

## Schedule of Rates and Charges

Ocoee Utility District of Bradley and Polk Counties, Tennessee · Effective 07/01/25

### A. Water Usage Rates

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Minimum Bill (residential meter) | \$34.75                           |
| Usage                            | \$10.75 / 1,000                   |
| Minimum Bill 1" Meter            | \$72.00                           |
| Minimum Bill 2" Meter            | \$208.00                          |
| Minimum Bill 4" Meter            | \$406.00 (includes 5,000 gallons) |

Large meters are billed the same per thousand usage rates as residential meters.

### B. Tap Fees / Usage Fees

| Meter          | Tap Fees / Usage Fees | Capacity Fees |
|----------------|-----------------------|---------------|
| Standard Meter | \$1500.00             | \$1,400.00    |
| 1" Meter       | \$2550.00*            | \$1,900.00    |
| 2" Meter       | \$4000.00*            | \$2,400.00    |
| 4" or Larger   | Cost Plus 25%*        | \$5,000.00    |

A capacity fee is a per meter charge and required at time of tap fee payment.

### Exceptions (standard size meter)

|                              |           |
|------------------------------|-----------|
| Forest Service               | \$2000.00 |
| Helmhurst Lane               | \$2995.00 |
| Hildabrand Farms             | \$2000.00 |
| Ocoee Mt. Club               | \$2000.00 |
| River Pointe                 | \$2750.00 |
| 2020 Old McClure Project     | \$2000.00 |
| HWY 64 Ocoee River Auction** | \$7500.00 |

\* Taps subject to management approval

\*\* Area of HWY 64 near TVA between SR314 & Tree Frog — initial tap only, subsequent taps on property standard fee.



## Surcharges

|                               |                    |
|-------------------------------|--------------------|
| Forest Service Area Customers | \$4.00 (flat rate) |
| Booster Pump Surcharge        | \$3.25             |

## C. Administrative Fees

|                                                        |                                            |
|--------------------------------------------------------|--------------------------------------------|
| Application Fee Owner Occupied                         | \$65.00                                    |
| Non Owner Occupied                                     | \$165.00                                   |
| Deposit                                                | As Applicable                              |
| Commercial                                             | \$50.00 & up                               |
| Delinquency Fee                                        | \$65.00                                    |
| Service Call                                           | \$65.00*                                   |
| Returned Check                                         | Maximum Allowed by Law                     |
| Unauthorized Usage                                     | \$250.00                                   |
| Removal of Meter Lock                                  | \$250.00                                   |
| Unauthorized Usage w/Modification/Damage               | \$500.00                                   |
| Installation of Jumper or Bypass                       | \$1400.00                                  |
| Meter Testing Fees                                     | \$150.00 3/4" Larger: \$400.00             |
| Copies                                                 | \$0.15 per page (letter only)              |
| Research & Compilation                                 | \$100.00/hr                                |
| Meter Graph                                            | \$25.00 during schedule, \$35.00 expedited |
| Bulk Water Purchase                                    | \$50.00 + Usage (see A)                    |
| Backflow Testing                                       | \$85.20 (billed monthly @ \$7.10)          |
| Backflow Re-testing/Inspection                         | \$35.00                                    |
| Backflow After Hours Appointment                       | \$100.00/hr                                |
| Hydrant Flow Test                                      | \$100.00                                   |
| Credit Card Processing Fee — transaction under \$50.00 | \$2.50†                                    |
| Credit Card Processing Fee — transaction over \$50.00  | \$2.50 + 2.8% of the bill amount†          |
| Bank Draft (in house)                                  | No charge†                                 |

Misc Administrative Services will be billed at cost plus 10%.

\* Service call is defined as the District responding to an item that is not the responsibility of the District such as turning off water for customer due to plumbing problem, after hours reconnections of service, etc.

† As stated in the District's customer notice effective June 12, 2024.



## D. Wastewater Rates

| Item                                   | Rate                         |
|----------------------------------------|------------------------------|
| <b>1. Tap Fees Decentralized STEP*</b> |                              |
| a. Inside District                     | \$7500.00                    |
| b. Outside District                    | \$8250.00                    |
| <b>2. Tap Fees Standard System **</b>  |                              |
| a. Residential Service Tap             | \$7500.00                    |
| b. Larger Service Taps                 | Cost plus \$3000.00 per SEDU |
| <b>3. Gravity Sewer</b>                |                              |
| a. Same Side Service Tap               | \$2000.00                    |
| b. Long Side Tap                       | \$6000.00                    |
| <b>4. Capacity Fees</b>                |                              |
| a. Residential Size Service            | \$12,000.00                  |
| b. Additional SEDU's                   | \$4,500.00 per SEDU          |

A capacity fee is a per meter charge and required at time of tap fee payment.

| Item                                                          | Rate                       |
|---------------------------------------------------------------|----------------------------|
| <b>5. Usage Rates Decentralized***</b>                        |                            |
| a. Inside District                                            | Standard Usage Rates       |
| Non-activated                                                 | \$12.00                    |
| b. Outside District                                           | \$72.00 per month          |
| Non-activated                                                 | \$15.00                    |
| <b>6. Usage Rates Standard System Residential Single Unit</b> |                            |
| a. Minimum Charge                                             | \$8.50                     |
| b. Per 1,000 Gallons                                          | \$9.50                     |
| c. Service In Excess 100'                                     | \$4.00 Service Charge***** |
| <b>7. Usage Rates Larger Services</b>                         |                            |
| a. Minimum Charge                                             | \$8.50 (per SEDU)*****     |
| b. Per 1,000 Gallons                                          | \$9.50                     |
| c. Service In Excess 100'                                     | \$8.00 Service Charge***** |

\* This tap fee schedule is for wastewater customers on a decentralized wastewater service system, such as Stonebridge / Old Parkville Ridge / Hidden Ridges. Tap fees assume typical, residential usage. If tap is made for account with 1" or larger meter, or unusually large consumption, the wastewater service will be sized accordingly and priced at cost plus 25%. Tap fee rates are defined for typical installations requiring no more than 50 linear feet of collection service line. Installations further from right of way will be charged installation cost plus 50%. This will be collected prior to installation.

\*\* The standard system tap rates apply if service is connected outside a development designated as connected to a specific decentralized wastewater treatment facility.

\*\*\* This usage rate schedule applies to customers connected to a decentralized wastewater service system such as Stonebridge / Old Parkville Ridge. This flat rate will segue to the District's standard usage rate as of 01/01/2024.

\*\*\*\* Standard Equivalent Dwelling Unit is one typical home unit based on 150 gallons usage per day average. Larger customers will be assessed a SEDU value based on number of units if multi family, or based on usage/anticipated usage for commercial or light industrial applications.

\*\*\*\*\* Services measuring more than 100' from the pump/tank installation to the sewer main will be charged a service charge that represents the cost of additional maintenance expense that the longer service will require.

## E. Labor / Equipment\*

|                      |               |
|----------------------|---------------|
| Labor                | \$100.00/hr   |
| Backhoe/Excavator    | \$100.00/hr   |
| Skid Steer           | \$100.00/hr   |
| Equipment/Dump Truck | \$100.00/hr   |
| Materials            | Cost Plus 25% |
| Testing/Analysis     | Cost Plus 25% |
| Other Services       | Cost Plus 25% |

\* Labor/equipment not for hire, only available due to damages incurred by billed party or situation District management deems in the best interest of public health/safety.

## F. Development Schedule Water / Wastewater

|                                |                                                                       |
|--------------------------------|-----------------------------------------------------------------------|
| Inspection Fees                | \$1500.00 1st phase of development;<br>\$250.00 each additional phase |
| Depreciation Fees — Water      | None Established at this time                                         |
| Depreciation Fees — Wastewater | \$12.00 per lot/unit not built on or service established              |

The wastewater depreciation fee is due from the current owner each month, and is initiated on the date the District issues developer an approval letter. The rate is \$15.00 per lot/unit for developments outside the District boundaries.

## G. Fire Protection Fees

Fire protection fees will be assessed / billed on a monthly basis according to the cycle the customer is located.

| Size          | Annual Fee |
|---------------|------------|
| 2" Connection | \$500.00   |
| 4" Connection | \$600.00   |
| 6" Connection | \$800.00   |
| 8" Connection | \$1000.00  |

## H. Water Main Tap Fees

The Ocoee Utility District will provide all taps to District owned mains for developers, hydrant taps, or any other District approved use.

| Size          | Fee                  |
|---------------|----------------------|
| 2" Connection | \$2,000.00           |
| 4" Connection | \$4,000.00           |
| 6" Connection | \$6,000.00           |
| 8" Connection | \$8,000.00           |
| Larger        | Priced at cost + 25% |

## I. Sewer Pressure Main Tap Fees

The Ocoee Utility District will provide all taps to District owned pressure mains for developers, commercial customers, or any other District approved use.

| Size          | Fee        |
|---------------|------------|
| 2" Connection | \$2,000.00 |
| 4" Connection | \$4,000.00 |
| 6" Connection | \$6,000.00 |