



CITY OF WOODSTOCK
STATE OF GEORGIA

RESOLUTION NO. 2025-021

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA TO FORMALLY ADOPT FEE SCHEDULE REVISIONS CHAPTER 7 WATER, SEWER, AND STORMWATER, SECTION 7.0 WATER, SEWER RATES AND CHARGES, SECTIONS 7.1.1, 7.1.3, 7.1.4

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia establishes the City's Finance Matters, and;

WHEREAS, the Mayor and Council of the City of Woodstock, Georgia shall consider amendments to the Fee Schedule prior to implementation, action, or enforcement by city staff; and;

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the City of Woodstock, Georgia do hereby formally adopt Fee Schedule revisions to:

Chapter 7 Water, Sewer, and Stormwater, Section 7.0 Water, Sewer Rates and Charges, 7.1.1 Commodity Charges

Chapter 7 Water, Sewer, and Stormwater, Section 7.0 Water, Sewer Rates and Charges, 7.1.3 Connection and System Development Charges (Water)

Chapter 7 Water, Sewer, and Stormwater, Section 7.0 Water, Sewer Rates and Charges, 7.1.4 Connection and System Development Charges (Wastewater)

Adopted this 11th day of August 2025

Michael Caldwell, Mayor

Attest:

Robyn Adams, City Clerk

CHAPTER 7 WATER, SEWER AND STORMWATER

SECTION 7.0 WATER, SEWER RATES AND CHARGES AND STORMWATER FEES

SECTION 7.0 WATER, SEWER RATES AND CHARGES AND STORMWATER FEES

7.1.1 Commodity Charges

7.1.2 Other Charges And Deposits

7.1.3 Connection And System Development Charges (Water)

7.1.4 Connection And System Development Charges (Wastewater)

7.1.5 Stormwater Management Fees

7.1.6 Site Inspection Fees

7.1.1 Commodity Charges

Water: Charge Per 1,000 Gallon Unit

~~\$ 12.98~~ **\$13.50** Minimum Charge per Customer for any gals. up to and including 1,000 gals.

~~\$ 6.39~~ **\$6.65** From above 1,000 gals. up to and including 10,000 gals. (Tier 2)

~~\$ 6.74~~ **\$7.01** above 10,000 gals. (Tier 3)

Sewer: Charge Per 1,000 Gallon Unit

\$ Base Customer Charge regardless of amount used is ~~\$8.53~~ **\$8.87** per billing statement (Tier 1) ~~\$ 9.18~~ **\$9.55** From above 0 gals. up to and including 10,000 gals. (Tier 2)

~~\$ 10.71~~ **\$11.14** above 10,000 gals. (Tier 3)

Sample Calculations

Customer has metered bill of 5,500 gallons of water.

Water (4,500/1,000*~~\$6.39~~ **\$6.65**)+~~\$12.98~~ **\$13.50** ~~\$ 41.74~~ **\$43.43**

Sewer (5,500/1,000*~~\$9.18~~ **\$9.55**)+~~\$8.53~~ **\$8.87** ~~\$ 59.02~~ **\$61.40**

Customer has metered bill of 15,000 gallons of water.

Water (15,000-10,000)/1,000*~~\$6.74~~ **\$7.01**+(9,000/1,000)*~~\$6.39~~ **\$6.65**)+~~\$ 12.98~~ **\$13.50**
~~\$104.19~~ **\$108.40**

Sewer (15,000-10,000)/1,000*~~\$10.71~~ **\$11.14**)+(10,000/1,000)*~~\$9.18~~ **\$9.55**)+~~\$8.53~~ **\$8.87**
~~\$153.88~~ **\$160.07**

Irrigation:

~~\$12.49~~ **\$12.99** Minimum Charge per Customer for any gals. up to and including 1,000 gallons (Tier 1) ~~\$6.69~~ **\$6.96** Per 1,000 gallon unit, from above 1,000 gals. up to and including 10,000 gallons (Tier 2) ~~\$7.05~~ **\$7.33** Per 1,000 gallon unit, above 10,000 gals. (Tier 3)

Master Metered Multi-family Rate Structure – Three tiered rate structure to also apply the per-unit calculation on the middle tier – tier 2, as well as tier 1 and tier 3.

Beverage Bottler/Canner Rate Structure – Beverage Bottler/Canner companies may have their bottling/canning production volume (in gallons) deducted from the metered water gallons used for the calculation of sewer portion of the commodity charges.

HISTORY

7.1.2 Other Charges And Deposits

Deposit Residential Accounts	
Owner Occupied	\$100.00
Rental Unit	\$125.00
Deposit Commercial Accounts	
Up to 2" meters	\$250.00
2" meters and above (including Apt Complexes)	\$500.00
Hotels/Senior Living/Nursing Facilities	\$100.00 per room
Apartment/Condo Complexes	\$100.00 per unit
Hydrant Meters	\$1,250.00
Additional Deposit (As Listed Above) May Be Required if Service is Disconnected for Non-Payment or Returned Check Twice in a 6-Month Period – 6-Month Cash Only Status.	
Service Charges: (For Delinquent Accounts Placed on Disconnect List and Reconnects for Returned Checks or Failure to Meet Terms of Payment Arrangement)	\$50.00
Small Meters (4" and smaller)	\$50.00
Large Meters (6" and larger)	\$100.00
Service Charges (If Meter is Locked By City Personnel and Lock is Broken or Removed by Customer)	\$75.00
Small Meters (4" and smaller)	\$250.00
Large Meters (6" and larger)	\$750.00
Service Charges: (For Reinstallation of a Pulled Meter)	
Current Cost of a New Meter, plus applicable service charges and payment of delinquent bill in full. (Cash or money order only.)	
Special Charges:	
Return Check Fee	\$30.00
Stop Payment Fee	\$30.00
Late Fee	10% of Balance Due
(SEE CHAPTER 1 Administration and Finance for eCheck and Credit/Debit Card Fees)	
Bad Debt Collection: Once an account is turned over to a collection agency, whatever the agreed upon percentage is that is retained by the agency as collection fees will be added to the bill as an additional charge to the customer's account in order to recoup the expense.	
Service Charges: (For meter or electronic transmitter damage and unauthorized usage)	
Current cost of new meter, new electronic transmitter, or both, plus applicable service charges, and/or \$500 for unauthorized use of unmetered water if applicable.	

7.1.3 Connection And System Development Charges (Water)

1. Water Development Fees: Fees are determined by the size of the water meter required for the project as follows:

Meter Size (Inches)	Water Development
3/4"	Fee \$887* \$922*
1"	\$1,266* \$1,317*
1 1/2"	\$1,450* \$1,508*
2"	\$2,087* \$2,170*
3"	\$3,299** \$3,431**
4"	\$4,435** \$4,612**
6"	\$11,411** \$11,867**
8"	\$15,196** \$15,804**
10"	\$21,524** \$22,385**

Note:

*Applicant is required to install the meter box, while the City will install the meter and backflow device.

**Applicant is required to install a City approved meter box, meter and backflow device.

***Residential customer with domestic account in good standing applying for additional irrigation-only account is not considered as New Development and is exempted from this fee.

2. Double Detector Check Valves: (Fire Protection Only) Applicant is required to install a City approved double detector check valve.

6"	\$5,408 \$5,624	10"	\$9,734 \$10,123
8"	\$7,571 \$7,874		

7.1.4 Connection And System Development Charges (Wastewater)

1. Wastewater Development Fees: Wastewater fees are based on Equal Residential Units (ERU). A typical residential house: 1 ERU = 400 gallons per day.

1 & 2 Bedroom = 300 G.P.D; 3 Bedroom = 400 G.P.D. (Apartments Only)

300 x number of 1 & 2 Bedroom Apartments

400 x number of 3 Bedroom Apartments

Total G.P.D. divided by 400 G.P.D. = E.R.U.'s

Total E.R.U.'s x ~~\$4,867~~ **\$5,062** per E.R.U.

Residential (Single Family)	\$4,867 \$5,062 per ERU [includes single family detached, fee simple town homes, apartments and condominiums]
-----------------------------	---

Commercial and Industrial	All commercial and industrial wastewater fees are calculated by Woodstock Engineering Planning and Development to determine ERU's. Calculations for \$5,408 \$5,624 per ERU. 1 ERU = 400 G.P.D.
Retail	Per 1,000 Square Feet: 100 G.P.D. Example: 10,000 S.F. Shopping Center 10 x 100 = 1,000 G.P.D. 1,000/400=2.5 ERU's 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060
Office	Per 1,000 Square Feet: 100 G.P.D. Example 1: 10,000 S.F. Office 10 x 100 = 1,000 G.P.D. 1,000/400 = 2.5 ERU's 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060
Warehouse	Per 1,000 Square Feet: 50 G.P.D. Or 25 G.P.D. per employee, whichever is greater Example: 20,000 S.F. Warehouse employing 10 persons 50 x 20 = 1,000 G.P.D. 1,000/400 = 2.5 ERU's 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060
Hotel/Motel	Per Room: 75 G.P.D. (100 G.P.D. / Room with Restaurant) Example: 100 Rooms (no restaurant) 75 x 100 = 7,500 G.P.D. 7,500/400 = 18.75 ERU's 18.75 x \$5,408 \$5,624 = \$101,400 \$105,450
Full Service Food	25 G.P.D. per Dining Seat including Food Counter Seats <i>This category includes specialty restaurants, even those with limited menus, if they have been designed for high volume activity</i> Example: 100 Dining Seats (100x25) = 2500 G.P.D. 2500/400 = 6.25 ERU's 6.25 x \$5,408 \$5,624 = \$33,800 \$35,150

Fast Food & Fast Specialties	<p>20 G.P.D. per Dining Seat including Food Counter Seats</p> <p><i>This category includes coffee bars, donut shops, and similar specialties, if designed for high volume activity that may include drive-thru window and/or stand-alone facility</i></p> <p>Example: 100 Dining Seats (100x20) = 2000 G.P.D. 2000/400 = 5.0 ERU's 5.0 x \$5,408 \$5,624 = \$27,040 \$28,120</p>
Other Food/Beverage	<p>Per 1,000 Square Feet: 100 G.P.D.</p> <p><i>This category includes coffee bars and pastry shops and similar establishments, with the exception of establishments that include stand-alone facilities and drive-thru windows designed for high volume (to be categorized as Fast Food)</i></p> <p>Example 1: 10,000 S.F. Office 10 x 100 = 1,000 G.P.D. 1,000/400 = 2.5 ERU's 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060</p>
Mixed-Use Food/Beverage	<p>Per 1,000 Square Feet: 100 G.P.D. (To be calculated based upon square footage utilized by Food/Beverage component, over and in addition to base charges applied for the non-Food/Beverage calculation.)</p> <p>This category includes retail and other traditional commercial areas that add Food/Beverage capability within the business as a mixed-use offering where Food/Beverage component represents less than 50% of the floor space and the food service includes only pre-cooked offerings. (Any mixed-use Food/Beverage utilizing more than 50% of the space or offering on-site cooking, must be treated as a restaurant in another category.)</p> <p>Example 1: \$10,000 S.F. Office 10 x 100 = 1000 G.P.D. 1000/400 = 2.5 ERU's 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060</p>
Assembly Occupancies (Other than restaurants, theaters, and churches)	<p>Assembly: Per 1000 square feet 100 G.P.D.</p> <p>Example: 10,000 SF Clubhouse 10 x 100 = 1000 G.P.D. 1000 divided by 400 = 2.5 E.R.U.'s 2.5 x \$5,408 \$5,624 = \$13,520 \$14,060</p>
Assisted Living Facilities	Based on number of beds for commercial at 145 G.P.D. per unit
Laundries	75 G.P.D. / Washing Machine
Church	5 G.P.D. / Seat

Hospital	200 G.P.D. / Bed
Schools	12 G.P.D. / Student (Add 8 G.P.D. / Student for cafeteria, and 8 G.P.D. for Gym)
Theater	5 G.P.D. / Seat
Industrial-Light	Use Warehouse Calculation
Industrial-Heavy	Base Flow on data to be supplied
Single Family Residence	400 G.P.D.
Car Wash	6000 G.P.D. / Automated Tunnel Bay and/or 500 G.P.D. / Manual Bay
Any Other Facility	25 G.P.D. / Person

2. If a structure is demolished and replaced with a new structure, the customer is responsible for paying the Connection and System Development charges based upon the increased ERU calculation (if any.)
3. A restaurant locating in a building that has not previously paid the Connection and System Development charges for a restaurant shall be responsible for paying the Connection and System Development charges based upon the increased ERU calculation (if any.)
4. Alternate New Employer Economic Development Water/Sewer Tap Incentive Program - The Mayor and Council may authorize to waive water and sewer tap connection fees for economic development purposes for large employers which connect to the water and sewer system after April 1, 2021. For purposes of this section, large employers mean employers making new connections to the water and sewer system which reasonably expect, within one year of commencement of operation to employ 50 or more full-time, year-round employees with medical and retirement benefits. Restaurants are not eligible for this economic development incentive. As a condition of such connection fee waivers, such large employers must enter into a water and sewer service agreement which will specify the conditions of the waiver, to include retroactively charging for the previously waived tap fees for failure to meet the number of new jobs created. [Cross Reference: CPM#800-0001]

7.1.5 Stormwater Management Fees

\$4.37 per ERU. One ERU = 2700 square feet (footprint). This is for residential and non-residential. No exemptions.

The Stormwater Utility Fee is billed annually on the property tax bills. Fees are \$50.40/yr for residential and \$52.44/yr per ERU for non-residential. One ERU = 2700 sq. ft of impervious surface. Owned suite units in mixed-use facilities will have fee of \$52.44/yr for residential units and the higher of \$52.44/yr or \$52.44 per ERU for commercial units. Tax-exempt customers are not exempt from paying the Stormwater Utility Fee.

HISTORY

Adopted by Res. [7971-2022](#) on 7/11/2022

Adopted by Res. [8352-2023](#) on 1/9/2023

7.1.6 Site Inspection Fees

Section 7.1.6 Site Inspection Fees

Re-inspection fees for any type of site inspection. The following re-inspection fees shall be assessed for any inspection requested, scheduled and not ready or approved unless cancelled by the requester before the inspector arrives onsite:

Initial Inspection \$ 0.00;

the initial inspection is provided under the permit fee when the permit is initially obtained.

1st Re-inspection \$ 50.00;

if the inspection fails for the initial called in inspection the following fees shall apply.

2nd Re-inspection \$ 100.00;

if the corrections are not made and the re-inspection fails for any of the same remarks the following fees shall apply.

3rd Re-inspection \$ 250.00;

if the corrections are not made and the re-inspection fails for the same remarks the following fees shall apply.

A stop work order or the actions necessary to receive proceeds from bonds or deposits may be applied to the job following the 3rd re-inspection fee.