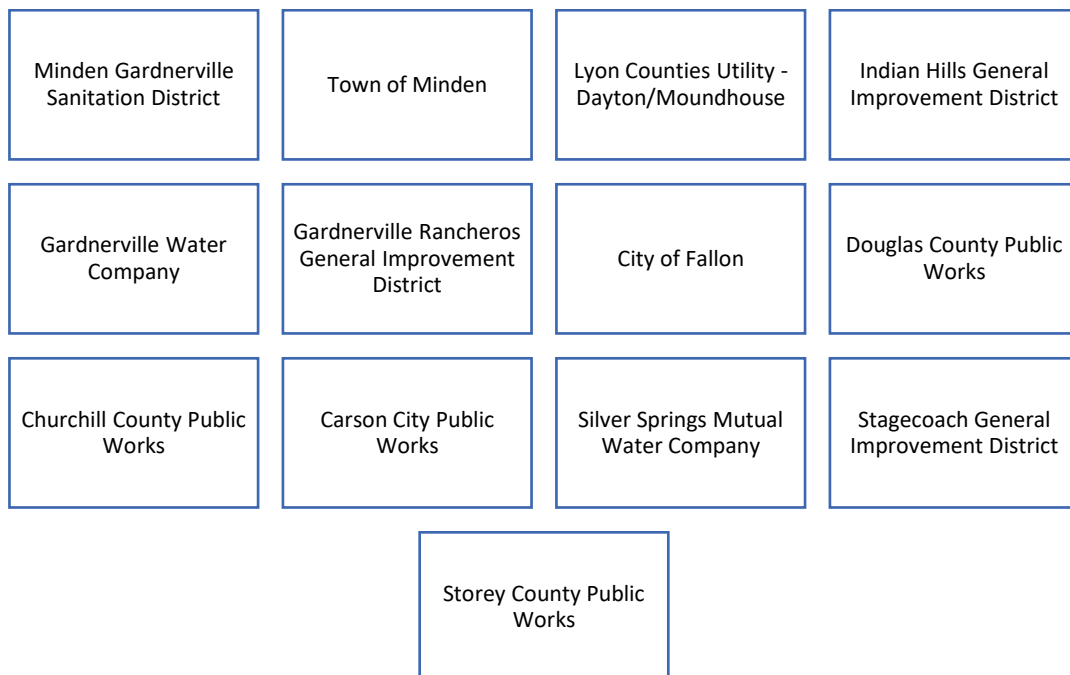
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Introduction:

The central purpose of Carson Water Subconservancy District's (CWSD) advisory report "Water and Sewer Rates in the Carson River Watershed" is to collect and publish the water and sewer rate data of the 13 major water purveyors and sewer districts in our watershed. This report is made available to each water purveyor and to the public via our website www.cwsd.org.

We appreciate the time and effort of water purveyor staff members in providing and checking the data in this report:

Major Water Purveyors and Sewer Districts in the Carson River Watershed:



This report includes a water data sheet followed by a sewer data sheet for each water purvey and sewer district. On the water rate data sheet, general information about each water entity includes: service area population.

- Annual demand
- Total service connections separated into customer classes.
- Percentage of metered and unmetered connections
- Number of re-use connections
- Bill frequency
- Unidentified system losses
- If the entity has a conservation plan and reason for doing so.
- Date the current water rate became effective

Water rates include base rate and volume charge for water for both residential and commercial users (Appendix A). In addition, connection fees and storm water fees are also listed if applicable. Highlights of changes in water rates follow in the next section, Summary of Water Rate Changes.

Sewer rates are included for each sewer district in Appendix B. Minden Gardnerville Sanitation District (MGSD) provides sewer service to Gardnerville Ranchos General Improvement District, Gardnerville Water Company, and Town of Minden. MGSD bills Gardnerville and Minden residents directly. However, Gardnerville Ranchos General Improvement District, through an agreement with MGSD, collects sewer fees. The Stagecoach General Improvement District service area only has septic systems; therefore, sewer rates are not applicable. Lyon County provides sewer service in three areas of the county: Dayton, Moundhouse area and within Silver Springs Mutual Water Company's service area.

For informational purposes, Truckee Meadow Water Authority's (TMWA) water rates are included in this report. TMWA also has different rate schedules for former service areas of STMGID and Washoe County. TMWA's latest rate schedule can be accessed via their website, <https://tmwa.com/>, or from hyperlinks listed on the bottom of TMWA's rate sheet page in Appendix.

Summary of Water Rate Changes:

Several entities increased their water rates over the past year. Of these, several water purveyor's boards have approved water rate increases for multiple years. Carson City, Churchill County, Douglas County, Lyon County, Stagecoach GID, and Storey County continue to increase water rates annually. Many of the increases will reach completion this year. Table 2.1 summarizes water rate changes as of 1/01/2024.

Table 1.1 Summary of Water Rate Changes

Water Rate Changes as of 1/1/2024	
Water Purveyor	Approved Annual Increase Date
Carson City Public Works	Annual Increase approved; effective 7/1/2021 - 7/1/2024. Connection fee increase.
Churchill County Public Works	2.5% Annual Increase Effective 1/1; Tier rate over 20k/gal increased to \$3.45 per k/gallons.
Douglas County	Water Rate Resolution passed in 2019, will increase rates annually on 7/1 through 6/30/2024.
Gardnerville Water Company	8% increase on 1/1/2024
Lyon County Utilities	Increased 1/1/20 and will also increase annually on 7/1 2020 - 7/1/ 2024.
Storey County	Large increase in commercial hookup fees. An increase in residential hookup fees will also be expected in the next year. A study is currently being done to raise monthly rates.

Table 1.2 Summary of Unchanged Water Rates in 2023

Unchanged Water Rates as of 1/1/2024	
Water Purveyor	Approved Annual Increase Date
City of Fallon	No change communicated. Response not received from this purveyor.
Gardnerville Ranchos General Improvement District	No Change.
Indian Hills General Improvement District	No Change. However, anticipating a rate increase in 2024.
Town of Minden	No Change
Silver Springs Mutual Water Company	No Change
Stagecoach General Improvement District	No change. Rate change for 2024 is currently under review by the board.

Summary of Sewer Changes:

The sewer rate increases over the past year are listed below. Several water purveyors have sewer rate increases that have been approved for multiple years by their respective boards.

Table 2.1 Summary of Sewer Rate Changes

Sewer Rate Changes as of 1/1/2024	
Water Purveyor	Approved Annual Increase Date
Carson City Public Works	Annual Increase approved; effective 7/1/2021 -7/1/2024
Churchill County Public Works	2.5% Annual Increase Effective 1/1/2024
Lyon County Utilities Dayton/ Moundhouse	Increased 1/1/20 and will also increase 7.55% annually on 7/1 2020 - 7/1/ 2024.
Storey County	Increase annually starting 2020 through 2024.
Lyon County - Silver Springs	Increase to monthly rate.
Minden Gardnerville Sanitation District (MGSD)	Quarterly rates have been significantly raised. Established quarterly rate increase through 2029. All connection fees were discontinued. These fees will be instead combined into a capacity fee that varies depending on service area.
Gardnerville Ranchos General Improvement District	Provided by MGSD please reference.
Gardnerville Water Company	Provided by MGSD please reference.
Town of Minden	Provided by MGSD please reference.
Douglas County Public Works	Connection fee increase. Monthly rates will increase on July 1 st , 2024.

Table 2.2 Summary of Unchanged Sewer Rates in 2023

Unchanged Sewer Rates as of 1/1/2024	
Water Purveyor	Approved Annual Increase Date
City of Fallon	No change communicated. Response not received from this purveyor.
Stagecoach GID	N/A -Septic Only

Appendix A: Water Rate Sheets

Carson City: Water Rates

Carson City

Water Rates as of January 1, 2024

Base Rate

Meter Size	Monthly Base Rate:
≤ 5/8"	\$ 30.83
1"	\$ 46.92
1 1/2"	\$ 70.03
2"	\$ 87.12
3"	\$ 127.34
4"	\$ 167.56
6"	\$ 247.98
10"	\$ 616.61
Single Family Residential	
Usage Chg per k/gal*	
0 - 5 @ \$1.98	
≥ 6 ≤ 30 @ \$3.45	
> 30 @ \$5.53	
Multifamily Residential	
\$ 2.24 per k/gal	
Base Rate \$10.92 Per Unit	
Commercial	Industrial / Manufacturing
\$ 3.98 per k/gal	
Large Commercial	\$4.17 per k/gal
\$4.17 per k/gal	

[See Carson City Public Works Rate Schedule](#)

Water Rate Fee Increases: Beginning on July 1, 2025, The monthly base rate will be adjusted annually on July 1 of each year based based on the increase of the Consumer Price Index-All Urban Consumers (CPI-U) for the west urban area, as published by the Bureau of Labor Statistics The adjustment is based on the index published in December of the preceding year, with a minimum increase of zero percent and a cap of a 3% increase per year.

Carson City

Connection Fees:		Residential and Commercial:	
Meter Size			Meter & Service Installation (city installed)
	≤ 5/8"	\$3,730.12	≤ 5/8" \$1,522.50
	1"	\$9,324.25	1" \$1,785.00
	1 1/2"*	\$6,743.08	1 1/2" \$2,835.00
	2"*	\$6,743.08	2" \$3,675.00
	3"*	\$6,743.08	3" \$5,880.00
	4"*	\$6,743.08	4" \$9,754.45
	6"*	\$6,743.08	6" \$14,280.00
	Multifamily per unit	\$1,119.25	

* 1 1/2 inch and larger: Charge per gallon per minute (GPM)

Is connection fee increase anticipated in 2024?

Yes

Water Connection Fee Increases: Beginning on July 1, 2021, The connection charges will be adjusted annually on July 1 of each year based on the increase of the the Engineering News Rocord's Construction Cost Index. The adjustment is based on the index published in December of the preceding year, with a minimum increase of zero percent and a cap of a 3% increase per year.

Stormwater Rates:		Grouped Impervious Area Property Rates	
Classification:	Monthly Rate	Classification:	Monthly Rate
Single Family Property: Single Story < 1600 ft ² ; Multi Story < 2400 ft ²	\$7.50	Small < 0.25 acre	\$30.00
Single Family Property: Single Story 1600 ≤ 2400 ft ² ; Multi Story 2400 ≤ 3600 ft ²	\$12.50	Medium > 0.25 ≤ 0.99 acre	\$60.00
Single Family Property: Single Story > 2400 ft ² ; Multi Story > 3600 ft ²	\$15.00	Large ≥ 1 ≤ 4.99 acres	\$120.00
		Very Large ≥ 5 acres	\$180.00

Carson City

Questions:

Is water rate increase anticipated in 2024? Yes, 3 % annual increase on 7/1

Are rates posted on your website: Yes

<https://www.carson.org/home/showpublisheddocument/80899/637921815402600000>

General information on your service area :

Population of Service Area: 57,000

Annual Demand (AF): 11,000

Service Connections: 18,317

Residential: 16,445

Mutli-Family: Not split out

Commercial: 1,747

Irrigation: not split out

Other: 125

Metered Connections: 100%

Unmetered Connections: 0

Re-Use Connections: 5

Bill Frequency: monthly

Unidentified

System Losses: <9%

Conservation Plan: Yes

Water

Conservation

conserves

Reason for precious

Water Conservation: resources.

Churchill County: Water Rates

Churchill County

Water Rates As Of January 1, 2024

Meter Size	Monthly Base Rate:
≤ 5/8"	\$ 58.00
1"	\$ 58.00
1 1/2"	\$ 86.80
2"	\$ 135.30
3"	\$ 281.80
4"	\$ 410.00
6"	\$ 819.70
10"	n/a

Single Family Residential
Usage Chg per k/gal*
0 - 6@ \$2.15
≥ 6 ≤ 20 @\$2.65
> 20 @\$3.45

Multifamily Residential
Usage Chg per k/gal*
Meter charge priced based on meter size + \$58.00
0 - 6@ \$2.15
≥ 6 ≤ 20 @\$2.65
> 20 @\$3.45

All Commercial/ Industrial / Manufacturing
Usage Chg per k/gal*
\$ 86.80 base rate
0 - 6@ \$2.15
≥ 6 ≤ 20 @\$2.65
> 20 @\$3.45

Stormwater Rates:	N/A
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Churchill County

Connection Fees:		
Residential:	≤ 3/4"	\$7,200
	1"	\$7,200
Commercial:	≤ 3/4"	\$7,000
	1"	\$7,600
	1 1/2"	\$9,200
	2"	\$11,000
Multi-Family Housing:		Cost per individual unit
Individually Metered on Parcels with a residential unit density ≤ 8 units per acre per each unit		\$7,200
Individually Metered on Parcels with a residential unit density ≥ 9 units per acre		\$5,400
Commercial Connection Fees calculated by Water Equivalent Residential Customer (WERC) value: 1 WERC = 550 gpd; fee per WERC = \$454.00		

Questions:

Is water rate increase anticipated in 2024? Yes, 2.5% annually

Are rates posted on your website: Yes/No Yes

<http://nv-churchillcounty.civicplus.com/index.aspx?NID=105>

General information on your service area :

Population of Service Area: 1,133

Annual Demand (AF): 173

Service Connections: 461

Residential: 447

Mutli-Family: 3

Commercial: 11

Irrigation: 0

Other: 0

Metered Connections: 461

Unmetered Connections: 0

Re-Use Connections: 0

Bill Frequency: monthly

Unidentified

System Losses: 8.20%

Conservation Plan: Yes, 2019

Reason for

Water Conservation: Long-term sustainability

Douglas County Water Rates

Douglas County - Carson Valley

Water Rates As Of January 2024 (Effective July 1, 2023 through June 30, 2025)

Residential Base Rate

Meter Size	Monthly Base Rate:	includes first 4k gallons
≤ 5/8"	\$ 39.14	
3/4"	\$ 39.14	
1"	\$ 80.90	
1 1/2"	\$ 149.50	
2"	\$ 234.16	

Commercial Base Rate

Meter Size	Monthly Base Rate:
≤ 5/8"	\$ 40.12
3/4"	\$ 40.12
1"	\$ 85.46
1 1/2"	\$ 160.17
2"	\$ 251.84
3"	\$ 513.34
4"	\$ 787.40
6"	\$ 1,544.23
8"	\$ 2,451.12

Irrigation Base Rate

Meter Size	Monthly Base Rate:
≤ 5/8"	\$ 21.47
3/4"	\$ 21.47
1"	\$ 38.82
1 1/2"	\$ 66.88
2"	\$ 102.57
3"	\$ 214.84
4"	\$ 320.97

Single Family Residential Usage Chg per kgal*
5≥12 at \$3.41 >13-21 at \$4.73 >21 at \$7.45
Multifamily Residential Usage Chg per kgal*
5≥12 at \$3.41 >13-21 at \$4.73 >21 at \$7.45
Commercial Usage Chg per kgal
All at \$4.27
Irrigation Usage Chg per kgal
All at \$4.59
Large Commercial
N/A

Douglas County - Carson Valley

Connection Fees:		
Meter Size		
≤ 5/8"	\$ 5,024.00	In addition to connection charge, connection within Eagle Ridge subdivision will be charged a water supply development fee of \$450 for each connection.
3/4"	\$ 5,024.00	In addition to connection charge, connection within Clear Creek Development will be charged a water supply development fee of \$2500 for each connection.
1"	\$ 12,560.00	
1 1/2"	\$ 25,120.00	
2"	\$ 40,192.00	
3"	\$ 80,384.00	
4"	\$ 125,600.00	
6"	\$ 251,200.00	
8"	\$ 401,920.00	
10"	\$ 1,055,040.00	
Stormwater Rates:		N/A
Manufacturing Property	\$0.00	
Commercial Property	\$0.00	

Douglas County - Carson Valley

Questions:

Do you anticipate a rate increase in 2024? Water rate Resolution 2019R-032 ; water rates will increase annually on 7/1 from 2020 -2024.

Are rates posted on your website: Yes

https://www.douglascountynv.gov/government/departments/public_works/water_utility

General information on your service area :

Population of Service Area:	6,258	Based on 2.5 per residential connection
Annual Demand (AF):	2,172	
Service Connections:	3,008	
Residential:	2,570	
Mutli-Family: N/A		
Commercial:	289	
Irrigation:	138	
Other:	11	
Metered Connections:	3008	
Unmetered Connections:	0	
Re-Use Connections:	1	
Bill Frequency:	Monthly	
Unidentified System Losses:		

Conservation Plan: Yes https://www.douglascountynv.gov/government/departments/public_works/water_utility

Reason for Water Conservation:

City of Fallon Water Rates (2023)

Updated information was not provided for this year. Previous year's values used for reference.

City of Fallon

Water Rates as of January 2023

Base Rate

Meter Size	Monthly Base Rate:	Water Treatment Service Charge
3/4"	\$ 15.00	\$ 22.48
1"	\$ 33.18	\$ 37.55
1 1/2"	\$ 66.37	\$ 74.89
2"	\$ 107.02	\$ 119.87
3"	\$ 221.53	\$ 224.88
4"	\$ 321.05	\$ 374.88
6"	\$ 642.10	\$ 749.76

Single Family Residential	
Usage Chg. per 100 cubic ft.	
\$	1.07
Multifamily Residential	
Usage Chg. per 100 cubic ft.	
\$	1.07
Commercial	Industrial / Manufacturing
Usage Chg. per 100 cubic ft.	Usage Chg. per 100 cubic ft.
\$	1.07
\$	1.07
Large Commercial	
Usage Chg. per 100 cubic ft.	
\$	1.07

City of Fallon

Connection Fees:

Residential:	Water Connection Rate:	Water Treatment connection fee
Meter Only		
3/4"	\$361.28	\$ 4,000.00
1"	\$433.49	\$ 8,000.00
1 1/2"	\$825.30	\$16,000.00
2"	\$1,067.27	\$25,600.00
3"	\$2,493.17	\$64,000.00
4"	\$4,053.93	\$160,000.00
6"	\$6,729.50	\$320,000.00

Residential Connection Fees = 1 **Water Equivalent Residential Customer (WERC)** value: 1 WERC = 550 gpd; fee

Commercial:

Commercial Connection Fees calculated by **Water Equivalent Residential Customer (WERC)** value: 1 WERC =

Stormwater Rates: N/A

Questions: Last Answered 2023

Do you anticipate rate change in 2023? No
 Are rates posted on your website: No

General information on your service area :

Population of Service Area: 8,606
Annual Demand (AF): 2,334
Service Connections: 3,215
 Residential: 2,888
 Mutli-Family: 0
 Commercial: 327
 Irrigation: 0
 Other: 0
Metered Connections: 3,178
Unmetered Connections: N/A
Re-Use Connections: N/A
Bill Frequency: monthly
Unidentified
System Losses: N/A
Conservation Plan: Yes
Reason for
Water Conservation: N/A

Gardnerville Ranchos General Improvement
District: Water Rates

Gardnerville Ranchos General Improvement District

Water Rates as of January 2024

Residential/Commercial Rates:	
	Monthly Base Rate:
In-District	\$ 21.50
Outside GRGID	\$ 33.00

Residential/Commercial Rates:
Usage Chg per k/gal*
<10 In Base
> 10 \$.90

Connection Fees:	
Service Size:	Connection Fee A:
3/4"	\$4,950
1"	\$8,250
1.5"	\$16,500
2"	\$26,400
2.5"	\$29,600
3"	\$52,800
4"	\$82,500

Stormwater Rates:	N/A
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Gardnerville Ranchos General Improvement District

Questions:

Do you anticipate rate change in 2024?

No

Are rates posted on your website:

Yes

<https://www.grgid.com/wp-content/uploads/2018/01/Water%20Rates.pdf>

General information on your service area :

Population of Service Area: 11,500

Annual Demand (AF): 3100

Service Connections:

Residential: 3,610

Mutli-Family: 313

Commercial: N/A 51

Irrigation: 13

Other: Schools 3

Hydrant Meters 2

Metered Connections: 4,128

Unmetered Connections: 0

Re-Use Connections: 0

Gardnerville Water Company: Water Rates

Gardnerville Water Company

Water Rates as of January 2024

Residential, Commercial & Irrigation:

Meter Size:	Bi-Monthly Base Rate:
3/4"	\$ 41.00
1"	\$ 69.00
1 1/2"	\$ 137.00
2"	\$ 219.00
3"	\$ 410.00
4"	\$ 684.00
6"	\$ 1,025.00
8"	\$ 1,107.00

Residential Rate:
Usage Chg (k/gal)
≤8 in base
>8@\$1.60
Irrigation Rate:
Usage Chg (k/gal)
≤ 200,000 @\$1.90
> 200,000 @\$2.50

Commercial Rate:
Usage Chg (k/gal)
≤20@\$1.60
>20@\$2.50

Connection Fees:

Residential & Commercial Impact Fees	Water Rights Fee (per ERU)	Total Impact Fee with Water Rights	Fire Impact Fees
3/4" \$ 6,381	\$ 8,960	\$ 15,341	\$ 1,000
1" \$ 10,345	\$ 10,140	\$ 20,485	\$ 2,500
1 1/2" \$ 20,582	\$ 13,260	\$ 33,842	\$ 5,000
2" \$ 26,689	\$ 21,840	\$ 48,529	\$ 8,000
3" \$ 64,871	See Note 6	See Note 6	\$ 25,000
4" \$ 86,364	See Note 6	See Note 6	\$ 50,000
6" \$ 119,512	See Note 6	See Note 6	\$ 80,000
8" \$ 160,507	See Note 6	See Note 6	\$ 115,222

Stormwater Rates:	N/A
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Fire Hydrant \$1,000

Gardnerville Water Company

Questions:	
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Do you anticipate rate change in 2024?	Yes
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Are rates posted on your website:	Yes
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<https://gardnervillewater.org/rates-and-charges/>

General information on your service area :

Population of Service Area:

Annual Demand (AF):	1223
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Service Connections:	2432
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Residential:	1977
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Mutli-Family:	84
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Commercial:	285
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Irrigation:	85
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Other:	0
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Metered Connections:	2432
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Unmetered Connections:	0
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Re-Use Connections:	0
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Bill Frequency:	Bi-Monthly
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Unidentified

System Losses:	5%
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Conservation Plan:	Yes
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Reason for

Water Conservation:	State requirement
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Indian Hills General Improvement District: Water Rates

Indian Hills General Improvement District

Water Rates as of January 2024

Indian Hills Residential and Commercial Water Rates

Meter Size	Monthly Base Rate:
3/4"	\$ 36.22
1"	\$ 56.60
1.5"	\$ 118.28
2"	\$ 173.87
3"	\$ 290.36
4"	\$ 586.53
6"	\$ 856.34
8"	\$ 1,292.75
Usage Chg per k/gal*	
< 10 @\$1.95	
≥ 10 @ \$2.30	

Connection Fees:

3/4"	\$ 5,130.00
1"	\$ 8,550.00
1 1/2"	\$ 17,103.33
2"	\$ 27,360.00
3"	\$ 54,741.33
4"	\$ 85,500.00
6"	\$ 171,100.00
8"	\$ 273,600.00

Stormwater Rates:

Classification:	Monthly Rate
Single Family Property	\$1.00
Multi Family Property	\$1.00
Public Property	\$1.00
Manufacturing Property	\$1.00
Commercial Property	\$1.00

Indian Hills General Improvement District

Questions:

Do you anticipate rate change in 2024? Yes

Are rates posted on your website: Yes

http://indianhillsnevada.com/Water_Department.shtml

General information on your service area :

Population of Service Area: 5,962

Annual Demand (AF): 762

Service Connections: 2,026

Residential: 1,945

Mutli-Family: 0

Commercial: 81

Irrigation: 0

Other: 0

Metered Connections: all

Unmetered Connections: none

Re-Use Connections: varies, man hours to install water meter

Bill Frequency: monthly

Unidentified

System Losses: none

Conservation Plan: Yes

Reason for

Water Conservation:

The District recognizes the importance and appropriateness of conserving domestic water, which requires the imposition of certain restrictions on use in certain circumstances in order to prevent unnecessary use or waste.

Lyon County Utilities – Dayton and Moundhouse: Water Rates

Lyon County - Dayton and Mound House

Water Rates as of January 2024

Dayton Valley & Mound House Residential

Meter Size	Monthly Base Rate:
3/4"	\$ 29.44

Dayton Valley & Mound House Residential

Meter Size	Monthly Base Rate:
3/4"	\$ 29.44
1"	\$ 39.90
1 1/2"	\$ 57.27
2"	\$ 78.11
3"	\$ 133.66
4"	\$ 196.16
6"	\$ 223.89
8"	\$ 282.81
Low Income	\$ 19.74

Single Family Residential/ Commercial Usage Chg per k/gal* ≤5 in base >5@\$3.62
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Connection Fees:

Dayton and Mound House		
3/4"	\$	4,303
1"	\$	8,606
1 1/2"	\$	17,212
2"	\$	27,538
3"	\$	55,076
4"	\$	86,056
6"	\$	172,112
8"	\$	275,380

Stormwater Rates:

Classification:	Monthly Rate
Source Water Fee	\$1.00

Lyon County - Dayton and Mound House

Questions:

Yes

Do you anticipate rate change in 2024?

Are rates posted on your website:

Yes

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/472323/Resolution -
Rates.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/472323/Resolution_-_Rates.pdf)

Population of Service Area:	18,675
Annual Demand (AF):	2,892
total Service Connections:	7,577
Residential:	6,193
Mutli-Family:	723
Commercial:	661
Irrigation:	Incl in Commercial
Other:	
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified	
System Losses:	0.02
Conservation Plan:	YES
Reason for	
Water Conservation:	System Ops

Town of Minden: Water Rates

Town of Minden

Water Rates as of January 2024

Residential Flat Rate:	In Service Area Fees		Residential Only
	Monthly	Quarterly	
Single Family	\$ 30.38	\$ 91.15	
Patio Home	\$ 26.87	\$ 80.60	
Office Residential	\$ 30.38	\$ 91.15	
	Out of Area Service Fees		
	Monthly	Quarterly	
	\$ 40.75	\$ 122.20	

Commercial :		Commercial - Out of Area Service fees:	
Metered:	Base Rate	Metered:	Base Rate
3/4"	\$ 24.05	3/4"	\$ 32.25
1"	\$ 27.30	1"	\$ 36.60
1 1/2"	\$ 37.60	1 1/2"	\$ 50.40
2"	\$ 61.40	2"	\$ 82.30
3"	\$ 122.75	3"	\$ 164.50
4" or larger	\$ 151.45	4" or larger	\$ 203.60
Unmetered:	\$ 21.32	per month per equivalent dwelling unit	

Commercial Usage Chg (k/gal)
≤50k @\$1.50
>50-100k @\$1.65
>100k @ \$1.85

Commercial - Out of Area Service fees Usage Chg (k/gal)
≤50k @\$2.05
>50-100k @\$2.25
>100k @ \$2.50

Town of Minden

Connection Fees:

Residential	brings water right	town provides water right
single family 3/4"	\$ 7,225	\$13,035
single family 1"	\$ 7,225	\$16,405
multi-family unit 3/4"	\$ 5,420	\$11,105
multi-family unit 1"	\$ 8,955	\$14,375

Residential >1" pays non-residential rate

Non-Residential	Fixed Cost	Variable
3/4"	\$ 5,810	quote required
1"	\$ 9,180	
1 1/2"	\$ 17,820	
2"	\$ 28,590	
3"	\$ 60,130	
4"	Quote Required	
>4"	Quote Required	

Cost of water right	
\$6,450	acre-feet (af) per year

Meter, Installation and Administrative Fees:

*	
3/4"	\$ 675
1"	\$ 775
1 1/2"	\$ 1,225
2"	\$ 2,175
3"	\$ 2,625
4"	\$ 3,975
>4"	Quote Required

*Inspection fees of \$225.00 are also due at the time of water permit

Town of Minden

Questions:

Do you anticipate a rate increase in 2024? No

Are rates posted on your website: <https://www.townofminden.com/DocumentCenter/View/120/Water-And-Trash-Service-Fees-2017-PDF?bidId=>

General information on your service area :

Population of Service Area: Approximately 3450

Annual Demand (AF): 1599

Service Connections: 2224

 Residential: 1916

 Mutli-Family: 5

 Commercial: 266

 Irrigation:

 Other: 35

Metered Connections:

Unmetered Connections: 2

Re-Use Connections:

Bill Frequency: quarterly-residential; monthly-commercial

Unidentified

System Losses: Unknown

Conservation Plan: Yes/2021

Reason for

Water Conservation: Meets State Requirement

Silver Springs Mutual Water Company: Water Rates

Silver Springs Mutual Water Company

Water Rates as of January 2024

Residential Base Rate:	Zone 1	Zone 2
	Monthly Base Rate:	Monthly Base Rate:
3/4"	\$ 55.00	\$ 59.00
1"	\$ 91.85	\$ 98.53
1 1/2"	\$ 183.15	\$ 196.47
2"	\$ 293.15	\$ 314.47
3"	\$ 586.85	\$ 629.53
4"	\$ 1,008.15	\$ 1,081.47
6"	\$ 2,310.00	\$ 2,478.00

*Water Service Deposit - 4 times base rate; held for 12 months of on-time payments & returned in 13 months.

Commercial/Industrial* Base Rate:	Zone 1	Zone 2
	Monthly Base Rate:	Monthly Base Rate:
3/4"	\$ 59.00	\$ 63.00
1"	\$ 98.53	\$ 105.21
1 1/2"	\$ 196.47	\$ 209.79
2"	\$ 314.47	\$ 335.79
3"	\$ 629.53	\$ 672.21
4"	\$ 1,081.47	\$ 1,154.79
6"	\$ 2,478.00	\$ 2,646.00

*Water Service Deposit - 4 times base rate; held for 12 months of on-time payments & returned in 13 months.

Single Family Residential
Usage Chg (k/gal)*
< 15,999 gallons in base
≥16≤30,999 gallons @ \$5.00
≥31,000 gallons @ \$6.00
Commercial
Usage Chg (k/gal)
< 15,999 gallons in base
≥16≤30,999 gallons @ \$5.00
≥31,000 gallons @ \$6.00

Silver Springs Mutual Water Company

Connection Fees:

3/4"	\$4,400	+actual cost
1"	\$7,348	+actual cost
1 1/2"	\$14,652	+actual cost
2"	\$23,452	+actual cost
3"	\$46,948	+actual cost
4"	\$80,652	+actual cost
6"	\$184,800	+actual cost
4" Fire	\$5,000	System Service Line
6" Fire	\$7,500	System Service Line
8" Fire	\$10,000	System Service Line
10" Fire	\$12,500	System Service Line

Questions:

Do you anticipate rate change in 2024? No
 Are rates posted on your website: Yes

General information on your service area :

Population of Service Area:	3,070
Annual Demand (AF):	463
Service Connections:	1,198
Residential:	1,118
Mutli-Family:	
Commercial:	57
Irrigation:	
Other:	23
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	

Bill Frequency: Monthly
Unidentified System Losses: <6%
Conservation Plan: Yes

Reason for Water Conservation: We live in a desert climate. Water is a resource which must be managed properly to provide a sufficient quantity of water to its members and to protect the quality of water for the residents of the Silver Springs Community.

Stagecoach General Improvement District: Water Rates

Stagecoach General Improvement District

Water Rates as of January 2024

Stagecoach GID Residential and Commercial Water Rates

Residential:	Monthly Base Rate:
	\$ 65.00

Commercial:	
Meter Size	Monthly Base Rate:
1"	\$ 86.90
1 1/2 "	\$ 105.01
2"	\$ 133.80
3"	\$ 190.60
4"	\$ 248.11
6"	\$ 362.39

Residential Usage Chg per k/gal*
≤25 in base
>25@\$3.00
Commercial Usage Chg per k/gal*
< 1 in base
≥ 1 ≥ 50 @ \$3.50
>50<100@\$4.00
≥100@\$5.00

Water Dedication	.67 af per parcel
	1 hook-up - none
	split parcels - .67 af/parcel

Stormwater Rates:	N/A
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Connection Fees:

Residential All Sizes	\$5,000.00 District & Expansion Lots		
Commerical Fees All Sizes	Fee schedule will be the basis for assessing commercial hook-up fees.		
Equivalent Residential Unit	GPD	Connection Fee	Dedication of Water Right
1	600	1 X residential fee	None
2	1,200	2 X residential fee	.67 acre feet
3	1,800	3 X residential fee	1.34 acre feet
4	2,400	4 X residential fee	2.01 acre feet
Plus additional cost for meter larger than 3/4 X 5/8.			

Stagecoach General Improvement District

Questions:

Do you anticipate rate change in 2024?	Currently under review
Are rates posted on your website:	Yes

General information on your service area:

Population of Service Area:	1,758
Annual Demand (AF):	196
Service Connections:	615
Residential:	610
Mutli-Family:	3
Commercial:	2
Irrigation:	0
Other:	0
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	27%
Conservation Plan:	Yes
Reason for Water Conservation:	To protect our natural resources for the future

Storey County: Water Rate

Storey County

Water Rates as of January 1, 2024

Residential Base Rate:

Meter Size	Monthly Base Rate:	Capitalization Fee:	Total Base Rate:
≤ 5/8"	\$ 36.35	\$ 11.24	\$ 47.59
Single Family Residential Usage Chg per k/gal*			
0 - 2 in base			
≥ 2 @ \$3.24			

Commercial Base Rate:

Meter Size	Monthly Base Rate:	Capitalization Fee:	Total Base Rate:
≤ 5/8"	\$ 56.86	\$ 11.24	\$ 68.10
Commercial Usage Chg per k/gal*			
0 - 2 in base			
≥ 2 @ \$4.22			

Connection Fees:

Residential:	\$ 2,500.00
Commercial:	
3/4"	\$8,606
1"	\$8,606
1-1/2"	\$17,212
2"	\$27,538
3"	\$55,076
4"	\$86,056
6"	\$172,112
8"	\$275,380

Storey County

Stormwater Rates: N/A

Classification:	Monthly Rate
Single Family Property	36.97 min. for 2k
Multi Family Property	\$0.00
Public Property	N/A
Manufacturing Property	\$0.00
Commercial Property	55.92 min for 2k

Questions:

Do you anticipate a rate increase in 2024?

Residential hookups are being audited now, a significant increase is expected. Monthly rates most likely increase too

Are rates posted on your website:

Yes

General information on your service area :

Population of Service Area: 1030

Annual Demand (AF): 154

Service Connections: 734

Residential: 531

Mutli-Family: 2

Commercial: 199

Irrigation: 2

Other:

Metered Connections:

Unmetered Connections: n/a

Re-Use Connections: n/a

Bill Frequency: Monthly

Unidentified

System Losses: Unknown

Conservation Plan: yes

Reason for

Water Conservation:

Truckee Meadows Water Authority: Water Rates

Truckee Meadows Water Authority

Truckee Meadows Water Authority Service Area Monthly Rates:

Residential:	Monthly Metered		Small Unit Flat Rate:	\$	43.60
	Base Rate	Usage Chg	Multi-Unit Residential		
≤3/4"	\$ 21.18	k/gal	≤3/4"	\$	21.18
1"	\$ 23.30	≤ 6k @\$1.97	1"	\$	23.30
1 1/2"	\$ 26.51	≤ 6k @\$3.18	1 1/2"	\$	26.51
2"	\$ 30.73	>25k @\$3.72	2"	\$	30.73
3"	\$ 34.95		3"	\$	34.95
4"	\$ 40.21		4"	\$	40.21
6"	\$ 46.61		6"	\$	46.61
			8"	\$	54.04
			10"	\$	63.52

Commercial:	GMWS Commercial Metered		Tier Quantities in k/gal* (same usage rates as residential above)		
	Base Rate		Tier 1	Tier 2	Tier3
≤3/4"	\$ 21.18		Rate	Rate	Rate
1"	\$ 23.30		Per k/gal	Per k/gal	Per k/gal
1 1/2"	\$ 26.51		\$1.97	\$3.18	\$3.72
2"	\$ 30.73	3/4"	0-7k	7,001-30k	>30k
3"	\$ 34.95	1"	0-14k	>14,001-65k	>65k
4"	\$ 40.21	1 1/2"	0-28k	20,001-120k	>120k
6"	\$ 46.61	2"	0-50k	50,001-210k	>210k
8"	\$ 54.04	3"	0-165k	165,001-640k	> 640k
10"	\$ 63.52		See link below for 4"-10" tiers		

Former Washoe County Water Utility Monthly Rates and Charges:

Residential:	Monthly Metered		
	Base Rate	Meters <1.5"	Meters > 1.5"
		Usage Chg	Usage Chg
		k/gal	k/gal
≤3/4"	\$ 19.91		
1"	\$ 25.61		
1 1/2"	\$ 36.63	<6,999@\$2.85	<28,999@\$2.85
2"	\$ 48.84	≥7<20,999@\$3.56	≥29<150,999@\$3.56
3"	\$ 78.66	≥21<40,999@\$4.27	≥151<600,999@\$4.27
4"	\$ 115.20	>41@\$5.71	≥601@\$5.71
6"	\$ 210.05		
		See link below for larger & commercial rates	

Former STMGID Monthly Rates and Charges:

Residential:	Monthly Metered	Meters <2"	Meters >2"
	Base Rate	Usage Chg	Usage Chg
		k/gal	k/gal
≤3/4"	\$ 10.84		
1"	\$ 13.27	≤6k @\$1.56	≤70k @\$1.52
		>20,001k	>70,001k
1 1/2"	\$ 18.82	≤40k @\$2.52	≤275 k @\$1.78
2"		>40k @1.97	>275k @\$3.56

Truckee Meadows Water Authority

Water Rates

Please reference the PDF located at the website, using the hyperlink referenced, for more in depth explanation of the TMWA water rates.

<https://tmwa.com/your-water/topics-facts/water-rates/>

TMWA's Board of Directors sets the Authority's water rates. Visit the links below to view and print individual rate

NOTE: As of October 1, 2015, all remaining flat rate customers with a meter installed will be billed at a metered rate.

Downloaded 2/13/2024

Appendix B: Sewer Rate Sheets

Carson City Sewer Rates

Carson City Sewer Rates

Sewer Rates as on January 2024:	
Flat Rates:	Monthly Rate:
Single - Family Residential (per unit)	\$ 46.43
Multi - Family Residential (per unit)	\$ 31.18
Metered Rates:	Monthly Rate:
Low-Strength Commercial	
Base Charge	\$ 46.43
Volume charge (per 1,000 gallons of metered domestic water)	\$ 7.78
High-Strength Commercial	
Base Charge	\$ 46.43
Volume charge (per 1,000 gallons of metered domestic water)	\$ 13.74

Sewer Connection Fees:	Sewer Water Equivalent Residential Value		
	\$4,871.49		
Sewer Connection Fees calculated by Sewer Equivalent Residential Customer (SERC) value; 1 SERC = 200 gallons			
Sewer Rate Classes	SERC		
Single -family residence,		For all other sewer connections not specified above, connection charge will be based on the Sewer Equivalent Residential Customer (SERC) of proposed development. Value will be assigned by utility director or his designee.	
Mobile home (individual lot)	1.00		\$ 4,871.49
Duplex (each living unit)	0.75		\$ 3,653.62
Apartment (each living unit)	0.65		\$ 3,166.47
Mobile home (individual lot)	1.00		\$ 4,871.49
Mobile park (each pad)	0.65		\$ 3,166.47

Rate Change in the upcoming year? Yes

Are rates posted on your website: Yes

<https://www.carson.org/home/showpublisheddocument/80899/637921815402600000>

Churchill County Sewer Rates

Churchill County Sewer Rates

Sewer Rates as on January 1, 2024:

Flat Sewer Rates:	Monthly Rate:
Single - Family Residential (per unit)	\$ 63.85
Metered Sewer Rates:	Monthly Rate:
Low-Strength Commercial Base Charge	\$ 63.85
Volume charge (per 1,000 gallons of metered domestic water when > 10,000 gpm)	\$ 4.25
High-Strength Commercial Base Charge	\$ 63.85
Volume charge (per 1,000 gallons of metered domestic water when > 10,000 gpm)	\$ 4.25 plus additional surcharge as determined by Churchill County
Sewer Connection Fees:	
Single Family Residential	\$ 6,500.00
Commercial	\$ 6,500.00
Base Rate	\$ 350.00 *

*Commercial customer will pay base rate fee of \$6,500.00 as a minimum charge for up to 15 Equivalent Residential Units (ERU). If number of ERU's exceeds 15, customer will be responsible for an additional amount of \$350.00 per fixture unit. Calculation of ERU and fixture units will be performed using flow formula by Churchill County Building Department.

Expect Rate Change in the upcoming year? Yes
 Are rates posted on your website: Yes
<http://nv-churchillcounty.civicplus.com/index.aspx?NID=105>

Douglas County: Sewer Rate

Douglas County Sewer Rates

Sewer Rates as on January 2024:

Monthly Rate: See Resolution 2024R-014

FY24: July 1, 2023 - June 30, 2024	\$ 72.08	Per Equivalent Dwelling Unit (EDU). 1 EDU = 250 gallons.
FY25: July 1, 2024 - June 30, 2025	\$ 75.68	Per Equivalent Dwelling Unit (EDU). 1 EDU = 250 gallons. N.A. per gallon for domestic septage*

* Douglas County does not accept septage at the North Valley Wastewater Facility.

Monthly Commercial Fixed Operations Rate	
The monthly commercial fixed operations rate applies to commercial customers when the commercial	
See Resolution 2016R-055	
Monthly Rate:	
\$	44.61

Sewer Connection Fees See Resolution 2024R-014

All Douglas County Sewer Utility Service areas	\$ 9,960.00
--	-------------

Expect Rate Change in the upcoming year? Yes in accordance with Resolution 2024R-014

Are rates posted on your website:

https://www.douglascountynv.gov/government/departments/public_works/sewer_utility

City of Fallon: Sewer Rates (2023)

Updated information was not provided for this year. Previous year's values used for reference.

City of Fallon Sewer Rates

Sewer Rates as of January 2023:

Flat Rates:	Monthly Rate:
Single - Family Residential (per unit)	\$ 35.00
	\$ 35.00
Metered Rates:	
Commercial Normal	
Base Charge	\$ 11.70
Volume charge (per 1,000 gallons of metered domestic water)	\$ 2.18 per k/gal metered water
High-Strength Commercial	
Base Charge	\$ 11.70
Volume charge (per 1,000 gallons of metered domestic water)	Determined on a case-by-case basis

Sewer Connection Fees:

	3/4"	\$	3,000
	1"	\$	6,000
	1 1/2"	\$	12,000
	2"	\$	19,200
	3"	\$	48,000
	4"	\$	120,000
	6"	\$	240,000

Do you anticipate rate change in the upcoming year? No

Are rates posted on your website: No

Gardnerville Ranchos General Improvement
District: Sewer Rates

Gardnerville Ranchos GID Sewer Rates

Sewer Rates as of January 2024:

	Monthly Rate:		
Category One* :	\$ 23.00		
*Billing rate for connections to Sewer System after May 17, 1990.			
Category Two**:	\$ 16.00		
** Billing rate for connections to Sewer System prior to May 17, 1990.			
Pump Station 1 In-District Service Area:	\$ 23.00	per month / EDU	Applies to district customers and annexed into district customers
	\$ 5.00	Lift station fee	
	\$ 28.00		
Pump Station 1 Out-of-District Customers	\$ 36.00	per month / EDU	

Sewer Connection Fees:

Category II	\$ 6,300.00
Pump Station 1 Surcharge	\$ 1,728.00

Expect Rate Change in the upcoming year? No

Are rates posted on your website: Yes

<https://www.grgid.com/wp-content/uploads/2018/01/Sewer%20rates.pdf>

The Gardnerville Ranchos GID has a contract with MGSD to accept effluent from the Ranchos. The Ranchos maintains its own sewer mains.

Gardnerville Water Company: Sewer Rates

Gardnerville Water Company Sewer Rates

****Sewer Service Provided by Minden - Gardnerville Sanitation District****

Indian Hills General Improvement District: Sewer Rates

Indian Hills GID Sewer Rates

Sewer Rates as on January 2024:

Residential Flat Rate:	Monthly Rate:	
	\$ 41.72	per Equivalent Dwelling Unit (EDU) 250 gpd = 1 EDU Additional charges determined by IHGID if discharge contains non-standard
Sewer Connection Fees:		
Single Family Residential	\$ 5,130.00	

Expect Rate Change in the upcoming year? Yes

Are rates posted on your website: Yes

<http://indianhillsnevada.com/Sewer.shtml>

Lyon County Utilities – Dayton and Moundhouse: Sewer Rates

Lyon County - Dayton and Mound House Sewer Rates

Sewer Rates as of January 2024

Lyon County Sewer Rates for Moundhouse & Dayton:

Flat Rates:		
Single - Family Residential (per unit)	\$	84.82 per month
Multi Family Residential (per unit)	\$	77.26 per month
Low Income Single - Family Residential	\$	57.29 per month
Metered Rates:		
Commercial & Industrial		
Base Charge (No Usage Allowance)	\$	34.79 per month
Volume charge (per 1,000 gallons of metered domestic water)	\$	6.24 per k/gal
High-Strength Commercial		
Base Charge	\$	34.79 per month
Volume charge (per 1,000 gallons of metered domestic water)		Determined on a case-by-case basis

Sewer Connection Fees:

Single Family Residential		
Reimbursement Fee - Collection	\$	307.00
Bond Payments Fee	\$	2,200.00
Capital Facility Charge	\$	7,109.00
Total Sewer Service Connection Fee	\$	9,616.00

Do you anticipate rate change in the upcoming year?

No

Are rates posted on your website?

Yes

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/472323/Resolution - Rates.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/472323/Resolution_-_Rates.pdf)

Minden Gardnerville Sanitation District: Sewer Rates

Minden Gardnerville Sanitation District Sewer Rates

Sewer Rates as on January 2024:

Sewer User Fees:		(Billed quarterly)	
First Quarter:	\$	67.16	per EDU
Second Quarter:	\$	67.16	per EDU
Third Quarter:	\$	67.16	per EDU
Fourth Quarter:	\$	67.16	per EDU

Connection Fees*:

Residential	N/A	includes 1 EDU	
Commercial		per Equivalent Dwelling Unit (in MGSD Service Areas)	per EDU (in GRGID Service Areas)
Capacity fee**	\$ 5,720.00		\$ 4,810.00

*Connection Fees will be discontinued

**There are two different capacity fees depending on the area of service.

Questions :

Expect Rate Change in the upcoming year? yes

Are rates posted on your website: yes

<https://www.mgsdistrict.org/billpayment/>

Service Connections:

Residential: 3,264
 *Multi-Family: 51
 Commercial: 377
 Irrigation: -
 ***Other: -

****Metered Connections:** N/A

Unmetered Connections: 3,692

Re-Use Connections: N/A

Bill Frequency: Quarterly

Unidentified

System Losses: N/A

Conservation Plan: N/A

Reason for N/A

Water Conservation:

Rate Increase Effective: 2024

The Minden-Gardnerville Sanitation District also has a contract with Gardnerville Ranchos GID to provide sewer treatment service to the area. Gardnerville Ranchos GID bills its residents for sewer treatment service.

Lyon County Utilities – Silver Springs: Sewer Rates

Lyon County - Silver Springs Sewer Rates

Sewer Rates as on January 2024:

Sewer Service in Silver Springs provided by Lyon County

Lyon County Sewer Rates for Silver Springs:

	Monthly Rate:
Monthly Rate	\$ 22.00 per EDU*

*An equivalent dwelling unit (EDU), refers to a one single family dwelling unit with an estimated sewage flow of 242 gpd.

Expect Rate Change in the upcoming year? No

Are rates posted on your website: No

Sewer Connection Fees: The majority of customers pay connection fee via tax assessment
However, if the connection fee did not have an assessment, the fee would be \$8,264.00

Stagecoach General Improvement District: Sewer Rates

Stagecoach GID Sewer Rates

Sewer Rates as on January 2024:

All the homes in the Stagecoach General Improvement District are on septic systems; therefore, sewer rates are not applicable.

Storey County: Sewer Rate

Storey County Sewer Rates

Sewer Rates as of January 1, 2024.

Residential Sewer Rate:	Monthly Base Rate:	USDA Loan Repayment	Total Base Rate:
	\$ 20.49	35.61	\$ 56.10

Commercial Sewer Rate:	Monthly Base Rate:	USDA Loan Repayment	Total Base Rate:
Monthly Base Rate:	\$ 31.60	44.53	\$ 76.13
	Usage charge per k/gal		
Monthly Usage fee:	Include 2,000 gallons of water usage		

Sewer Connection Fees:

Standard Connection Fees with meter	
Residential:	\$ 3,300.00
Commercial:	\$ 9,600.00
Reconnect Fee:	\$60 for non-payment, \$1200 total disconnect

Expect Rate Change in the upcoming year?

Yes for monthly, but it's not determined

Are rates posted on your website?

Yes