

2026 Carson River Watershed Water and Sewer Rates



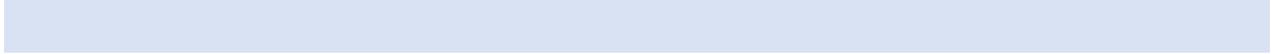
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Carson Water Subconservancy District





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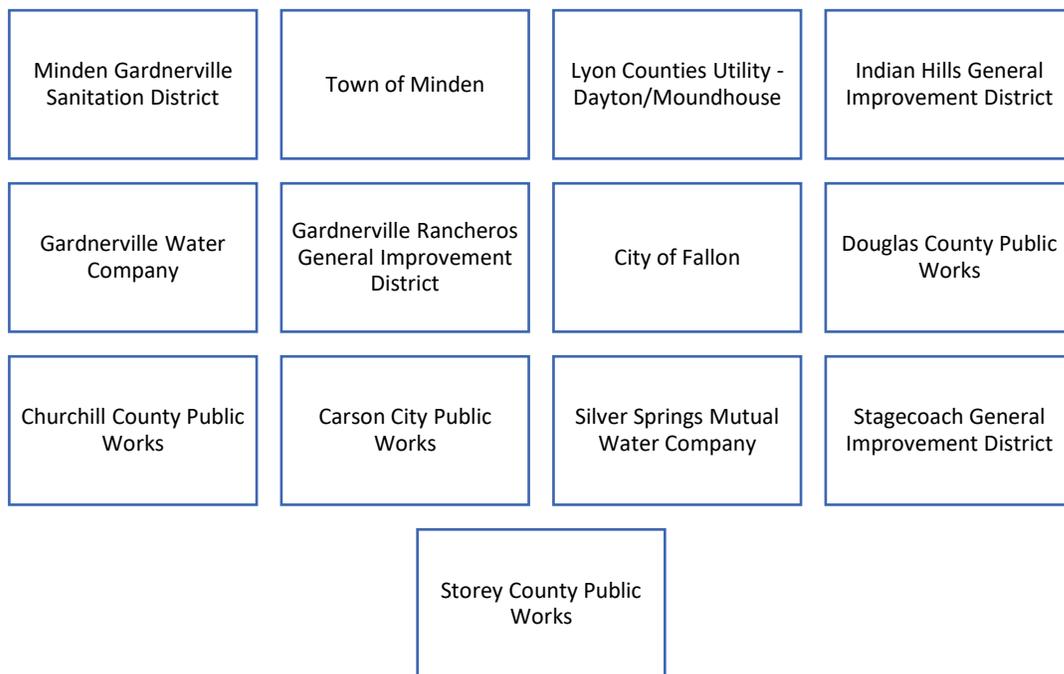
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INTRODUCTION:

The Carson Water Subconservancy District’s (CWSD) advisory report “Water and Sewer Rates in the Carson River Watershed” collects and publishes the water and sewer rate data of the 13 major water purveyors and sewer districts in the Carson River watershed. This report is made available to each water purveyor and the public via our website www.cwsd.org.

CWSD appreciates the time and effort of all water purveyor staff members that reviewed the data in this report.

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



The appendices include a water data sheet and a sewer data sheet, respectively, for each water purvey and sewer district. On the water rate data sheet, general information about each water entity includes:

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

If applicable:

- ❖ Connection and stormwater fees

Water rates include base rate and volume charge for water for different users (Appendix A). In addition, connection fees and stormwater fees are also listed if applicable. Changes in water rates are highlighted in the following 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 collects sewer fees through an agreement with MGSD. 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 has different rate schedules for former service areas of STMGID and Washoe County.

Website links to rates and fees are included on rate sheets if the purveyor has them accessible online.

SUMMARY OF WATER RATE CHANGES:

Many entities increased their water rates in 2025. Of these, several water purveyor's boards have approved water rate increases for multiple years. These purveyors include Carson City, Indian Hills GID, Churchill County, and Storey County. However, a few areas did not see a change in their water rates at all.

Reasons why a water utility may choose to increase their water rate could include the following. They could experience:

- Increases in their operational costs
- Decreases in supplemental funding streams
- Aging infrastructure in the service system
- Changes to purchased water costs
- Increases in the service area's population
- A need for financial sustainability to maintain system

Table 1.1 and 1.2 summarize water rates between 1/01/2025 and 1/01/2026.

Table 1.1 Summary of Water Purveyors with Water Rate Changes.

Water Rate Changes as of 1/01/2026	
Water Purveyor	Approved Annual Increase Date
Carson City Public Works	Annual increase based on CPI* starting July 1 st , 2025, for monthly base rate and connection increase based on CCI**.
Indian Hills General Improvement District	The annual flat rate increases as of July 1 st , 2024 through July 1 st , 2028. Percent increase not provided.
City of Fallon	Increase noted in 2025 as part of report. Date and percent increase not provided.
Churchill County Public Works	2.5% increase effective January 1 st , 2026.
Gardnerville Water Company	Approximate 7% increase on January 1 st , 2026.
Gardnerville Ranchos General Improvement District	Water rates increased as of July 1 st , 2025. Percent increase not provided.
Storey County	Increases effective annually on July 1 st , 2025 based off CPI.
Stagecoach General Improvement District	Residential base rate increases are effective as of report. Date and percent increase not provided.
Truckee Meadows Water Authority	TMWA increased rates by 4% in July of 2025.

*CPI: Consumer Price Index

**CCI: Construction Cost Index

Table 1.2 Summary of Water Purveyors with Unchanged Water Rates.

Unchanged Water Rates as of 1/01/2026	
Water Purveyor	Status
Douglas County	No change
Lyon Counties Utility	No change.
Town of Minden	No change.
Silver Springs Mutual Water Company	No change.

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 Purveyors with Sewer Rate Changes.

Sewer Rate Changes as of 1/01/2026	
Water Purveyor	Approved Annual Increase Date
Carson City Public Works	Annual increase based on CPI* starting July 1 st , 2025, for monthly base rate and connection increase based on CCI**.
Churchill County Public Works	2.5% increase effective January 1 st , 2026.
Douglas County Public Works	5% increase effective on July 1 st , 2025.
Gardnerville Water Company	Provided by MGSD please reference.
Indian Hills General Improvement District	Effective increase on July 1 st , 2025. Percent increase not provided.
Minden Gardnerville Sanitation District (MGSD)	25% increase established on July 1 st , 2025. An annual increase is expected through 2029.
Storey County	Increases effective annually on July 1 st , 2025 based off CPI.
Town of Minden	Provided by MGSD please reference.

*CPI: Consumer Price Index

**CCI: Construction Cost Index

Table 2.2 Summary of Unchanged Sewer Rates in 2025

Unchanged Sewer Rates as of 1/1/2026	
Water Purveyor	Status
Gardnerville Ranchos General Improvement District	No change reported in 2025, however, expected increase of 35% on July 1 st , 2026.
City of Fallon	No change.
Lyon County Utilities – Silver Springs	No change.
Lyon County Utilities Dayton/ Moundhouse	No change.
Stagecoach General Improvement District	N/A -Septic Only

APPENDIX A: WATER RATE SHEETS

CARSON CITY: WATER RATES

General Information on Carson City Service Area:

Population of Service Area:	54,770 (Based on census block data within service area)
Annual Demand (AF):	10,800 (5yr average)
Service Connections:	17,297
Residential:	15,909
Multi-Family:	Not split out
Commercial:	1,388
Irrigation:	Not split out
Other:	Not split out
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	5
Bill Frequency:	monthly
Unidentified System Losses:	<9%
Conservation Plan in Place:	Yes
Reason for Water Conservation:	Water Conservation conserves precious resources.

Carson City anticipates a rate increase in the coming year for water, connection, and stormwater rates.

Water Rate/Connection/ Stormwater Fee Increases: Beginning on July 1, 2025, The monthly base rate will be adjusted annually on July 1 of each year 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.

You can view rate postings on their website at: <https://www.carsoncity.gov/>

Base Rate	
Meter Size	Monthly Base Rate:
≤ 5/8"	\$ 32.54
1"	\$ 49.54
1 1/2"	\$ 73.93
2"	\$ 91.97
3"	\$ 134.44
4"	\$ 176.91
6"	\$ 261.81
10"	\$ 650.99

Single Family Residential
(Usage Chg per k/gal*)
0 - 5 @ \$2.09
≥ 6 ≤ 30 @ \$3.64
> 30 @ \$5.84
Multifamily Residential
\$ 2.37 per k/gal
Base Rate \$11.53 Per Unit
Commercial
\$ 4.20 per k/gal
Large Commercial/ Industrial /Manufacturing
\$4.41 per k/gal

Connection Fees:	Residential and Commercial:	
Meter Size		Meter & Service Installation (city installed)
≤ 5/8"	\$3,859.51	≤ 5/8" \$1,522.50
1"	\$9,647.68	1" \$1,785.00
1 1/2"*	\$6,976.98	1 1/2" \$2,835.00
2"*	\$6,976.98	2" \$3,675.00
3"*	\$6,976.98	3" \$5,880.00
4"*	\$6,976.98	4" \$9,754.45
6"*	\$6,976.98	6" \$14,280.00
Multifamily per unit	\$1,158.07	

*1 ½ inch and larger are charged per gallon per minute(GPM).

Stormwater Rates:		Grouped Impervious Area Property Rates (commercial/industrial)	
Classification:	Monthly Rate	Classification:	Monthly Rate
Single Family Property: Single Story < 1600 ft ² ; Multi Story < 2400 ft ²	\$7.69	Small < 0.25 acre	\$30.75
Single Family Property: Single Story 1600 ≤ 2400 ft ² ; Multi Story 2400 ≤ 3600 ft ²	\$12.81	Medium > 0.25 ≤ 0.99 acre	\$61.50
Single Family Property: Single Story > 2400 ft ² ; Multi Story > 3600 ft ²	\$15.38	Large ≥ 1 ≤ 4.99 acres	\$123.00
		Very Large ≥ 5 acres	\$246.00

CHURCHILL COUNTY: WATER RATES

General Information on Churchill County Service Area:

Population of Service Area:	1,145
Annual Demand (AF):	174
Service Connections:	465
Residential:	450
Multi-Family:	3
Commercial:	12
Irrigation:	0
Other:	0
Metered Connections:	465
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	8.20%
Conservation Plan in Place:	Yes, 2019
Reason for Water Conservation:	Long-term sustainability

Churchill County anticipates a rate increase in the coming year for water and sewer. You can view rate postings on the county's website at: <https://www.churchillcountynv.gov/153/Water-Wastewater>

Meter Size	Monthly Base Rate:	
≤ 5/8"	\$	59.50
1"	\$	59.50
1 1/2"	\$	89.00
2"	\$	138.70
3"	\$	288.90
4"	\$	420.30
6"	\$	840.20
10"		n/a

**Single Family Residential
Usage Chg per k/gal***

0 - 6@ \$2.20
 ≥ 6 ≤ 20 @\$2.70
 > 20 @\$3.60

**Multifamily Residential
Usage Chg per k/gal***

Meter charge priced based on meter size + \$59.50

0 - 6@ \$2.20
 ≥ 6 ≤ 20 @\$2.70
 > 20 @\$3.60

**All Commercial/ Industrial / Manufacturing
Usage Chg per k/gal***

\$ 89.00 base rate
 0 - 6@ \$2.20
 ≥ 6 ≤ 20 @\$2.70
 > 20 @\$3.60

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 = \$600.00		

Stormwater Rates:	N/A
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CITY OF FALLON: WATER RATES

General Information on City of Fallon Service Area:

Population of Service Area:	9,577
Annual Demand (AF):	1,267
Service Connections:	3,645
Residential:	3,290
Multi-Family:	0
Commercial:	355
Irrigation:	0
Other:	0
Metered Connections:	3,645
Unmetered Connections:	N/A
Re-Use Connections:	N/A
Bill Frequency:	monthly
Unidentified System Losses:	N/A
Conservation Plan in Place:	Yes
Reason for Water Conservation:	N/A

The City of Fallon anticipates a rate increase in the coming year for water and sewer.

Base Rate			
Meter Size	Monthly Base Rate:		Water Treatment Service Charge
3/4"	\$	21.24	\$ 22.48
1"	\$	42.48	\$ 37.55
1 1/2"	\$	79.64	\$ 74.89
2"	\$	138.05	\$ 119.87
3"	\$	265.48	\$ 224.88
4"	\$	398.21	\$ 374.88
6"	\$	796.43	\$ 749.76

Connection Fees:			
Residential:		Commercial Water Connection Rate:	Water Treatment connection fee
Meter Only			
3/4"	\$401.07	\$ 4,000.00	\$1,500
1"	\$510.17	\$ 8,000.00	\$2,500
1 1/2"	\$975.84	\$ 16,000.00	\$5,000
2"	\$1,284.33	\$ 25,600.00	\$8,000
3"	\$2,613.90	\$ 64,000.00	\$15,000
4"	\$4,384.81	\$ 160,000.00	\$25,000
6"	\$7,420.65	\$ 320,000.00	\$50,000

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

Single Family Residential/ Multifamily Residential/Commercial/Large Commercial/Industrial/ Manufacturing *
\$1.07

*Usage charged per 100 cubic feet.

Commercial:
Commercial Connection Fees calculated by Water Equivalent Residential Customer (WERC) value: 1 WERC = 550 gpd;

Stormwater Rates:	N/A
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DOUGLAS COUNTY: WATER RATES

General Information on Douglas County Service Area:

Population of Service Area:	9,711 (Based on 2.3 per residential connection)
Annual Demand (AF):	2,172
Service Connections:	4,693
Residential:	4,222
Mutli-Family:	N/A
Commercial:	310
Irrigation:	142
Other:	19
Metered Connections:	4,693
Unmetered Connections:	0
Re-Use Connections:	1
Bill Frequency:	Monthly
Unidentified System Losses:	
Conservation Plan:	Yes

Douglas County is in the process of creating a stormwater utility and it will not be a part of the water utility.

Douglas County does not anticipate a rate increase in the coming year for water or sewer. You can view rate postings on their website at: <https://www.douglascountynv.gov/>

Connection Fees:		See Resolution 2019R-032
Meter Size		
≤ 5/8"	\$ 5,024	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	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	
1 1/2"	\$ 25,120	
2"	\$ 40,192	
3"	\$ 80,384	
4"	\$ 125,600	
6"	\$ 251,200	
8"	\$ 401,920	
10"	\$ 1,055,040	

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	

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

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

Single Family/ 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

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT: WATER RATES

General Information on GRGID Service Area:

Population of Service Area:	11,500
Annual Demand (AF):	3,100
Service Connections:	
Residential:	3,610
Multi-Family:	313
Commercial:	51
Irrigation:	13
Other: Schools	3
Hydrant Meters	2
Metered Connections:	3,992
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	Unknown
Conservation Plan in Place:	Yes
Reason for Water Conservation:	System Management & Avoid Water Waste

GRGID anticipates a rate increase in the coming year for water and sewer. You can view rate postings on their website at: <https://www.grgid.com/>

Residential/Commercial Rates:	
	Monthly Base Rate:
In-District	\$ 23.44
Outside GRGID	\$ 35.97

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

Residential/Commercial Rates:
Usage Chg per k/gal*
<10 In Base
> 10 \$0.98

Stormwater Rates:	N/A
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GARDNERVILLE WATER COMPANY: WATER RATES

General Information on Gardnerville Water Company Service Area:

Population of Service Area:	5,899
Annual Demand (AF):	1,420
Service Connections:	2,607
Residential:	2,141
Multi-Family:	-
Commercial:	380
Irrigation:	86
Other:	-
Metered Connections:	2,607
Unmetered Connections:	-
Re-Use Connections:	-
Bill Frequency:	Bi-Monthly
Unidentified System Losses:	5%
Conservation Plan in Place:	Yes
Reason for Water Conservation:	State Requirement

Gardnerville Water Company anticipates a rate increase in the coming year for water. You can view rate postings on their website at: <https://gardnervillewater.org>

Residential, Commercial & Irrigation:	
Meter Size:	Bi-Monthly Base Rate:
3/4"	\$ 46.00
1"	\$ 77.00
1 1/2"	\$ 154.00
2"	\$ 246.00
3"	\$ 460.00
4"	\$ 767.00
6"	\$ 1,408.00
8"	\$ 1,556.00

Construction
\$5.00 per k/gal

Residential Rate:
Usage Chg (k/gal)
≤8 in base
>8@\$1.90
Irrigation Rate:
Usage Chg (k/gal)
≤ 200,000 @\$2.25
> 200,000 @\$2.95

Commercial Rate:
Usage Chg (k/gal)
≤20@\$1.95
>20@\$2.95

Stormwater Rates:	N/A
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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	\$1,500
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	*See Note	\$15,000
4"	\$ 86,364	*See Note	*See Note	\$ 25,000
6"	\$119,512	*See Note	*See Note	\$ 50,000
8"	\$ 160,507	*See Note	*See Note	\$80,000
* Fee Dependent on Water Rights Required			10"	\$115,000

Fire Hydrant: \$1,000

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT: WATER RATES

General Information on Indian Hills General Improvement District Service Area:

Population of Service Area:	5,962
Annual Demand (AF):	745
Service Connections:	2,026
Residential:	1,945
Multi-Family:	0
Commercial:	81
Irrigation:	0
Other:	0
Metered Connections:	All
Unmetered Connections:	none
Re-Use Connections:	Varies, based on man hours to install water meter.
Bill Frequency:	Monthly
Unidentified System Losses:	None
Conservation Plan in Place:	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.

Indian Hills GID anticipates a rate increase in the coming year for water. You can view rate postings on their website at: <https://indianhillsimprovement.specialdistrict.org/>

Residential and Commercial Water Rates:	
Meter Size	Monthly Base Rate:
3/4"	\$ 39.93
1"	\$ 62.40
1.5"	\$ 130.40
2"	\$ 191.69
3"	\$ 320.12
4"	\$ 646.65
6"	\$ 944.12
8"	\$ 1,425.26

Commercial Water Rates:
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
All property types	\$1.00

LYON COUNTY UTILITIES – DAYTON AND MOUNDHOUSE: WATER RATES

General Information on Lyon County Utilities Service Area:

Population of Service Area:	18,675
Annual Demand (AF):	3,025
Service Connections:	8,049
Residential:	6,718
Multi-Family:	647
Commercial:	666
Irrigation:	- Included in Commercial -
Other:	
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	0.02
Conservation Plan in Place:	Yes
Reason for Water Conservation:	System Ops

Lyon County Utilities does not anticipate a rate increase in the coming year for water or sewer. You can view rate postings on their website at: <https://www.lyon-county.org/>

Residential Rates:	
Meter Size	Monthly Base Rate:
3/4"	\$ 30.18
1"	\$ 40.90
1 1/2"	\$ 58.70
2"	\$ 80.06
3"	\$ 137.00
4"	\$ 201.06
6"	\$ 229.49
8"	\$ 289.88
Low Income	\$ 20.23

Single Family Residential/ Commercial
Usage Chg per k/gal*
≤5 in base
>5@\$3.71

Connection Fees:	
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

TOWN OF MINDEN: WATER RATES

General Information on Town of Minden Service Area:

Population of Service Area:	Approximately – 3,856
Annual Demand (AF):	1,865
Service Connections:	2,419
Residential:	2,106
Multi-Family:	5
Commercial:	270
Irrigation:	0
Other:	36
Metered Connections:	2,418
Unmetered Connections:	1
Re-Use Connections:	
Bill Frequency:	Quarterly for residential and monthly for commercial users.
Unidentified System Losses:	Unknown
Conservation Plan in Place:	Yes/2021
Reason for Water Conservation:	Meets State Requirement

The Town of Minden does not anticipate a rate increase in the coming year for water. You can view rate postings on their website at: <https://www.townofminden.com/>

Residential Flat Rate:	In Service Area Fees	
	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 (Usage Chg k/gal)
≤50k @\$1.50
>50-100k @\$1.65
>100k @ \$1.85
Commercial- Out of Service Area (Usage Chg k/gal)
≤50k @\$2.05
>50-100k @\$2.25
>100k @ \$2.50

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	

Connection Fees:		
Residential	User brings water right	Town provides water right
single family 3/4"	\$ 5,810	\$13,035
single family 1"	\$ 9,180	\$16,405
multi-family unit 3/4"	\$ 5,810	\$11,230
multi-family unit 1"	\$ 9,180	\$14,600
Residential >1" pays non-residential rate		

*Inspection fees of 225.00 are due at the time of water permit purchase. Cost of water right is variable :\$6,450 (ac/ft per year)

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

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

SILVER SPRINGS MUTUAL WATER COMPANY: WATER RATES

General Information on Silver Springs Mutual Water Company Service Area:

Population of Service Area:	3,070
Annual Demand (AF):	501
Service Connections:	1,221
Residential:	1,112
Multi-Family:	0
Commercial:	65
Irrigation:	0
Other:	44
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	<7%
Conservation Plan in Place:	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.

Silver Springs Mutual Water Company does not anticipate a rate increase in the coming year for water. You can view rate postings on their website at: <https://silverspringsmwc.com/>

Residential Base Rate:		
	Zone 1	Zone 2
	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

**Single Family Residential
(Usage Chg (k/gal)*)**

< 15,999 gallons in base
 ≥16≤30,999 gallons @ \$5.00
 ≥31,000 gallons @ \$6.00

Commercial *

< 15,999 gallons in base
 ≥16≤30,999 gallons @ \$5.00
 ≥31,000 gallons @ \$6.00

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

STAGECOACH GENERAL IMPROVEMENT

DISTRICT: WATER RATES

General Information on Stagecoach General Improvement District Service Area:

Population of Service Area:	1,557
Annual Demand (AF):	287
Service Connections:	620
Residential:	615
Multi-Family:	3
Commercial:	2
Irrigation:	0
Other:	0
Metered Connections:	100%
Unmetered Connections:	0
Re-Use Connections:	0
Bill Frequency:	Monthly
Unidentified System Losses:	6%
Conservation Plan in Place:	Yes
Reason for Water Conservation:	To protect our natural resources for the future.

Stagecoach General Improvement District anticipates a rate increase in the coming year for water. You can view rate postings on their website at: <https://stagecoachgid.com/>

Residential Rate:	
Residential	Monthly Base Rate:
	\$ 66.00

Residential (Usage Chg per k/gal*)
≤18 in base
>18 @\$3.00

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

Commercial (Usage Chg per k/gal*)
≥ 1 ≥ 50 @ \$3.50
>50<100@\$4.00
≥100@\$5.00

Connection Fees:			
Residential All Sizes	\$7,500.00	District & Expansion Lots	
Commercial 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
<ul style="list-style-type: none"> • Plus additional cost for meter larger than 3/4 X 5/8. 			

Stormwater Rates:	N/A
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Water Dedication	.67 af per parcel
	1 hook-up - none
	split parcels - .67 af/parcel

STOREY COUNTY: WATER RATES

General Information on Storey County's Service Area:

Population of Service Area:	1,030
Annual Demand (AF):	154
Service Connections:	736
Residential:	533
Multi-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 in Place:	Yes
Reason for Water Conservation:	To conserve natural resources for long-term stability, while avoiding waste.

Storey County anticipates a rate increase in the coming year for water. You can view rate postings on their website at: <https://storeycounty.org/>

Residential Base Rate:			
Meter Size	Monthly Base Rate:	Capitalization Fee:	Total Base Rate:
≤ 5/8"	\$38.60	\$11.24	\$49.84

Commercial Base Rate:			
Meter Size	Monthly Base Rate:	Capitalization Fee:	Total Base Rate:
≤ 5/8"	\$60.38	\$11.24	\$71.62

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

Commercial (Usage Chg per k/gal*)
0 - 2 in base
≥ 2 @ \$4.48

Stormwater Rates:	N/A
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TRUCKEE MEADOWS WATER AUTHORITY:

WATER RATES

Residential:	Monthly Metered		Small Unit Flat Rate:	\$	48.57
	Base Rate	Usage Chg	Multi-Unit Residential		
≤3/4"	\$ 23.02	k/gal	≤3/4"	\$	23.02
1"	\$ 25.32	≤ 6k @\$2.14	1"	\$	25.32
1 1/2"	\$ 28.81	≤ 6k @\$3.45	1 1/2"	\$	28.81
2"	\$ 33.39	>25k @\$4.05	2"	\$	33.39
3"	\$ 37.98		3"	\$	37.98
4"	\$ 43.70		4"	\$	43.70
6"	\$ 50.66		6"	\$	50.66
			8"	\$	58.73
			10"	\$	69.04

Commercial:	GMWS Commercial Metered		Tier Quantities in k/gal* (same usage rates as residential above)		
	Base Rate		Tier 1	Tier 2	Tier3
≤3/4"	\$ 23.02		Rate	Rate	Rate
1"	\$ 25.32		Per k/gal	Per k/gal	Per k/gal
1 1/2"	\$ 28.81		\$2.14	\$3.45	\$4.05
2"	\$ 33.39	3/4"	0-7k	7,001-30k	>30k
3"	\$ 37.98	1"	0-14k	>14,001-65k	>65k
4"	\$ 43.70	1 1/2"	0-28k	28,001-120k	>120k
6"	\$ 50.66	2"	0-50k	50,001-210k	>210k
8"	\$ 58.73	3"	0-165k	165,001-640k	> 640k
10"	\$ 69.04		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"
≤3/4"	\$ 21.64	Usage Chg	Usage Chg
1"	\$ 27.83	k/gal	k/gal
1 1/2"	\$ 39.81	<6,999@\$3.24	<28,999@\$3.24
2"	\$ 53.08	≥7<20,999@\$4.07	≥29<150,999@\$4.07
3"	\$ 85.49	≥21<40,999@\$4.88	≥151<600,999@\$4.88
4"	\$ 125.20	>41@\$6.52	≥601@\$6.52
6"	\$ 228.28		See link below for larger & commercial rates

Former STMGID Monthly Rates and Charges:

Residential:	Monthly Metered	
	Base Rate	
≤3/4"	\$	11.78
1"	\$	14.42
1 1/2"	\$	20.46

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 link above to view and print individual rate schedules, fee schedules, and other charges schedules. Or use the image link to the right to view and print our complete rate schedule that folds.

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

APPENDIX B: SEWER RATE SHEETS

CARSON CITY: SEWER RATES

Carson City anticipates an increase in sewer rates in the coming year. Rates can be viewed on their website at: <https://www.carsoncity.gov/home/showpublisheddocument/91234/638851625300630000>

Flat Rates:	Monthly Rate:
Single - Family Residential (per unit)	\$ 49.26
Multi - Family Residential (per unit)	\$ 33.08

Metered Rates:	Monthly Rate:
Low-Strength Commercial Base Charge	\$ 49.26
Volume charge (per 1,000 gallons of metered domestic water)	\$ 8.25
High-Strength Commercial Base Charge	\$ 49.26
Volume charge (per 1,000 gallons of metered domestic water)	\$ 14.58

Sewer Connection Fees:		
Sewer Water Equivalent Residential Value		\$5,040.47
Sewer Rate Classes	SERC	
Single -family residence, Mobile home (individual lot)	1.00	\$ 5,040.47
Duplex (each living unit)	0.75	\$ 3,780.35
Apartment (each living unit)	0.65	\$ 3,276.31
Mobile home (individual lot)	1.00	\$ 5,040.47
Mobile Park (each pad)	0.65	\$ 3,276.31

Sewer Connection Fees calculated by **Sewer Equivalent Residential Customer (SERC)** value; 1 SERC = 200 gallons

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.

CHURCHILL COUNTY: SEWER RATES

Churchill County Sewer rates are expected to increase in the coming year. Rates can be accessed on their website at: <https://nv-churchillcounty.civicplus.com/DocumentCenter/View/18971/2026-Sewer-Rates>

Flat Sewer Rates:	
	Monthly Rate:
Single - Family Residential (per unit)	\$65.50
Muli-Family Residential (per unit)	\$65.50

Metered Sewer Rates:	
	Monthly Rate:
Low-Strength Commercial Base Charge	\$ 65.50
Volume charge (per 1,000 gallons of metered domestic water when > 10,000 gpm)	\$ 4.40
High-Strength Commercial Base Charge	\$ 65.50
Volume charge (per 1,000 gallons of metered domestic water when > 10,000 gpm)*	\$ 4.40

*Additional surcharges are determined by Churchill County.

Sewer Connection Fees:	
Single Family Residential	\$ 6,500.00
Multi-Family Residential/Commercial/Industrial*	

* Connection privilege fee will be based upon the conversion of fixture units to residential equivalent units at twenty-five fixture units equaling one residential equivalent. Calculation of Equivalent Residential Unit and fixture units will be performed using flow formula by Churchill County Building Department.

CITY OF FALLON: SEWER RATES

The City of Fallon did not note if there is an expected increase in sewer rates for the next year. They do not post rates on their website.

Flat Rates:	
Monthly Rate:	
Single - Family Residential (per unit)	\$ 35.00

Metered Rates:	
Commercial Normal Base Charge	\$ 11.70
Volume charge (per 1,000 gallons of metered domestic water)	\$ 2.18
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

DOUGLAS COUNTY: SEWER RATES

Douglas County anticipates an increase in sewer rates in the coming year. Rates can be viewed on their website at: https://www.douglascountynv.gov/government/departments/public_works/sewer_utility

Sewer Rates as on January 1, 2026:		
Monthly Rate: Residential	See Resolution 2024R-014 (Based upon EDU)	
FY25: July 1, 2024 - June 30, 2025	\$75.68	Per Equivalent Dwelling Unit (EDU). 1 EDU = 250 gallons.
FY25: July 1, 2025 - June 30, 2026	\$ 78.71	Per Equivalent Dwelling Unit (EDU). 1 EDU = 250 gallons.

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

Monthly Rate: Commercial	See Resolution 2016R-055
\$44.61	

Sewer Connection Fees	See Resolution 2024R-014
All Douglas County Sewer Utility Service areas	\$9,960.00

Monthly Commercial Fixed Operations Rate

The monthly commercial fixed operations rate applies to commercial customers when the commercial parcel is unoccupied provided the parcel is independently metered for water and the water meter is locked off.

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT: SEWER RATES

Gardnerville Ranchos GID sewer rates are expected to increase this year in July. Rates are posted on their website at: <https://www.grgid.com/>

Monthly Rate:	
Category One*:	\$ 31.05
*Billing rate for connections to Sewer System after May 17, 1990.	

Category Two**:	\$21.60
** Billing rate for connections to Sewer System prior to May 17, 1990.	
Pump Station 1: In-District Service Area:	\$ 31.05
Lift station fee	\$ 5.00
Total:	\$ 36.05
Pump Station 1: Out-of-District Customers	\$ 48.60

Sewer Connection Fees:	
Category II	\$ 6,300.00
Pump Station 1 Surcharge	\$ 1,728.00

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's sewer service is provided by Minden Gardnerville Sanitation District.

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT: SEWER RATES

IHGID did not provide comments on whether they anticipate a rate increase in 2026 or not. However, rates can be viewed on their website at: <https://indianhillsimprovement.specialdistrict.org/sewer>

Residential Flat Rate:	
Monthly Rate*:	\$46.00

*Per Equivalent Dwelling Unit (250gpd = 1 EDU)

** Additional charges determined by IHGID if discharge contains non-standard constituents.

Sewer Connection Fees:	
Single Family Residential	\$ 5,130.00

LYON COUNTY UTILITIES – DAYTON AND MOUNDHOUSE: SEWER RATES

Lyon County does not anticipate a rate increase in the coming year for sewer. Rates can be viewed on their website at: [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)

Flat Rates:			
Single - Family Residential (per unit)		\$ 91.22	per month
Multi Family Residential (per unit)		\$ 83.09	per month
Low Income Single - Family Residential		\$ 61.62	per month

Metered Rates:	
Commercial & Industrial Base Charge (No Usage Allowance)	\$37.42 per month
Volume charge (per 1,000 gallons of metered domestic water)	\$6.71
High-Strength Commercial Base Charge	\$37.42 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

MINDEN GARDNERVILLE SANITATION

DISTRICT: SEWER RATES

General Information on MGSD's Service Area:

Service Connections:	
Residential:	3,900
Multi-Family:	54
Commercial:	380
Irrigation:	-
Other:	-
Metered Connections:	N/A
Unmetered Connections:	3,702
Re-Use Connections:	N/A
Bill Frequency:	Quarterly
Unidentified System Losses:	N/A
Conservation Plan in Place:	N/A
Reason for Water Conservation:	N/A

MGSD anticipates a rate increase in the coming year for sewer in July. Rates can be viewed on their website at: <https://www.mgsdistrict.org/billpayment/>

MINDEN GARDNERVILLE SANITATION DISTRICT: SEWER RATES CONTINUED

Sewer User Fees:	(Billed quarterly)
First Quarter:	\$ 83.95*
Second Quarter:	\$ 83.95*
Third Quarter:	\$ 96.54*
Fourth Quarter:	\$ 96.54*

* per Equivalent Dwelling Unit (EDU)

Connection Fees*:		
Residential	N/A	includes 1 EDU

Commercial				
Capacity fee**	\$ 5,820.00 *	(in MGSD Service Areas)	\$ 4,897.54 *	(in GRGID Service Areas)

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

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 does not anticipate a rate increase in the coming year for sewer.

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.		

Sewer Connection Fees:	Most 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

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

STOREY COUNTY: SEWER RATES

Storey County anticipates a rate increase in the coming year for sewer. Rates can be viewed on their website at: <https://storeycounty.org/340/Water>

Residential Sewer Rate:	Monthly Base Rate:	USDA Loan Repayment	Total Base Rate:
	\$21.76	\$35.61	\$ 57.37

Commercial Sewer Rate:	Monthly Base Rate:	USDA Loan Repayment	Total Base Rate:
Monthly Base Rate:	\$ 33.56	\$44.53	\$78.09
	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

Re-connect Fee:	\$60 for non-payment, \$1200 total disconnect
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