

From: [Jesse Stephens](#)
To: [Drew Perkins](#)
Subject: Connection Fees - Discussion on Updating Fee Structure - Item I)(1)(C)
Date: Friday, December 12, 2025 4:02:21 PM
Attachments: [Connection Fee Draft Revision Discussion Draft.pdf](#)
[Outlook-qlroydvs.png](#)

Dear Board of Trustees

We have been researching connection fees as well as collecting meter size data from our peer water provider utilities. Attached is a discussion item for updating the connection fee structure to incentivize denser development. The district possesses the capability of identifying the overall "connections per mile" created by each new (and existing) subdivision plat. With the push for more affordable housing options, it is clear that our operations are affected more significantly by sprawling development than by compact development. Tracking this is a metric for addressing affordability. Also, population equivalent and water meter size provide impacts to both the collection and treatment system. Smaller units are less impactful to the system, and bedroom size is something that can easily be tracked. Large meter sizes can also result in surge flows and can impact peak flow rates. I've received many inquiries on why connection fees are the same price for small one-bedroom apartments as they are for large estate style homes and some commercial facilities. I present this as a discussion item to think about the impacts of using connection fee rates that are graduated based on encouraging affordable construction which leads to more affordable maintenance. Pending our discussion, I could draft a formal recommendation for consideration, but a public hearing would be necessary to accommodate any rate change.

Once our collection and analysis of water meter data is complete, I will also be able to craft a recommendation for having a base service fee rate that more aligns with water meter size. The district currently charges the same base service fee for residential and commercial users. By tracking water meter size data in the new software, there would be capabilities to charge a base service fee that more closely aligns with water meter size, which is similar to the structure the City of Columbia uses.



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2.7.1.1 Connection Charge – A charge with every new or additional or expanded building connection to the District, shall be paid to the District upon application for sewer service. Each new residential or commercial user of the wastewater system shall pay a wastewater system connection fee per residential or commercial unit. An expanded connection is any existing connection that increases the size or number of water meters serving its premises. The connection charge shall be in accordance with the following connection charge schedule and shall be based upon the water meter(s) size serving the premises excluding those set by special regulation for particular collection systems. Additionally, starting January 1st, 2026, a population and density multiplier should be applied to each new connection fee assessed. Refer to Sections 2.9.3.2.4 and 2.9.3.2.5 below.

<u>Size of water meter in Inches</u>	<u>BCRSD Connect Fee</u>
<u>5/8 and 3/4</u>	<u>\$2,400.00</u>
<u>1</u>	<u>\$6,000.00</u>
<u>1 1/2</u>	<u>\$12,000.00</u>
<u>2</u>	<u>\$19,200.00</u>

The connection fee for water meters larger than 2” shall be equivalent to what is charged by the City of Columbia per Section 22-264 of the City of Columbia Missouri Code of Ordinances

(Revised 1/1/04, 4/20/04, 12/19/06, 5/18/10, 12/17/2014, 12/15/2015, 1/1/2023, 1/1/2026)

2.7.1.1.1 New User Exemptions - New users of the District shall not be assessed an initial connection charge in the following instances but any increase in the size or number of water meters shall be assessed for expanded use:

- (1) If an unexpired building permit is or was in existence for the premises on the date this new rule is adopted.
- (2) If a user’s premises is served by the District or the new user occupies a structure in and has been or will be assessed for connection to a sanitary sewer improvement project financed under the Neighborhood Improvement District Act for public sanitary sewer services on the effective date this new rule is adopted.
- (3) If there is a break in sanitary sewer service to the user’s premises for less than two years.
- (4) If metered water usage on the user’s premises is solely for purposes of fire protection or landscape irrigation or otherwise not connected to sewage collection or treatment facilities owned or operated by the District.

2.7.1.1.2 **Waivers** - The Board may waive imposition of connection charges in cases where the District has adopted a sewage capacity cost allocation ordinance in the area subject to connection charges or in cases where a real estate subdivider or developer has entered into a binding agreement with the District in which the subdivider or developer installs or pays for all or substantially all of the costs of installing public wastewater collection facilities and additional sewage treatment capacity, when applicable, and agrees to convey such facilities to the District. Connection charges also may be waived in cases where public wastewater collection and/or treatment facilities to which connection is made are being financed under the provisions of the Neighborhood Improvement District Act.

2.7.1.1.3 **Increase in Size and Number of Water Meters** - Any user who increases the size of a water meter(s) serving its property or premises shall pay a charge equal to the difference between the connection charge for the meter(s) which existed prior to the increase and the connection charge for the newly installed meter(s). Any user who increases the number of water meters serving its property or premises shall pay a connection charge for each additional water meter in accordance with section 2.9.3.2 above.

2.7.1.1.4 **Density Multiplier for New Construction** – Any new user or connection to the system shall be assessed a density multiplier to the connection fee starting on January 1st, 2026. Each new development or new property seeking a sewer connection will be assessed by the district to determine the overall density of the development in terms of connected users per linear mile of sewer main, otherwise known as connections per mile. 10 or less connections per mile shall be assessed a multiplier of 1.25; 10.01 to 20 connections per mile shall be assessed a multiplier of 1.20; 20.01 to 30 connections per mile shall be assessed a multiplier of 1.15; 30.01 to 40 connections per mile shall be assessed a multiplier of 1.10; 40.01 to 50 connections per mile shall be assessed a multiplier of 1.05; 50.01 to 60 connections per mile shall be assessed a multiplier of 1.00; 60.01 to 70 connections per mile shall be assessed a multiplier of 0.95; 70.01 to 80 connections per mile shall be assessed a multiplier of 0.90; 80.01 to 90 connections per mile shall be assessed a multiplier of 0.85; 90.01 to 100 connections per mile shall be assessed a multiplier of 0.80; 100.01 or more connections per mile shall be assessed a multiplier of 0.75. The density multiplier shall be multiplied by the otherwise required connection fee and population multiplier to determine the adjusted connection fee cost. If, in the opinion of the district engineer, an accurate multiplier cannot be determined, then a multiplier of 1.00 shall be used.

2.7.1.1.5 **Population Multiplier for New Construction** – Any new user or connection to the system shall be assessed a population multiplier to

the connection fee starting on January 1st, 2026. Each new development or new property seeking a sewer connection will be assessed by the district to determine the overall population equivalent of the connection. A population equivalent of 3.7 shall have a multiplier of 1.00. For residential units; a single-bedroom unit shall have a population equivalent of 2.0, and the multiplier shall be equivalent to 2.0 divided by 3.7, or 0.54; a two-bedroom unit shall have a population equivalent of 3.0, and the multiplier shall be equivalent to 3.0 divided by 3.7, or 0.81; a three-bedroom unit shall have a population equivalent of 3.7, and the multiplier shall be 1.0; a four-bedroom unit shall have a population equivalent of 4.45, and the multiplier shall be 4.45 divided by 3.7, or 1.20; a five-bedroom unit shall have a population equivalent of 5.2, and the multiplier shall be 5.2 divided by 3.7, or 1.40; for units larger than 5 bedrooms, the population equivalent shall increase by 0.75 per bedroom, and shall be divided by 3.7 to determine the multiplier. For commercial or industrial units, the multiplier is 1.0, and connection fees shall be determined by water meter size and the density multiplier. The population multiplier shall be multiplied by the otherwise required connection fee and density multiplier to determine the adjusted connection fee cost. If, in the opinion of the district engineer, an accurate multiplier cannot be determined, then a multiplier of 1.00 shall be used.

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Size of water meter in Inches	BCRSD Connect Fee
5/8 and 3/4	\$2,4300.00
1	\$36,000845.00
1 1/2	\$127,000691.00
2	\$4219,200305.00

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(Revised 1/1/04, 4/20/04, 12/19/06, 5/18/10, 12/17/2014, 12/15/2015, 1/1/2023, 1/1/2026)

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