

Rates, Fees, Charges for Water, Sewer, Roads, Trash Services, Etc.



- *Effective: September 2021 Usage Period (Rates were approved by the Board of Directors on August 10, 2021 – Resolution 2021-09, <https://flmd.com/wp-content/uploads/2021/08/Rates-Fees-and-Charges-Resolution-2021-09-Rev-1-July-21-2021.pdf>)*
- *All rates, charges and fees shown below are for residential 5/8". For Commercial Sizes – ¾", 1" and 1-1/2", refer to the Rates established in Resolution 2021-09.*

I. **RATES – WATER (W)**

A. RESIDENTIAL (SINGLE FAMILY) TIERED METERED RATES (5/8" METER – IN-DISTRICT), ((Full Time [FT] – occupied more than six months/year; Part Time [PT]; users monthly charges shall be as follows:

Full Time (Occupied more than 6 months/year)	
Category of User	Rate
Base Rate for 0 - 3,000 gallons	\$41.69
Rate per 1,000 gallons from 3,001 to 6,000	\$3.85
Rate per 1,000 gallons from 6,001 to 12,000	\$4.40
Rate per 1,000 gallons from 12,001 to 20,000	\$4.95
Rate per 1,000 gallons from 20,001 to 30,000	\$5.50
Rate per 1,000 gallons from 30,001 to 45,000	\$6.60
Rate per 1,000 gallons from 45,001 to 60,000	\$7.15
Rate per 1,000 gallons from 60,001 and over	\$7.70

Part Time (Occupied less than 6 months/year)	
Category of User	Rate
Base Rate for 0 – 1,500 gallons	\$33.00
Rate per 1,000 gallons from 1,501 to 6,000	\$4.95
Rate per 1,000 gallons from 6,001 to 12,000	\$5.23
Rate per 1,000 gallons from 12,001 to 20,000	\$5.50
Rate per 1,000 gallons from 20,001 to 30,000	\$5.78
Rate per 1,000 gallons from 30,001 to 45,000	\$6.05
Rate per 1,000 gallons from 45,001 to 60,000	\$6.33
Rate per 1,000 gallons from 60,001 and over	\$7.70

B. RESIDENTIAL (SINGLE FAMILY) TIERED METERED RATES (5/8” METER – OUT-OF-DISTRICT), users monthly charges shall be as follows:

Full Time (Occupied more than 6 months/year) – Out of District	
Category of User	Rate
Base Rate (2.0) rate for 0 - 3,000 gallons	\$83.38
Rate per 1,000 gallons from 3,001 to 6,000	\$7.70
Rate per 1,000 gallons from 6,001 to 12,000	\$8.80
Rate per 1,000 gallons from 12,001 to 20,000	\$9.90
Rate per 1,000 gallons from 20,001 to 30,000	\$11.00
Rate per 1,000 gallons from 30,001 to 45,000	\$13.20
Rate per 1,000 gallons from 45,001 to 60,000	\$14.30
Rate per 1,000 gallons from 60,001 and over	\$15.40

Part Time (Occupied less than 6 months/year) – Out of District	
Category of User	Rate
Base Rate (2.0) for 0 – 1,500 gallons	\$66.00
Rate per 1,000 gallons from 1,501 to 6,000	\$9.90
Rate per 1,000 gallons from 6,001 to 12,000	\$10.45
Rate per 1,000 gallons from 12,001 to 20,000	\$11.00
Rate per 1,000 gallons from 20,001 to 30,000	\$11.55
Rate per 1,000 gallons from 30,001 to 45,000	\$12.10
Rate per 1,000 gallons from 45,001 to 60,000	\$12.65
Rate per 1,000 gallons from 60,001 and over	\$13.20

*** Per Resolution 1996-06, Out-of-District Water and Sewer fees are set at two time (2X) the water and sewer fees charges within the boundaries of the Forest lakes Metropolitan District. ***

- C. **Water Service Availability Fee** – A residential lot or residential lot equivalent which has water service lines within 100 feet of the property line and where such service is ready for connection. This excludes Out-of-District lots. The monthly fee charged for this will be **\$12.00**. “Water Minimum Bill (W/PITAP)” and “Minimum Bill” categories have been deleted and replaced with Water Service Availability Fee
- D. Rates shown above are subject to an automatic 10% annual escalation each year (after the 1st year) through the fifth year. At that point, it is expected that another Rate Study will be conducted.

II. RATES – SEWER (\$)

- A. RESIDENTIAL (SINGLE FAMILY, 5/8”) monthly sewer charges shall be as follows:

SEWER SERVICE	IN DISTRICT FEE	OUT-OF-DISTRICT FEE
FULL TIME (Occupied > six months/year)	\$42.08	\$84.15
PART TIME (Occupied < six months/year)	\$33.55	\$67.10

***Per Resolution 1996-06, Out-of-District Water and Sewer fees are set at two time (2X) the water and sewer fees charges within the boundaries of the Forest Lakes Metropolitan District.*

- B. **Sewer Service Availability Fee – A residential lot or residential lot equivalent which has water service lines within 100 feet of the property line and where such service is ready for connection. The monthly fee charged for this will be \$19.50.**
- C. Rates shown above are subject to an automatic 10% annual escalation each year (after the 1st year) through the fifth year. At that point, it is expected that another Rate Study will be conducted.

III. PLANT INVESTMENT FEES (TAP FEES)

- A. Water and Sewer Plant Investment Fees (Tap Fees) shall be as follows:

CATEGORY	TAP SIZE	FEE
In-District	5/8” or Vacant	\$8,500.00
Out-of-District		\$15,000.00

***Per Resolution 1996-06, Out-of-District Water and Sewer fees are set at two time (2X) the water and sewer fees charges within the boundaries of the Forest Lakes Metropolitan District. However, with the In-District fee increase of 42%, the out-of-District fee increase will be just 25% over existing fees of \$12,000 (5/8”), \$18,000 (3/4”), \$30,000 (1”) and \$48,000 (1-1/2”).*

IV. WATER AND WASTEWATER SERVICE CONNECTION CHARGES

- A. Water service connection charges (includes meter pit, meter, yoke, and piping materials from tap to stub) shall be as follows:

CATEGORY	TAP SIZE	FEE
In-District	5/8”	\$1,550.00
Out-of-District	5/8”	\$2,750.00

***Per Resolution 1996-06, Out-of-District Water and Sewer fees are set at two time (2X) the water and sewer fees charges within the boundaries of the Forest Lakes Metropolitan District. However, with the In-District fee increase of 41%, the out-of-District fee increase will be just 25% over existing fees of \$2,200.*

B. Wastewater Service Connection (Flat Fee) charge shall be as follows:

CATEGORY	FEE
In-District	\$400.00
Out-of-District	\$500.00

***Per Resolution 1996-06, Out-of-District Water and Sewer fees are set at two time (2X) the water and sewer fees charges within the boundaries of the Forest Lakes Metropolitan District. However, this is a new rate established for both In-District and Out-of-District and Out-of-District will just be 25% higher than the In-District rate.*

V. RATES - ROAD MAINTENANCE AND IMPROVEMENT FEES

A. Monthly Service Charges. A monthly Road Maintenance and Improvement fee shall be assessed upon each lot in Units 1, 2, 4, and 5 as follows:

SERVICE SIZE	FEE
5/8" or Vacant	\$20.00

VI. RATES - TRASH AND BRUSH/SLASH DISPOSAL FEES

A. Monthly Service Charges. A monthly trash and brush/slash disposal fee shall be assessed upon each property based upon the below categories in Units 1, 2, 4 and 5, in accordance with the following schedule:

CATEGORY	FEE
FULL TIME (Occupied more than six months/year)	\$14.50
PART TIME (Vacant or Occupied less than six months/year)	\$6.25

B. For those in Unit 3 that would like the option of utilizing the Trash and Brush/Slash facility, they will be charged in accordance with the above schedule. Unit 3 residents will also complete a Key Fob Agreement and will be charged the Key Fob Replacement fee for the issuance of the first Key Fob.

VII. RATES – SERVICES IMPACT FEE

Based upon floor area measured from the exterior of the walls for all new and additional construction, a one-time fee of **\$2.40** per square foot will be charged. This rate applies only to Units 1, 2, 4 and 5.

VIII. RATES – TRANSFER OF OWNERSHIP FEES

For Units, 1, 2, 3, 4 and 5, a rate of **\$55.00** per change in ownership of property within or serviced by Forest Lakes Metropolitan District.

IX. TURNING WATER ON AND OFF UPON RESIDENT’S REQUEST

A service charge for turning water on and off shall be **\$45.00** per request.

X. MAILSTOP MAINTENANCE AND IMPROVEMENT FEE (M)

A monthly mail stop box maintenance and improvement fee per lot, per month shall be assessed upon each occupied lot in Units 1, 2, 4 and 5 in the amount of **\$5.00** per month.

XI. LATE (DELINQUENCY) PAYMENTS, LIEN, AND FORECLOSURE FEES Section 4.6.10 – Penalty for Late Payments of the Forest Lakes Metropolitan District Rules and Regulations is hereby revised as follows:

At any time, the customer is twenty (20) days delinquent in payment of any charges due the District, the District shall have the right to assess an interest charge at a rate of three (3%) percent per month on the unpaid balance. The District shall further have the right, in its sole discretion, to terminate service to any customer who becomes thirty (30) days or more delinquent in payments to the District. When a bank returns a check to the District based upon Non-Sufficient Funds (NSF), the District will charge a fee of **\$25.00** to the resident.

The District has the right to assess to any customer who is tardy in payment of their account all legal, court, disconnection, and other costs necessary to or incidental to the collection of said account.

- a. Liens for Unpaid Charges and Fees: All charges and fees shall be charged against the owner or customer of the property served and shall be a perpetual lien upon the property to which said service is provided or requested from the time when due. For each account that is at least sixty (60) days delinquent in payment, and which has a lien filed, the District shall assess a lien collection fee of **\$35.00**.

XII. KEY FOB REPLACEMENT FEE

- A. The first Key Fob issued to the resident is free.
- B. Residents will be charged a fee of **\$30.00** (non-refundable) for replacement Key Fobs.

XIII. EXCAVATION PERMIT (INCLUDES DRIVEWAY PERMITS) FEE

Excavation Permits (Includes Driveway Permits) will cost **\$55.00** per permit.

XIV. CHARGE TO REINSTATE WATER AFTER DELINQUENT DISCONNECT

\$50.00 charge will be assessed to a delinquent account each time water has been disconnected.

XV. UNLAWFUL USE OF (OR TAMPERING) WITH DISTRICT'S WATER AND/OR SEWER INFRASTRUCTURE

Unlawful use of water or sewer, tampering or damaging of water meters or sewer system or unauthorized turn on will result in a service charge of **\$250.00** being assessed in addition to the repair cost.

MONTHLY TOTALS	FEE
In-District	
FULL - W/S/R/T/M	\$123.27
PART - W/S/R/T/M	\$97.75
FULL - W/R/T/M	\$81.19
PART - W/R/T/M	\$64.25
PART - R/T	\$26.25
AVAIL - W/S/R/T	\$57.75
AVAIL - W/R/T	\$38.25
Out-Of-District	
FULL - W/S/T	\$196.53
PART - W/S/T	\$147.60