

DEVELOPER RATES & FEES

Updated Jan 1, 2024



Developer Rates & Fees



Rates shall be charged in accordance with the rate schedules in effect at the time of billing.

Customers seeking or receiving service are subject to all Rates, Rules and Regulations which are subject to change. Please visit our website at www.pwcsa.org for the most current information. Customers should contact the Service Authority's Engineering & Planning Division at 703-335-7930 for assistance.

Detailed rate descriptions are included in the following pages.

New Developer Connection Rates and Fees (Effective 1/1/2024)	
A. Plan Review Fees	
Per Linear Foot (LF) - Water	\$0.65
Per Linear Foot - Sewer	\$0.65
Base Charge - New Plan	\$500.00
Base Charge - Plan Revision	\$150.00
B. Utility Permit Fees	
Inspection Fees Per LF - Water ⁽¹⁾	\$3.50
Inspection Fees Per LF - Sewer ⁽¹⁾	\$5.45
⁽¹⁾ Minimum charge of 100 LF per service.	
CCTV Inspection per LF	\$2.40
CCTV Return Trip	\$600.00
As-Built Fee per LF - Water	\$1.20
As-Built Fee per LF - Sewer	\$1.80
As-Built Minimum Charge per Project	\$1,000.00
C. Certification Fees	
Application Fee	\$35.00
Final Inspection (per Service)	\$50.00
Availability, Meter and Meter Installation Fees (see page 2)	
Local Facility Charges (per ERU)	
Powells Creek - Sewer ⁽²⁾	\$601.00
Little Bull Run - Sewer	\$880.00
⁽²⁾ Powells Creek Sewer Fees are subject to annual adjustment based on the Consumer Price Index and were revised on Jan. 1, 2024.	
D. Other Fees	
Minor and L.G.P. Review Fee	\$50.00
Other Inspection Fee	\$50.00
Stabilization Waiver Fee	\$490.00
Re-Inspection/Return Trip	\$100.00
Second Re-Inspection/Return Trip	\$200.00
Third and Any Subsequent Re-Inspection/Return Trip	\$300.00

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Availability Fees ⁽¹⁾⁽²⁾					
1/1/2024			1/1/2025		
Meter	ERUs ⁽³⁾	Water	Sewer	Water	Sewer
5/8 x 3/4"	1	\$4,800	\$11,700	\$5,000	\$12,200
1"	4	\$19,200	\$46,800	\$20,000	\$48,800
1 1/2"	7	\$33,600	\$81,900	\$35,000	\$85,400
2" and Greater	Varies	⁽¹⁾ Availability Fees for meter sizes 2 inch and greater shall be calculated on an individual basis based on the specific customer's peak monthly usage (but shall not be less than 12 Equivalent Residential Units (ERUs).			

⁽²⁾ Availability Fees are paid when applying for Certification to cover the cost of the customer's pro-rata share of water and/or wastewater treatment capacity as well as water transmission mains, sewer interceptors, storage tanks, pumping stations, reservoirs, infiltration and inflow and Engineering Administration.

⁽³⁾ An Equivalent Residential Unit (ERU) is a unit of allocated capacity based on 10,000 gallons maximum monthly water usage. A commercial customer's Availability Fees/ERUs are based on their estimated maximum monthly usage divided by 10,000 gallons times the Availability Fee for one ERU.

The following fee descriptions are in accordance with the New Connection (Developer) Rates and Fees tables.

A. Plan Review Fees

Plan Review Fees cover all submittals that may be necessary to address review comments and are due prior to the issuance of a Utility Permit. There is a base fee and per linear foot charge based upon the amount of water and sewer main submitted.

Property Owners/Developers seeking water and/or sewer service for a location where no prior service has been established and for which new construction is planned shall submit a development or public improvement plan to Prince William County which will be routed to the Service Authority for review and approval. Plans for properties located in the Town of Haymarket, Town of Occoquan and Dumfries must be submitted directly to the Service Authority. The water and sewer facilities will be reviewed in accordance with and for compliance with the Service Authority's Utility Standards Manual (USM). Property Owners/Developers seeking to add water and/or sewer service to an existing building or home shall work with the Service Authority's Engineering & Planning Division to sketch the desired service.

Meter and Meter Installation Fees (Effective 1/1/2024)			
Meter Size	Sub-Meter Service Fee	Meter Fee	Meter Installation Fee
5/8 x 3/4"	\$480.00	\$275.00	\$50.00
1"	\$1,920.00	\$350.00	\$100.00
1 1/2"	\$3,360.00	\$675.00	\$150.00
2"	\$5,760.00	\$675.00	\$150.00
3" and Greater	\$7,680.00	Meter and Installation Fees vary based on size of meter.	

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B. Utility Permit Fees

A Utility Permit may be requested from the Service Authority once the project plan has been approved by Prince William County or applicable jurisdiction. The Utility Permit authorizes ground work for utility installation to begin and initiates the Service Authority's inspection process. The Utility Permit includes a letter from the Service Authority to the Virginia Department of Transportation (VDOT) which states that the Service Authority will take over and maintain Service Authority approved infrastructure in that portion of the VDOT right of way identified in the project plans. All Plan Review and Utility Permit Fees must be paid prior to the issuance of a Utility Permit.

1. Inspection Fees

Inspection Fees are charged per linear foot and cover the cost of the water and sewer main inspections from the start of construction through beneficial use and bond release. There is a minimum charge equal to the cost for 100 linear feet per service.

A separate request for a bond release inspection must be made to the Engineering & Planning Division once final pavement is installed. The Service Authority will not recommend final bond release of a project until all charges and fees have been paid.

2. CCTV Inspection Fees

Closed Circuit TV Inspection (CCTV) Fees cover the cost to inspect the main sewer line by CCTV camera. This fee includes one CCTV inspection. Additional CCTV inspections are subject to additional fees.

3. As-Built Fees

As-Built Fees cover the cost of preparing As-Built drawings for the Service Authority's records after the utility installation is complete. The As-Built Fee is calculated based on the linear footage of water and/or sewer main installed. There is a minimum charge per project.

C. Certification Fees

Certification is the written authorization executed by the Service Authority's Engineering & Planning Division to establish service and physically connect a new location to the Service Authority's water and/or sewer system. All Plan Review and Utility Permit Fees must be paid prior to applying for Certification. Certification Fees shall be paid in full and in accordance with the fee schedule in effect at the time of payment. No connection to the Service Authority's system will be made without proof of Certification. Certification is required prior to the issuance of a Service Authority Water Meter.

1. Application Fee

All new accounts are charged an Application Fee at the time the account is opened. The Application Fee covers the administrative costs associated with establishing a new account.

2. Availability Fees

(a). Water and Sewer Availability Fees are charged when applying for Certification to cover the cost of the customer's pro-rata share of water and/or wastewater treatment capacity as well as water transmission mains, sewer interceptors, storage tanks, reservoirs, pumping stations, infiltration and inflow and Engineering Administration. Availability Fees shall not be used to pay for operations, maintenance, repairs or capital improvements to benefit existing customers.

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(b). Availability Fees are sold in Equivalent Residential Units (ERU) at the time of certification. ERUs are determined for each customer class as follows:

(i). Residential: One ERU shall be assigned to each single family home or townhouse.

(ii). Multi-family Residential: ERUs for apartments, condominiums, or like use, shall be based on 80% of 1 ERU, per dwelling unit.

(iii). Student Housing: ERUs shall be based on the specific estimated peak monthly usage.

(iv). Commercial: ERUs for meter sizes ¾” through 1 ½” shall be based on a fixed schedule as indicated in the Service Authority’s adopted schedule of Rates and Fees. Commercial ERUs for meter sizes 2” and greater shall be calculated on an individual basis based on the specific customer’s peak monthly usage, at a minimum of 12 ERUs.

(c). Connection to the Service Authority’s system requires payment of an Availability Fee. The Service Authority shall not waive Availability Fees.

(d). Availability Fees are non-refundable and non-transferable. Certifications are fixed to the property certified and cannot be transferred to other properties. Should that capacity cease to be needed at the connection initially served, the capacity can be applied in support of any other connection that is located on the same parcel of land. Where a parcel of land with assigned capacity is to be subdivided, or its boundaries adjusted, capacity may be applied to support service on the resultant property or properties.

(e). The payment of an Availability Fee allocates an amount of capacity in the Service Authority’s system.

(i). One ERU of water is allocated 10,000 gallons maximum usage per month based on the following:

Water	Peaking Factor	Gallons per Day	Gallons per Month
Annual Average Daily Use ⁽¹⁾	1	250	7,500
Maximum Monthly Use ⁽²⁾	1.3	-	10,000
Maximum Daily Use ⁽³⁾	1.6	400	-
<i>(1) Annual Average Daily use per residential unit of 250 gallons per day (GPD) is based on accepted industry standard. The average gallons per month are calculated by multiplying 250 gallons per day times 30 days.</i>			
<i>(2) The Maximum Monthly use per residential unit is calculated by multiplying the annual average monthly use of 7,500 gallons times a 1.3 maximum monthly peaking factor, which is based on the Service Authority's historical peaking experience. This is rounded to 10,000 gallons per month.</i>			
<i>(3) The Maximum Daily use per residential unit of 400 gallons is calculated by multiplying the annual average daily use of 250 gallons times a 1.6 maximum daily peaking factor, which is based on the Service Authority's historical peaking experience.</i>			

(ii). Although the Service Authority is subject to water capacity limits from its wholesale water providers based on maximum day, Availability Fees are based on maximum monthly demands as the Service Authority measures a customer’s water usage on a monthly basis.

(iii). The estimated maximum daily usage for each additional unit of sewer capacity is 330 gallons based on the Service Authority’s historical peaking experience.

(f). The required meter size is approved during the Plan Review process and is based on the customer’s maximum instantaneous flow rate as supported by the customer’s submitted plans. Should actual consumption exceed the meter’s rated capacity, the Property Owner/ Developer shall be required to upgrade the meter to the appropriate meter type and size and pay any associated meter charges and

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Supplemental Availability Fees. The Service Authority shall review a customer's estimated instantaneous flow based upon fixture unit computations to verify the rated capacity of the requested meter size is adequate. In certain circumstances, such as establishing the ERU basis for 2" and larger commercial meters, the Service Authority may also consider (1) typical consumption for like facilities or customers; (2) comparable consumption data for like facilities or customers; (3) type of use, principal use, or timing of use; (4) other engineering or hydraulic information when instantaneous demands cannot be predicted by the fixture units, such as water used in processing or manufacturing applications; or 5) other factors applicable to the specific customer when trying to establish appropriate meter size or ERUs.

- (g). Commercial customers shall pay High Demand Charges for water consumption above their allotted ERUs as defined by the Service Authority's adopted User Rates.
- (h). Additional capacity may be requested by the customer or required by the Service Authority. Supplemental Availability Fees are calculated in ERUs and are based on either the change in meter size or the amount of capacity to be added (ERUs used during the peak month, less ERUs previously purchased) based on the current rates in effect at the date of the bill. Customers identified as exceeding the applicable usage limits and who consistently place high demands or a capacity burden on the Service Authority's system may be required to pay Supplemental Availability Fees. At any time, the Service Authority reserves the right to seek Supplemental Availability Fees when water or sewer demand exceeds the amount of capacity purchased, regardless of a change in ownership.
- (i). Availability Fees do not include Service Connections and System Extensions/Upgrades. See Section II. E., for more information.

3. Local Facilities Charge

In some cases, new service locations are subject to additional fees established by the Service Authority's Board of Directors called Local Facilities Charges (LFC). LFCs are designed to recoup the proportionate cost of designated infrastructure projects from new service locations within a specific service area that benefits from the project. If a property is subject to the LFC, the fees must be paid in accordance with the terms stated in the resolution adopted by the Board of Directors. Financial responsibility is incurred at the time of issuance of a Utility Permit or Certification.

4. Meter and Meter Installation Fees

Customers connecting to the system are subject to the appropriate Meter Fee and Meter Installation Fee based on the size of the meter and associated labor for installation. The required meter size is approved during the Plan Review process. Water meters are procured and installed by the Service Authority. The Service Authority will install the meter in the meter crock or vault that is provided by the customer. The Service Authority may at its own discretion at any time remove any meter for routine testing, repairs, or replacement.

Water meters are the property of the Service Authority and may be right sized at the discretion of the Service Authority to meet the customer's use. Customers shall be charged the differential cost for a larger meter size and are subject to applicable Supplemental Availability Fees.

Meter installations can be scheduled by the Utility Services Department at 703-335-7930.

5. Sub-Meter Service Fee

This fee covers the costs necessary for plan review, field service, and customer service administration. The Sub-Meter Service Fee is based on the size of the sub-meter required for the project. See Section III. D., Specialty Accounts, for additional information.