



Townhomes/Condos Frequently Asked Questions (FAQs)

General

- **Where will the meters be installed?**
 - o By default, the City will install water meters at the point of service connection. The point of service connection is where the public and private plumbing meet. The number and size of connections vary for each association.
 - o The association may request to install individual water meters for each separately owned unit if it is feasible to do so.
- **What is the cost of the meter installation?**
 - o The City will provide and install the water meters at no cost to the association.
 - o If the association opts to install individual water meters, the association must meet the requirements of City Code §13.04.305; requirements could include installing piping improvements in advance of the installation of separate meters. The associated work and cost are the association's responsibility.

Billing

- **What are the City's water rates?**
 - o The City of Sacramento water rates are available on the City of Sacramento website: <https://www.cityofsacramento.org/Utilities/Services/Water-Service>
- **What is the difference between the current billing and future billing?**
 - o The City currently charges a flat rate based on room count.
 - o When water meters are installed, the metered rate will consist of the service charge and the volumetric charge. The service charge is a fixed monthly fee that is based on the size of the meter and the volumetric charge is dependent on the monthly water usage (per 100 cubic feet). The service charge fixed fees are available on the City of Sacramento website: <https://www.cityofsacramento.org/Utilities/Services/Water-Service>
- **Can you estimate the water usage for our association?**
 - o No, the City cannot provide an estimate of the water usage. Each association varies by size, landscaping, etc. and current water usage is unknown.
- **Who pays for the irrigation now?**
 - o Most associations do not currently receive a separate bill for irrigation. Instead, most townhome/condos pay single family home water rates. In a single-family home, there is typically a front yard/backyard area. For associations, the front yard/backyard area is assumed to be the association's common area.
- **Who will pay for the common area irrigation?**
 - o If individual meters are installed, then the water usage for common areas (irrigation, clubhouse, pools) will be billed to the association.
 - o If meters are installed at the point of service connection and the domestic and irrigation water usage cannot be differentiated, then a separate bill will not be sent for common area water usage.

- **What if the association cannot install individual meters and cannot pay the monthly water bill?**
 - o The City recognizes that some associations may be unable or unwilling to assume responsibility to pay for the metered water service. For this reason, the City is working on establishing, by ordinance or resolution of the City Council, a method for allocating the metered usage directly to the unit owners responsible for paying their portion of the water bill. Henceforth, this will be referred to as the City Allocated Metered Billing.

City Allocated Metered Billing

- **How will the City Allocated Metered Billing be allocated to the individual homeowners?**
 - o The City is currently determining the allocation method.
- **What are the advantages of each billing method if meters are installed at the point of service connection?**
 - o The advantage of City Allocated Metered Billing is that an association does not need to be involved. If an individual homeowner does not pay their water bill, the City can lien the individual homeowner's property. Additionally, the association's dues will not need to accommodate the water bill.
 - o The advantage of the association paying the metered bill is that the association can choose how to collect the metered water bill from the homeowners.
- **If the meters are installed at the point of service connection and the bill is allocated out to the individual owners by the City, is there a higher rate charge?**
 - o No, the water rates are not dependent on how the water is billed or who pays the water bill.
- **When will City Allocated Metered Billing be available?**
 - o The City is currently determining the timeline. Until the City Allocated Metered Billing is approved or denied by City Council, the flat rate water bill will be billed as it is currently billed unless the association opts for a metered water bill.
- **What happens if the City Allocated Metered Billing is not approved by City Council?**
 - o The metered water bill will be billed to the association; this would be consistent with how all other parcels throughout the City are billed. For some associations, the existing bylaws will need to be updated.
- **How can I stay informed about the City Allocated Metered Billing process?**
 - o The City Allocated Metered Billing will follow a Prop 218 procedure. Prop 218 requires notifications to be mailed to all those impacted by the City Allocated Metered Billing and for a public hearing to be held.