

Fisherman Bay Sewer District

Master Rate Schedule-18

Effective 1/1/2026. All rates are subject to change.

1. CONNECTION CHARGES & BILLING

a)	Initial Connection Fee, per ERU	\$10,162.00
	Connection fee is due before "letter of availability" is issued (Admin Code 5.01) and will be assessed for new buildings, building/home expansions and changes in use and discharge amounts. Every parcel served must have at least 1 purchased ERU. ERUs shall be assigned based on residential or commercial use tables below listed respectively in #2, #3, and #4 and can be purchased in increments of 0.25 after the first full ERU. Fee is by board resolution setting the District's Connection Charge. If property was previously assessed in District's utility local improvement district, Owner shall be credited with the dollar amount charged as shown on said final assessment roll.	
b)	Septic Tank Materials	Cost plus 15%
c)	District Labor billed at standard rates (see #11)	
d)	Septic Tank Inspection Fee (see #13)	
e)	Failure to Connect Building Sewer	
	If any connection to a public sewer is not made within the time and in the manner provided in Section 2.04 of the FBSD Administrative Code, the District reserves the right to perform and complete this work. The District's Connection Fee (see #1a) plus standard rates (see #11) shall be charged to the property owner	
f)	Billings are issued by the sixth (6th) of the month and are due and payable by the twenty fifth (25th). After connection to the District's Sewer system, all maintenance, service, and operation charges are due the month of billing.	
g)	An ERU must stay with the tax parcel it was purchased to serve. The only exception is in the case of division of a parcel. In that case the owner may assign an ERU to the newly created parcel. Once assigned, that ERU cannot be moved.	

2. RESIDENTIAL CUSTOMERS

- For monthly regular service billing purposes, a "single-family home" or "single family dwelling" shall mean a property that meets both of the following requirements:
 - The property must be used full time exclusively as a residential home or a mobile home with less than 10,000 square feet of living space.
 - The property is not used for business or activities in which customers and other invitees visit the property on a regular basis.Properties that fail to meet these requirements shall be considered Business/Retail Units (see #4a below).
- A single-family home with one to three bedrooms shall be considered an equivalent residential unit ("ERU"). Additional ERUs shall be assigned as set forth below for single family homes that have more than three bedrooms.
- Sewer service to single-family homes shall be charged a monthly fixed rate per ERU as follows. Items a-d below will also be used to assign ERUs to new residential customers on which their Initial Connection Fee will be based (see #1a):

a)	Standard Single-Family Dwelling (1 to 3 bedrooms): 1 ERU	\$ 98.00
b)	Large Single-Family Dwelling: additional 0.25 ERU per bedroom in excess of 3 bedrooms dwelling: 4 bedroom dwelling: 1.25 ERU 5 bedroom dwelling: 1.50 ERU 6 bedrooms & above: 1.75 ERU	\$122.50 \$147.00 \$171.50
c)	Accessory Dwelling Unit: An accessory dwelling unit ("ADU") is defined as an additional residence with kitchen and bathroom within a primary residence or on same parcel as, primary residence for private use only:	

- ❖ Add 0.5 ERU to applicable charge for an ADU: \$ 50.00
- ❖ All RVs and Trailers hooked to the District must meet all Admin Code Requirements for design, approval, and payment of ERU fees for structure before being hooked up to the District. If not, they will be fined for an illegal hook-up. Add requirements here for ADU:

- d) Residential Low/Fixed Income Discount: Qualifying customers will be 80% of Standard Rate and will be required to show verification of low-income status on an annual basis. See Resolution No. 2016-04 for low-income qualification standards. \$ 78.00
- e) Residential contract customers will pay all regular charges plus a 10% contract surcharge to be added to the bill each month.

3. MULTI-FAMILY PROJECTS (excluding metered customers):

“Multi-Family Projects” shall mean a building designed and/or used to house two or more families living independently of each other and including household employees of each such family; and shall also include trailer parks and trailer courts. Each apartment, separate living area, trailer, pad or stall shall be deemed a separate living unit. The following monthly sewer service charges apply whether or not a living unit is occupied:

- a) Apartment buildings or duplexes: 1 ERU per living unit \$ 98.00
- b) Transient trailer parks: 1 ERU per pad or hook-up \$ 98.00

4. INITIAL ERU ASSIGNMENT FOR COMMERCIAL CUSTOMERS

For new commercial customers, this table will be used to assign the ERUs on which their Initial Connection Fee will be based (see #1a):

- a) Business/Retail Unit, including vacation rentals and storage buildings and warehouses occupied by a single store, tenant, business or office:
(assumes private bathroom facilities) 1 ERU
- b) Business/Retail Unit, including storage buildings and warehouses, having more than one store, business, tenant or office (each referred to as a “unit”)
 - ❖ for first unit: 1 ERU
 - ❖ for each additional unit: 0.25 ERU
- c) Churches:
 - ❖ without separate reception/meeting facilities: 1 ERU
 - ❖ with separate reception/meeting facilities: 2 ERU
- d) Laundromats (public), per washer: 2 ERU
- e) Medical Clinics/Dental Offices: 2 ERU
- f) Motels/Hotels, per unit: 0.5 ERU
- g) Residential homes, duplexes, mobile homes and ADUs that are used at any time for **short term rentals** (30 days or less) will be billed as commercial customers.
Initial ERU assignment is as follows:
 - ❖ 3-bedroom dwelling: 1.00 ERU
 - ❖ 4-bedroom dwelling: 1.25 ERU
 - ❖ 5-bedroom dwelling: 1.50 ERU
 - ❖ 6 bedrooms & above: 1.75 ERU
 - ❖ An ADU used at any time during the year for short term rental will be charged full commercial rates in addition to applicable main house charges. In order for a unit determined to be a commercial short term rental property to revert to residential billing FBSD will require proof of full-time residential residency over the months of June-September. This must be confirmed by both observation and documentation.
- h) Public Restrooms, each toilet or shower: 1 ERU

i)	Public Meeting Facilities:	
	❖ without kitchen:	1 ERU
	❖ with kitchen:	2 ERU
j)	Barber Shop/Salons: per hair washing sink	1 ERU
k)	Other Commercial (not identified in above list)	To be determined by District review

5. COMMERCIAL/SPECIAL RESIDENTIAL CUSTOMERS: BASE RATES

In addition to the above sewer service rates, the following monthly charges apply to all classes of commercial customers, based on the number of ERUs the customer has purchased in the form of the Initial Connection Fee (see #1a):

a)	Commercial Flat Base Fee, per month	\$ 55.00
b)	Commercial Capacity Base Fee, per month, per ERU	\$ 59.00

6. COMMERCIAL/SPECIAL RESIDENTIAL CUSTOMERS METERED BY EFFLUENT METER

The following rates apply to this class of customers:

a)	Volume Rate based on effluent meter, per gallon, for all Effluent Gallonage	\$ 0.038
Standard Effluent Gallonage definition: Standard Effluent Gallonage is 3,000 gallons per month per ERU. Amount of waste allowed is based on the number of ERUs the customer has purchased in the form of the Initial Connection Fee (see #1a).		
b)	Excess Gallonage Charge, per gallon, in excess of Standard Effluent Gallonage. Amount of waste discharged into the District's sewer system on a monthly basis in excess of the number of ERUs (at 3,000 gallons per ERU) that the customer has purchased in the form of the Initial Connection Fee (see #1a).	\$ 0.15
c)	Optional Purchase of Additional Connection Charges, per ERU: If effluent meter readings show that metered customers have exceeded the Standard Effluent Gallonage allowed based on the number of ERUs purchased in the form of the Initial Connection Fee (see #1a), customer may purchase, subject to the provisions of section 9 below, additional Connection Fees in order to avoid the Excess Gallonage Charge (#7b).	\$10,162.00
d)	Contract commercial customers will pay all regular charges plus a 10% Contract surcharge to be added to the total bill each month.	

7. COMMERCIAL/SPECIAL RESIDENTIAL CUSTOMERS METERED BY WATER METER

The following rates apply to this class of customers:

a)	Volume Rate based on water meter readings, per gallon, for all adjusted Water Gallonage:	\$0.038
Standard Water Gallonage definition: Standard Effluent Gallonage is 3,000 gallons per month per ERU. Charges are adjusted using water meter data discounted at 85% to account for non-sewer water use and based on the Number of ERUs the customer has purchased in the form of the Initial Connection Fee (see #1a).		
b)	Excess Gallonage Charge, per gallon of metered water usage, in excess of purchased ERUs: Amount of waste discharged into the District's sewer system on a monthly basis (as adjusted by water meter data discounted at 85%) in excess of the number of ERUs that the customer has purchased in the form of the Initial Connection Fee (see #1a).	\$0.15
c)	Optional Purchase of Additional ERUs- connection charges, per ERU:	\$10,162.00

If water meter readings discounted at 85% show that water metered customers have exceeded the gallonage allowed based on the number of ERUs purchased in the form of the Initial Connection Fee (see #1a), customer may purchase, subject to the provisions of section 9 below, additional Connection Fees in order to avoid the Excess Gallonage Charge (#8b).

8. COMMERCIAL CUSTOMER ERUs

Regardless of how a commercial customer is metered, as of January 1, 2016, the District has fixed the number of ERUs attributable to each commercial customer based on the number of ERUs purchased and paid for as of that date. If the waste from a commercial customer's building decreases, the customer will not be allowed to decrease its ERUs unless it voluntarily and permanently relinquishes its excess ERUs without refund or compensation. The District will determine the amount of excess ERUs available for relinquishment, if any. If the waste from a commercial customer's building increases due to building expansion or change in occupancy uses resulting in an increase in required ERUs, then additional ERUs shall be purchased in increments of 0.25 at the connection charge rate then in effect.

9. SURCHARGE

A monthly surcharge applies to all customers based on purchased ERUs and is charged in addition to monthly sewer service rates:

Department of Ecology debt service, per month, per ERU	\$ 5.00
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10. STANDARD RATES FOR LABOR & MISCELLANEOUS

The standard rate for non-routine work done by District personnel will be billed at the following rates:

System design and review (billed by ½ hour increments)	\$ 90.00
Labor during regular business hours (9-5 Monday-Friday)	\$ 90.00
Labor after hours:	\$135.00
Labor charges will be charged for each FBSD employee on site to complete the job	
(Billed in full hour increments and after-hours charges begin when employee receives call.).	
There is a minimum charge of two hours for after-hours call-outs.	

Equipment/Parts/Supplies:	Cost plus 15%
Shipping, if necessary, will be billed at actual cost.	

11. INTEREST

Rate of Interest, on unpaid balances after 30 days (1 billing cycle): 8% per annum
Exception: No interest will be charged if the customer agrees to a short-term payment plan arranged with staff before the due date and abides by the plan.

12. SEPTIC TANK INSPECTIONS AND PUMPING

Required inspections of new septic installations, upgrades, refurbishments, and replacements will be performed by the District Superintendent or the District Operations Manager during construction at standard rates (#11). All District-provided materials, supplies, parts, or equipment used on the installation as well as additional inspections will be billed at standard rates (#11). There will be a 50% surcharge for any inspections requested and performed outside of the District's normal hours of operation.

Septic tanks in the district may be pumped at FBSD expense once every 3 years. If pumping is necessary, more often it will be at customer expense each time it is pumped until 3 years after the last pump out at district expense. (Decision to pump will be based on FBSD standard practice of pumping when tank survey indicates tank solids levels at 35% of capacity.) Charges for excess pumping will be as follows: Standard hourly labor rates (per #11 of Master Rate Schedule) will be charged to the customer for the FBSD employee disassembly/assembly of tank appurtenances and assisting with pumping. An FBSD approved pumping company shall bill the customer directly for any pumping done.

When it is necessary to pump a tank that is being decommissioned, that pumping will be at the customer's expense. Charges will be calculated and billed at the same rates as excess pumping. (See # 11)
On sites with multiple tanks, charges for excess pumping (above 3-year frequency allowance) will be based on the last date the specific tank was pumped at FBSD expense.

13. ADDITIONAL SEPTIC TANK MAINTENANCE FEE

District rates include once per year maintenance of commercial septic tanks and once every two years for maintenance of residential septic tanks. The Superintendent or District Operations Manager will determine if septic tanks require more frequent maintenance to ensure compliance with current and site-specific standards. Additional inspections will be billed at District standard rates (see #11).

14. FAILURE TO REPAIR A BUILDING SEPTIC SYSTEM

If any repair to a septic system is not made within the time and in the manner provided in Section 2.04 of the FBSD Administrative Code, the District reserves the right to perform and complete this work and bill the property owner for the repairs at failed system rates below.

All failed systems that have not been replaced or are not in the process of being replaced 18 months after the date of notification of system failure shall have an effluent meter installed by FBSD at the customer's expense and will be charged at commercial rates until the failed system is replaced.

System design and review (billed by ½ hour increments)	\$180.00
Labor during regular business hours (9-5 Monday-Friday)	\$180.00
Labor after hours:	\$270.00

Labor charges will be charged for each FBSD employee on site to complete the job.

(Billed in full hour increments and after-hours charges begin when employee leaves home after call.)

Equipment/Parts/Supplies:	Cost plus 15%
Shipping, if necessary, will be billed at actual cost.	

15. EFFLUENT METER INSTALLATION

a) Standard Meter (1" bore meter)	Current Market Price
b) District labor billed at standard rates (see #11).	

16. ADMINISTRATIVE FEES

a) Insufficient Funds/Check Return Fee, per transaction	\$ 25.00
b) Sewer Shut-Off Fee	\$ 50.00
c) Sewer Turn-On Fee	\$ 50.00
d) Certificate of Delinquency Filing Fee, per document	\$ 75.00
e) Release of Certificate of Delinquency Filing Fee, per document	\$ 75.00
f) Photocopy District records, per page	\$ 1.00
g) Application fee	\$ 300.00
h) Recording fee (for recording easement/relinquishment documents With San Juan County), plus \$1.00 extra per page	\$ 303.50
i) Illegal Connection penalty fee	\$1,000.00
j) Administrative Fee for Refund of Connection Fees for cancelled multi-unit projects (pre-construction only)	10% of total refund