

New Development Fee Schedule

Effective Date: October 1, 2026

Notice: All fees are subject to automatic annual adjustment on October 1st.

Phase 1: Plan Submission & Review

Initial review fees must be paid when preliminary plans are submitted for review.

- **Submission Deadline:** Plans must be submitted at least **30 days prior** to the Monthly Board Meeting (held on the second Tuesday of each month) to secure a spot on the agenda.
- **Water Plan Review Fee:** \$500.00
- **Sewer Plan Review Fee:** \$600.00

Phase 2: Post-Approval Fees (Pre-Signature)

The following per-unit fees must be settled after Board approval and before the official signing of Preliminary Plans.

Water Impact Fees

- **Residential:** \$1,223.00 per unit
- **Commercial:** \$2,000.00 per unit

Sewer Trunk Line Charges

- **Residential:** \$2,138.00 per unit
- **Commercial:** \$2,138.00 per unit

Sewer Inspection Fees

- **Residential:** \$513.00 per unit
- **Commercial:** \$513.00 per unit

Phase 3: Connection & Meter Installation

Connection and meter fees vary by development type, size, and system requirements.

Residential Infrastructure

¾" Water Meter	\$1,110.00 (plus \$100.00 deposit)
1" Water Meter	\$1,778.00 (plus \$100.00 deposit)
2" Water Meter	Cost of materials (plus \$500.00 deposit)
Conventional Sewer Connection	\$4,272.00 per unit
Sand Filter Sewer Connection	\$513.00 per unit

Commercial Infrastructure

¾" Water Meter	\$1,435.00 <i>(plus \$100.00 deposit)</i>
1" Water Meter	\$1,778.00 <i>(plus \$100.00 deposit)</i>
2" Water Meter	Cost of materials <i>(plus \$500.00 deposit)</i>
6" Water Meter & Above	Cost of materials <i>(plus \$500.00 deposit)</i>

Special Commercial Policies (6" Meters or Larger)

Commercial developments requiring a 6" meter or larger are subject to additional assessments prior to water service activation:

- **Large Meter Impact Fee:** \$8,015.00 flat fee.
- **Multi-Unit / Apartment Fee:** An additional \$326.00 per unit applies if the meter serves apartments or multi-unit facilities.
- **Commercial Sewer Connection:** \$4,272.00 per unit.

Important Policy Guidelines

- **Unit Basis Calculation:** All per-unit charges are calculated based on a maximum water allocation of 300 gallons per day, a single physical building divided for leasing, or a one-acre land parcel.
- **Final Assessments:** The General Manager retains final authority on all fee determinations and unit calculations.

Questions About a Project?

For inquiries regarding utility fees or plan submissions, please contact the Main Office at **256-837-1132** and ask for our Engineering Department, or email us at **info@hmwater.org**.