



## Water and Sewer Rates and Rate Structures in Georgia August 2013

*This document details the results of a survey of water and sewer rates and rate structures conducted by the Georgia Environmental Finance Authority and the Environmental Finance Center in 2013. Rates and rate structures are analyzed for public water and sewer utilities throughout the State. For more information or to download a listing of water and sewer rate tables, to use interactive Rates Dashboards designed to allow the user to compare rates among groups of utilities and analyze the affordability of services and the extent to which rates are financially sustainable, or to view rate sheets of individual utilities, please visit [www.gefa.org](http://www.gefa.org) and <http://www.efc.sog.unc.edu>.*

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## Introduction

Water and sewer rate setting is one of a local government's most important environmental and public health responsibilities. Water and sewer rates ultimately determine how much revenue a community will have to maintain vital infrastructure. The purpose of this report is to help utilities in rate setting by providing an up-to-date, detailed survey of current statewide rate structures and trends. This report represents a collaborative effort between the [Georgia Environmental Finance Authority](#) (GEFA) and the [Environmental Finance Center](#) (EFC).

This survey was funded primarily by GEFA. Additional support came from the Georgia Association of Water Professionals, the Georgia Municipal Association, the Georgia Department of Natural Resources' Environmental Protection Division, the Georgia Department of Community Affairs, the Association County Commissioners of Georgia, the Georgia Rural Water Association, and the US Environmental Protection Agency.

Over the course of this survey, 529 water and sewer utilities were contacted by email, fax, letter or phone, and 452 utilities (85 percent) responded by sending in their rate schedules. These utilities account for more than 98 percent of the population served by all public community water and sewer utilities in the State. Table 1 describes the utilities analyzed. Some utilities use more than one rate structure for different portions of their service areas, raising the total number of rate structures in our sample to 466. Copies of the 466 rate structures of those participating utilities are available online at <http://www.efc.sog.unc.edu/project/georgia-water-and-wastewater-rates-and-rate-structures>.

**Table 1: Number of Participating Utilities with Rates Data for 2013**

<b>Institutional Arrangement</b>	<b>Provides Water and Sewer</b>	<b>Provides Water Only</b>	<b>Provides Sewer Only</b>	<b>Total</b>
Municipality	276	90	2	<b>368</b>
County/District Authority	28	16	1	<b>45</b>
Consolidated Government	22	13	1	<b>36</b>
Other	2	0	0	<b>2</b>
	1	0	0	<b>1</b>
<b>Total Number of Utilities</b>	<b>329</b>	<b>119</b>	<b>4</b>	<b>452</b>
<b>Number of Rate Structures</b>	<b>338</b>	<b>123</b>	<b>5</b>	<b>466</b>

In addition to this report, tables of each utility's rates and key components of their rate structures are available from GEFA ([www.gefa.org](http://www.gefa.org)) and the EFC (<http://www.efc.sog.unc.edu>). **It is important to stress that an examination of rates and rate structures will only tell part of the story.** Pressure to maintain low or relatively low rates has the potential to force utilities to run a deficit or avoid making necessary operational and capital expenditures. Ideally, rates should reflect the cost of providing service which depends on diverse factors including size of treatment facilities, customer base, age of assets, type of water supply, and quality of receiving waters. Two neighboring utilities with similar customer bases may have very different costs that justify very different rate structures and rates. **Therefore, policy decisions drawn from the comparative information in this document should also consider many other factors such as age of system, geographic location, site-specific regulatory requirements, source of water, demand, and availability of resources.** Free, interactive Rates Dashboards that combine utility financial, physical and customer characteristics with the capability of comparing rates among utilities that are similar in various categories are available on the web at <http://www.efc.sog.unc.edu/project/utility-financial-sustainability-and-rates-dashboards>.

**High rates do not necessarily reflect poor or inefficient management.** In fact, some utilities with low rates do not generate sufficient revenue to properly maintain their system's assets, thereby reducing short-term investments that are likely to have long-term adverse cost and service impacts. Other utilities may have low

rates because they have not re-examined their rate structures in many years. Even when a utility customer base does not grow, operating costs rise every year and rates should be examined and potentially readjusted on a yearly basis.

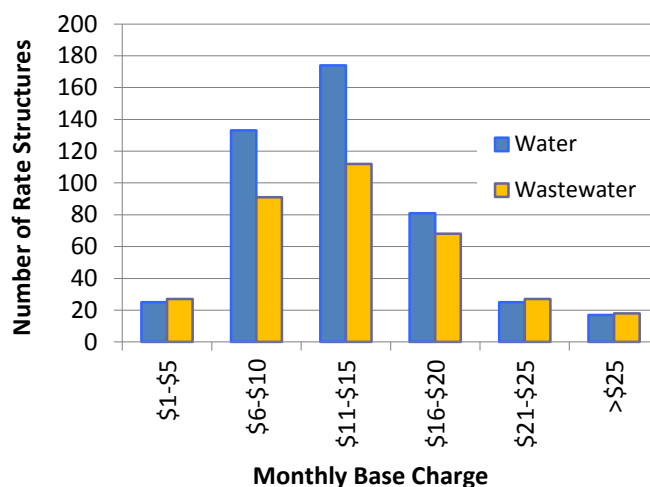
## Overview of Rates and Rate Structures

Utilities employ a range of rate structures to determine what their customers pay. Almost all utilities use a combination of base charges and variable charges in their rate structures. There is considerable variation in how these are calculated and how they are charged for different classes of customers.

### Base Charges

Base charges contribute to revenue stability because they do not vary from month to month, regardless of consumption. However, high base charges can also make it difficult for a utility to encourage conservation for the same reason. The number of rate structures with base charges and the range of the charges are shown in Figure 1<sup>1</sup>. The median<sup>2</sup> base charges are presented in Table 2 by utility size. The median residential base charge applied by utilities in 2013 is \$12.37 per month for water and \$13.00 per month for sewer. For combined utilities, the median combined water and sewer base charge is \$25.00 per month.

**Figure 1: Monthly Base Charges for Residential Customers among 460 Water and 339 Wastewater Rate Structures**



**Table 2: Monthly Base Charges in Water and Sewer Rate Structures, by Utility Size**

Size of Utility (Service Population)	Water Rate Structures			Sewer Rate Structures		
	Total Number of Structures	Number with Base Charge	Median Base Charge	Total Number of Structures	Number with Base Charge	Median Base Charge
1 – 999	127	126	\$14.00	49	49	\$15.00
1,000 – 2,499	84	84	\$12.50	69	69	\$15.00
2,500 – 4,999	73	73	\$12.00	62	62	\$12.20
5,000 – 9,999	63	63	\$12.05	57	56	\$12.66
10,000 – 24,999	62	62	\$12.00	57	56	\$12.40
25,000+	52	52	\$10.00	49	47	\$10.00
<b>All Rate Structures</b>	<b>461</b>	<b>460</b>	<b>\$12.37</b>	<b>343</b>	<b>339</b>	<b>\$13.00</b>

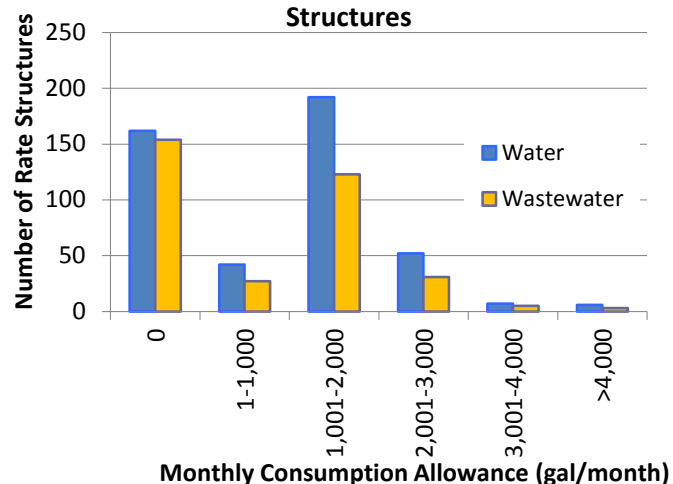
<sup>1</sup> “Sewer” and “wastewater” are used interchangeably in this report.

<sup>2</sup> Most of the statistics reported in this report refer to *medians*. Exactly half of the rate structures in the sample have a value that is equal to or greater than (or equal to or lower than) the median value. The median is preferred over the average because averages are influenced by exceptionally high or low values whereas medians are not.

While nearly every rate structure (100 percent of water and 99 percent of sewer rate structures) has a base charge, their amounts vary by utility size. The largest utilities have smaller base charges than the smallest utilities. This may be a reflection of the fact that larger utilities have broader customer bases that provide a more stable revenue stream. Smaller utilities may, on average, have less stable customer consumption and therefore decide to shift a greater portion of their operating costs into the base charge.

The majority of rate structures (65 percent of water and 56 percent of sewer rate structures) include a minimum amount of water consumption or sewer disposal with their base charges (see Figure 2). For these utilities, the variable portion of the rate structure only takes effect when a customer uses more than the minimum included in the base charge. Thus, all customers of these utilities who consume or dispose of an amount up to the minimum allocation would receive the same bill, which is equal to the base charge. For both water and sewer utilities, the median amount of allowance included with the base charge is 2,000 gallons per month (gallons/month). Only 3 percent of water and 2 percent of sewer utilities include more than 3,000 gallons/month with the base charge.

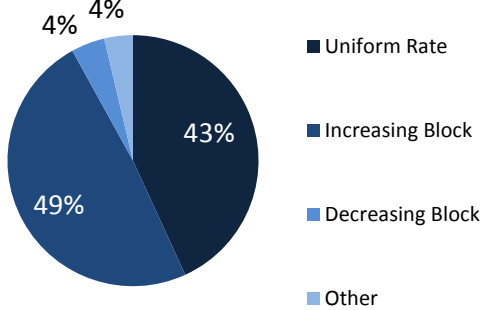
**Figure 2: Consumption included with Base Charge for Residential Customers among 460 Water and 339 Wastewater Rate Structures**



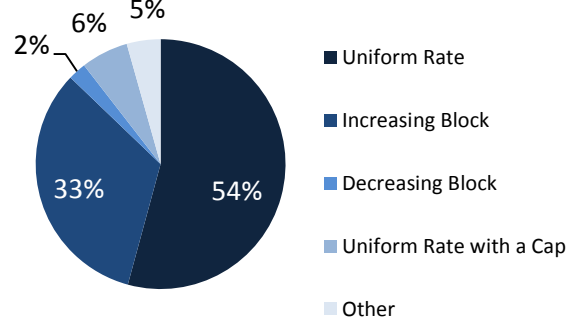
**Variable Charges: Uniform, Increasing Block, Decreasing Block, and Other Rate Structures**

Figures 3-6 present information on water and sewer rate structures for “inside” customers: those who live within a utility’s political jurisdiction or municipal boundaries. The three most common rate structures are uniform, increasing block, and decreasing block. In a uniform rate structure, the rate at which water or sewer is charged for each unit of use does not change as the customer uses more water. In an increasing block structure, the rate increases with greater water consumption. This structure is often employed by utilities that want to encourage conservation. In a decreasing block structure, rates decrease as consumption rises. This structure might be used to encourage economic development. Other rate structures used in Georgia include a hybrid of increasing and decreasing blocks where rates increase or decrease for specific targeted blocks of consumption, seasonal rate structures, rates that are capped at a maximum billable consumption amount, and tiered flat fees. Seasonal uniform rate structures support conservation, especially for those utilities that experience large seasonal consumption changes (e.g. tourist locations). Sewer bills are almost always calculated based on the amount of metered water consumption; however, a fraction of sewer utilities use rate structures with a cap on residential sewer consumption. For example, if a utility caps their sewer bill at 20,000 gallons, a customer that uses 25,000 gallons of water will only be charged for 20,000 gallons of sewer disposal. This sewer structure does not send a strong conservation message and provides less incentive for conservation among high volume users.

**Figure 3: Residential Water Rate Structures (n = 461)**

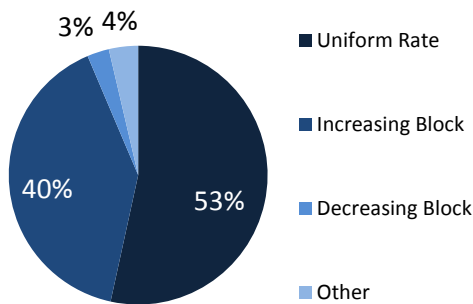


**Figure 4: Residential Sewer Rate Structures (n = 343)**

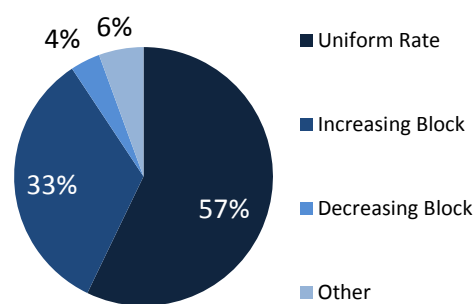


Most water and sewer utilities use the same rate structure for residential, commercial, and industrial customers, but some have separate rates for different customer classes. In this survey, 48 percent of water utilities have a separate rate structure for their commercial customers, and a fraction of these utilities also has a separate structure that pertains to their industrial customers. On the sewer side, 47 percent have a separate rate structure for their commercial customers. Information on the types of commercial rate structures for those utilities with designated commercial customer classes is presented in Figures 5 and 6.

**Figure 5: Commercial-Specific Water Rate Structures (n = 219)**

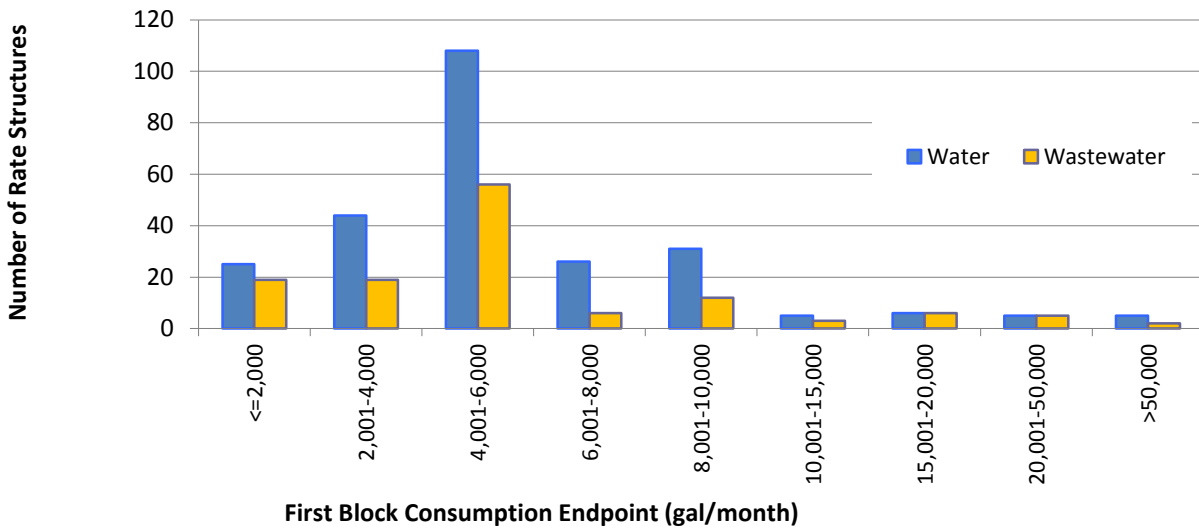


**Figure 6: Commercial-Specific Sewer Rate Structures (n = 161)**



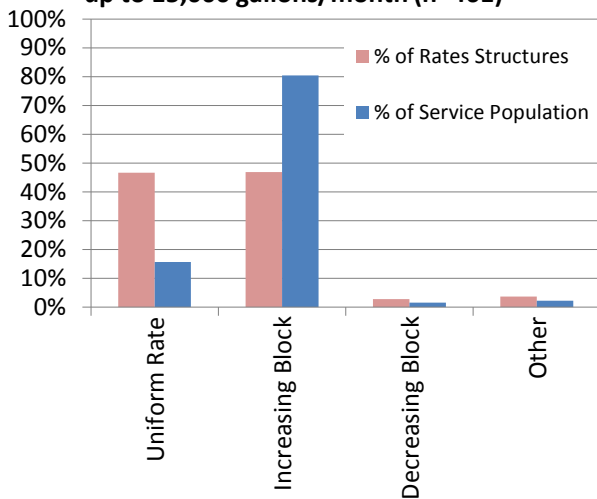
While some utilities design separate rate structures for commercial users, other utilities use only one rate structure but design the blocks so that they inherently distinguish residential use from that of large commercial customers. A common practice is to set the first block high enough so that essentially all residential consumption is charged one rate (which is equivalent to a uniform rate for these customers) while most large commercial customers will typically exceed the first block, thus paying an increasing or decreasing block rate. Figure 7 shows how many rate structures include various amounts of consumption and disposal in the first block of their residential block rate structure.

**Figure 7: Maximum Quantity in the First Block among 255 Water and 128 Sewer Residential Block Rate Structures**

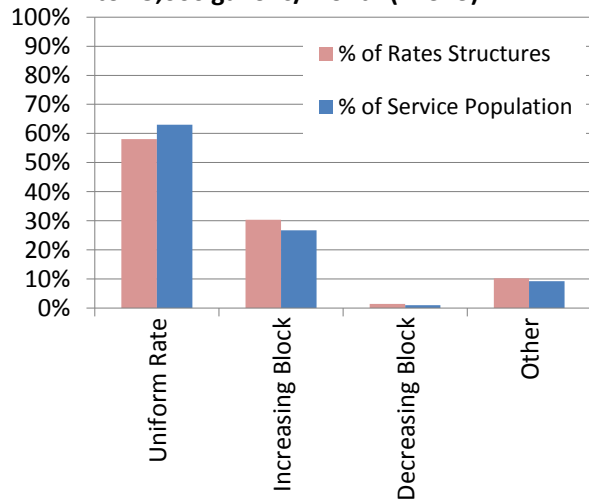


An examination of rate structures over the range of typical residential consumption reveals that many increasing and decreasing block structures are effectively uniform below 15,000 gallons/month (shown in Figures 8 and 9). For example, whereas 4 percent of residential water rate structures are decreasing block structures (Figure 3), only 3 percent actually apply decreasing rates within the first 15,000 gallons/month of consumption (Figure 8) – the other 1 percent have a first block that exceeds the range of typical residential use. Figures 8 and 9 also show the percent of the population served under each rate structure applicable to consumption/disposal levels of up to 15,000 gallons/month. While only 47 percent of the water rate structures are increasing block structures through 15,000 gallons/month, 80 percent of all residential customers are served by these rate structures. Figure 9 shows that the vast majority of residential customers pay uniform rates for sewer disposal.

**Figure 8: Water Rate Structures Applicable to Residential Consumption up to 15,000 gallons/month (n=461)**



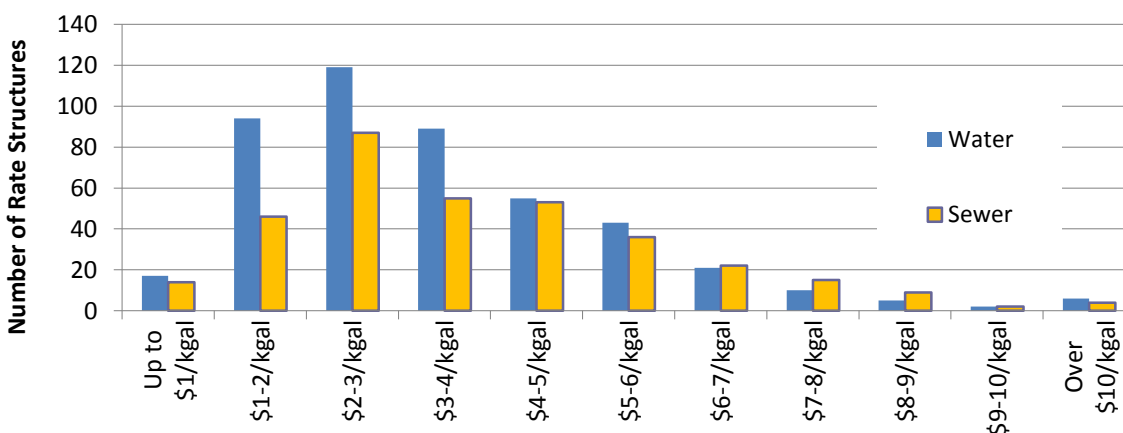
**Figure 9: Sewer Rate Structures Applicable to Residential Disposal up to 15,000 gallons/month (n=343)**



Residential customers in the Southeast consume an average of 4,000 – 6,000 gallons/month. Among the 461 water rate structures in the sample, the median price for the next 1,000 gallons (not including base charges) at the consumption level of 5,000 gallons/month is \$3.02 per 1,000 gallons – 50 percent of the water rate structures have a price that is between \$2.12 and \$4.50 per 1,000 gallons. This \$3.02 per 1,000 gallons compares to a median price of \$3.00 per 1,000 gallons for the water rate structures studied in the 2012 survey.

The price for sewer is slightly higher. Among the 343 sewer rate structures in the sample, the median sewer price for the next 1,000 gallons at 5,000 gallons/month is \$3.50 per 1,000 gallons – 50 percent of the sewer rate structures have a price that is between \$2.40 and \$5.10 per 1,000 gallons. This \$3.50 per 1,000 gallons compares to a median price of \$3.30 per 1,000 gallons for the sewer rate structures studied in the 2012 survey. The range of water and sewer prices for the next 1,000 gallons at the 5,000 gallons/month consumption level is shown on Figure 10.

**Figure 10: Price for the Next 1,000 Gallons at 5,000 gallons/month for 461 Water and 343 Sewer Rate Structures**



Among the 338 combined water and sewer rate structures, the median combined price for the next 1,000 gallons is \$6.61 per 1,000 gallons (compared to \$6.27 in 2012) – 50 percent of the combined rate structures have a price that is between \$4.62 and \$9.77 per 1,000 gallons.

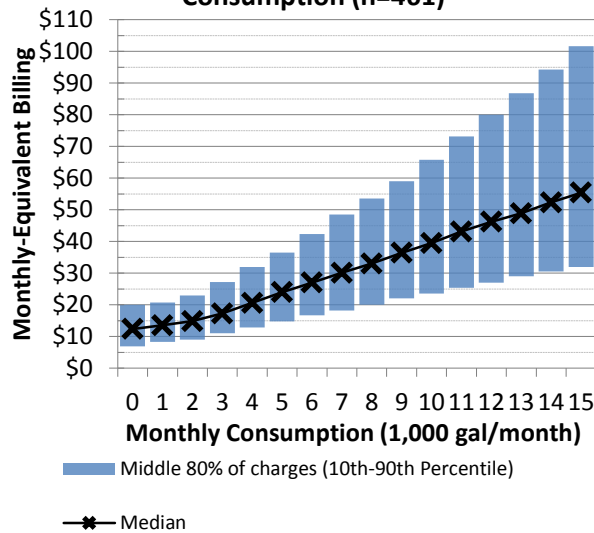
## What Utilities Charge their Customers

### Residential Water and Sewer Bills

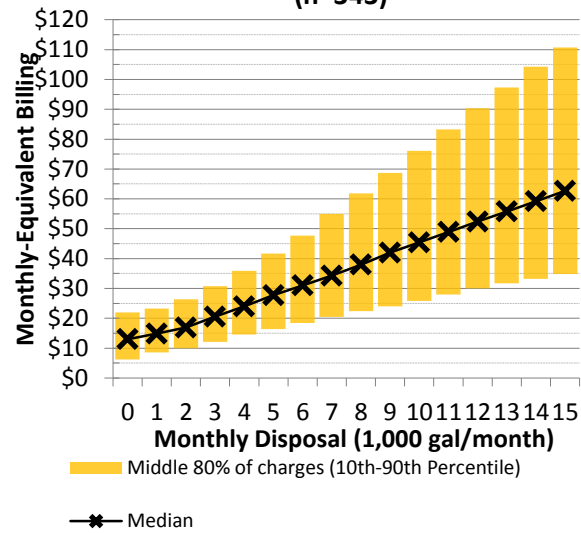
Figures 11 and 12 show the amount utilities bill their residential water and sewer customers, respectively, for a range of consumption/disposal amounts on a monthly basis<sup>3</sup>. These calculations include base charges and consumption allowances. The colored bars highlight what the middle 80 percent of utilities charge (between the 10<sup>th</sup> and 90<sup>th</sup> percentile) across the consumption spectrum. Utilities that charge below or above the colored bars are charging less than or more than 90 percent of all other utilities in the sample, respectively.

<sup>3</sup> For utilities that bill on a non-monthly basis (bi-monthly or quarterly), charges have been calculated and presented on a monthly basis to allow for accurate comparison.

**Figure 11: Monthly-Equivalent Residential Water Bills by Consumption (n=461)**



**Figure 12: Monthly-Equivalent Residential Sewer Bills by Disposal (n=343)**



The median monthly amount charged for zero gallons of water is \$12.37, \$24.00 for 5,000 gallons, \$27.00 for 6,000 gallons, and \$39.50 for 10,000 gallons. As a point of comparison, a gallon of potable water at a major grocery retailer is approximately \$1.00 while the median bill for 5,000 gallons is approximately \$0.004 per gallon, which is 250 times cheaper. Despite the fact that water is a necessity for life, it is surprisingly inexpensive when compared to cable television, a luxury commodity. An informal survey of cable prices in 2012 in Georgia found that the average community price for basic cable, excluding premium packages, was \$38.83, or almost twice the median water bill at 5,000 gallons.

Sewer bills are generally higher than water bills. The median monthly sewer bill for customers disposing zero gallons of water is \$13.00, \$27.70 for 5,000 gallons, \$31.00 for 6,000 gallons, and \$45.40 for 10,000 gallons.

The range of combined water and sewer bills for various levels of consumption is shown on Figure 13. The median monthly combined bill for zero gallons is \$25.00, \$50.23 for 5,000 gallons, \$56.98 for 6,000 gallons and \$84.00 for 10,000 gallons.



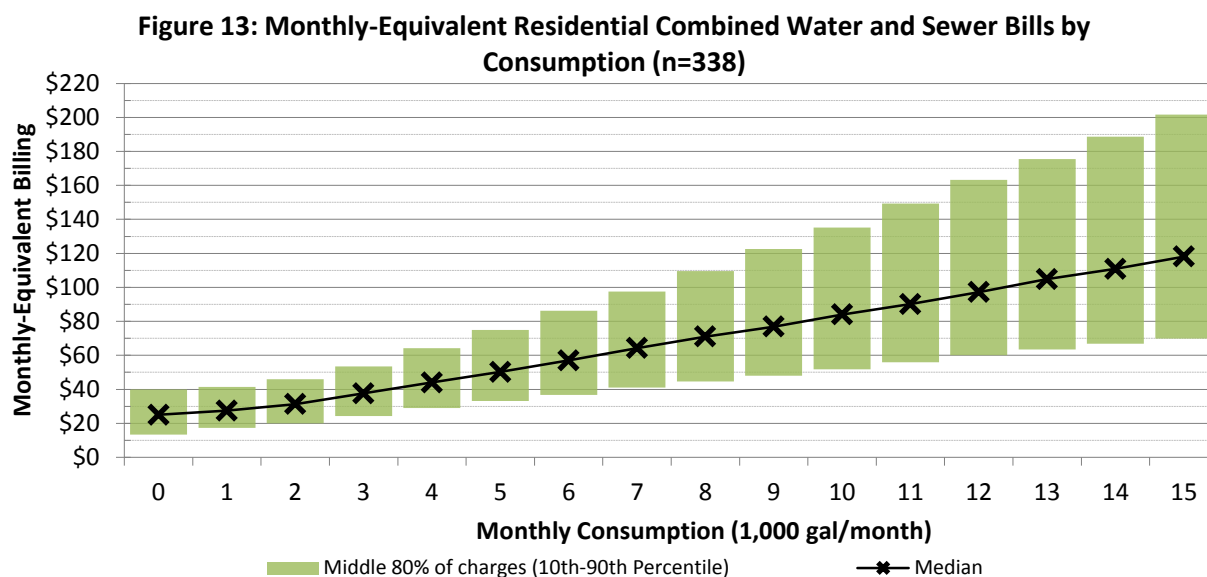


Table 3 shows that the median water and sewer bills among different size classes of utilities are roughly the same; i.e., there is no apparent economy of scale. Table 4 shows that municipal utilities generally have lower water and sewer bills than other service providers, possibly because the population density is highest for municipal utilities, which translates into lower per customer costs (and therefore bills) for distribution and collection. Conversely, county and consolidated government utilities, which are typically more spread out, have significantly higher water bills.

**Table 3: Median Water and Sewer Monthly Bills at 5,000 gallons/month, by Utility Size**

Size of Utility (Service Population)	Water Rate Structures		Sewer Rate Structures	
	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo
1 – 999	127	\$23.05	49	\$24.75
1,000 – 2,499	84	\$22.35	69	\$26.00
2,500 – 4,999	73	\$23.83	62	\$25.97
5,000 – 9,999	63	\$22.80	57	\$25.55
10,000 – 24,999	62	\$25.97	57	\$29.46
25,000+	52	\$24.48	49	\$32.61
<b>All Rate Structures</b>	<b>461</b>	<b>\$24.00</b>	<b>343</b>	<b>\$27.70</b>

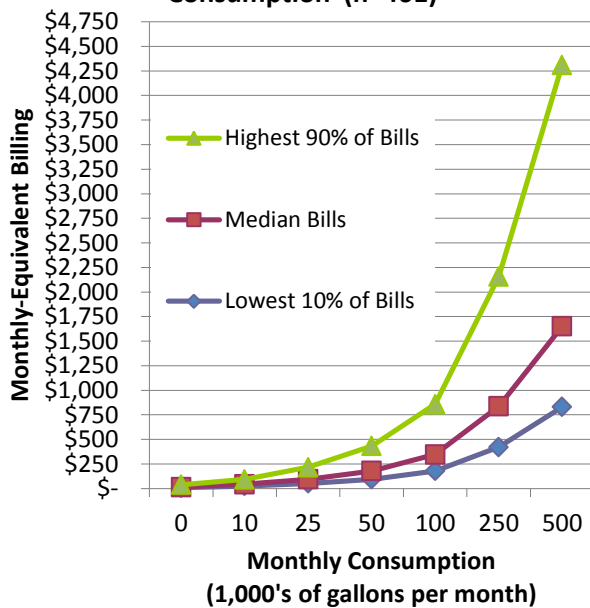
**Table 4: Median Water and Sewer Monthly Bills at 5,000 gallons/month, by Utility Type**

Utility Type	Water Rate Structures		Sewer Rate Structures	
	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo
Municipality	374	\$22.51	285	\$25.55
County/District	37	\$29.08	24	\$33.65
Authority	43	\$31.07	29	\$34.32
Consolidated Government	7	\$17.00	5	\$34.25
<b>All Rate Structures</b>	<b>461</b>	<b>\$24.00</b>	<b>343</b>	<b>\$27.70</b>

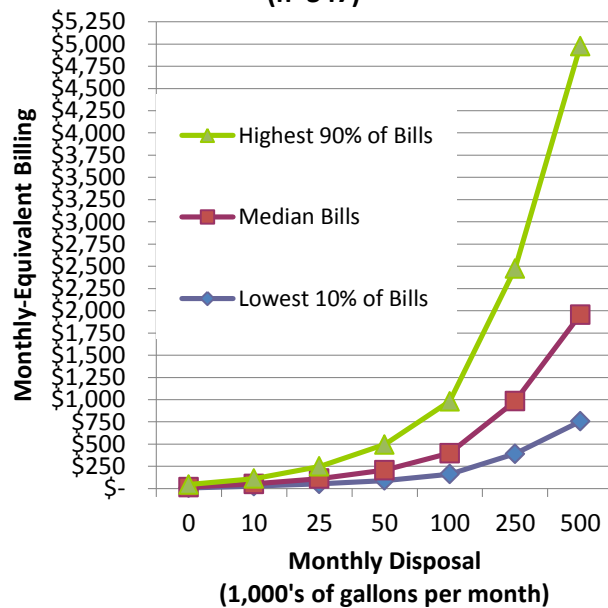
**Commercial Water and Sewer Bills**

Figures 14 and 15 show the median monthly water and sewer bills, respectively, for commercial customers at different levels of consumption and disposal<sup>4</sup>. The middle 80 percent of charges are also indicated. The median monthly bill for commercial customers consuming zero gallons (on a 3/4” meter<sup>5</sup>) is \$15.00 for water and \$15.60 for sewer. The median monthly bill for 50,000 gallons/month is \$178.83 for water and \$206.50 for sewer. The median bill for those consuming 500,000 gallons/month (on a 1 1/2” or 2” meter) is \$1,651.21 for water and \$1,957.18 for sewer. The variation in commercial bills across rate structures increases significantly as the consumption/disposal amount increases.

**Figure 14: Monthly-Equivalent Commercial Water Bills by Consumption (n=461)**



**Figure 15: Monthly-Equivalent Commercial Sewer Bills by Disposal (n=347)**



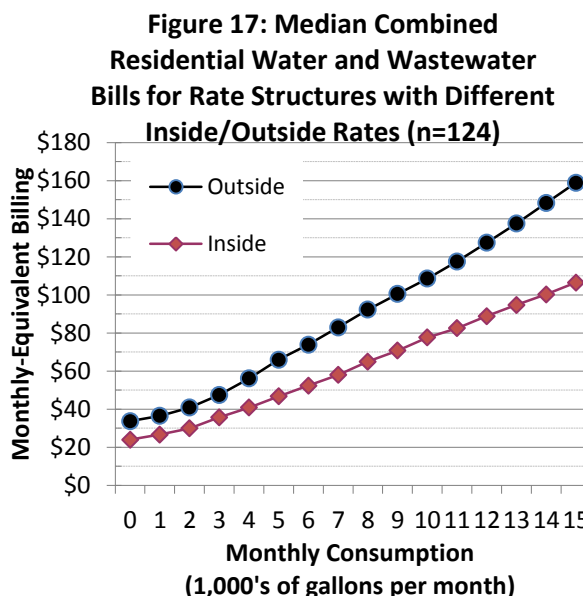
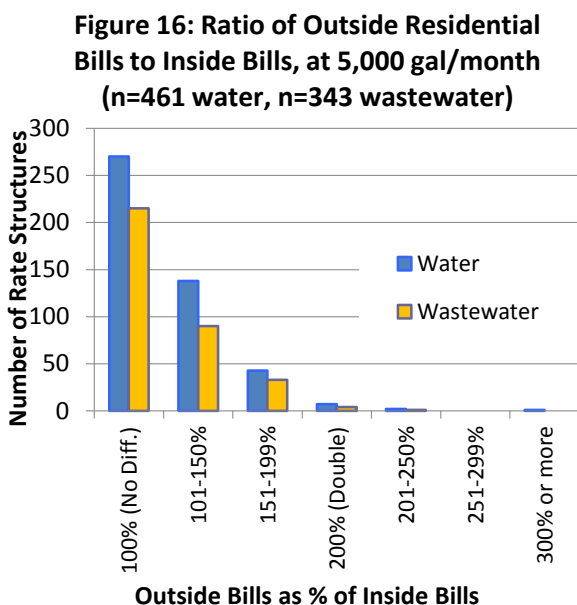
**What Utilities Charge Customers Located Outside their Political Boundaries (Inside vs. Outside)**

All of the charges presented above refer to what utilities charge customers that live within their political boundaries. Municipal utilities often serve customers who live outside of city limits, and a handful of other utilities specify geographical boundaries within their service areas and identify their customers as those residing “inside” and “outside” those boundaries. In many cases, utilities charge different rates for customers living inside or outside the boundary. Overall, 41 percent of water rate structures and 37 percent of sewer rate structures specified different rates for customers living outside, and the vast majority were for municipal utilities. In fact, 50 percent of the rate structures from municipal utilities in the sample charged more for outside customers than for inside customers. At 5,000 gallons/month, outside customers who are charged a different rate

<sup>4</sup> The residential rate structure is used to calculate the billings for commercial customers except for the utilities that specify different rates and rate structures for commercial or non-residential customers.

<sup>5</sup> Some utilities use different base charges for different meter sizes for customers. Bills for consumption or disposal of up to 100,000 gallons/month was computed assuming a 5/8” or 3/4” meter size, 250,000 gallons/month assuming a 1” meter size, and 500,000 gallons/month assuming a 1 1/2” or 2” meter size. When applicable, the “next largest” meter size is used in calculating the bills when a utility does not utilize a specific meter size.

than inside customers pay, on the median, a water bill that is 1.39 times more than inside customers. For sewer, the median ratio is 1.37. The majority of utilities with different outside rates increase their rates by less than 50 percent for outside customers, as shown in Figure 16. Figure 17 shows median charges for combined residential water and sewer service for all utilities that have a separate rate schedule for outside customers for both water and sewer service. The median bill charged to inside customers for 5,000 gallons/month of water and sewer combined is \$46.73 compared to \$65.95 for outside customers.



### What Utilities Charge by River Basin

It is important to consider the operating environment when comparing rates among utilities. Source water quality and quantity can have a significant impact on the cost to produce water. Likewise, receiving water quality can have a major impact on the cost of sewer treatment. In an attempt to consider these impacts, median water and sewer bills for 5,000 gallons/month were calculated for each of Georgia’s 14 major river basins; they are displayed in Table 5 and Figure 18.

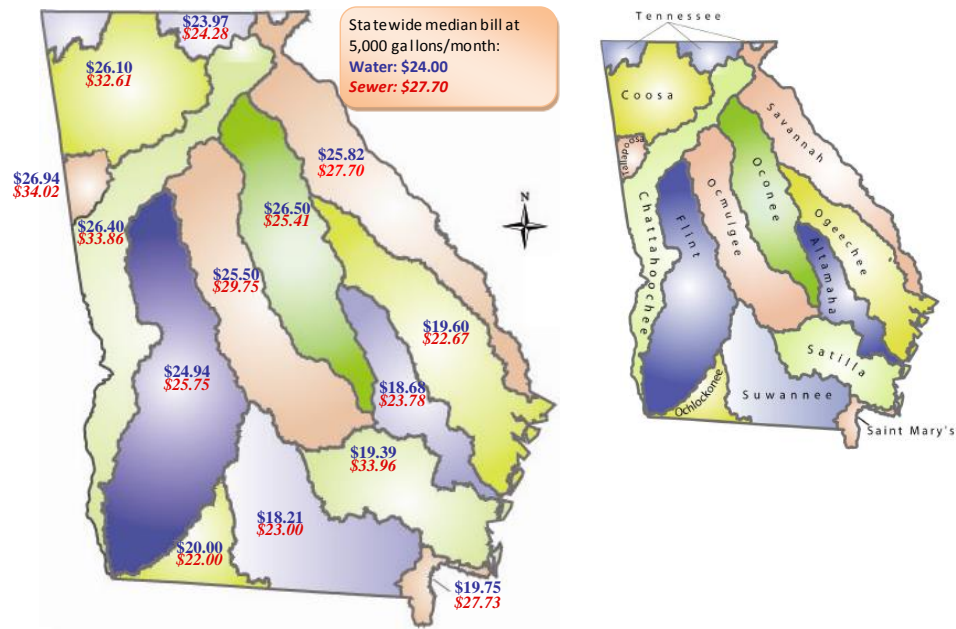
The highest median water charge can be found in the Tallapoosa (\$26.94) River Basin. The lowest median water charges, by contrast, are found in Southern Georgia in the Altamaha (\$18.68) and the Suwannee (\$18.21) River Basins. These basins are mostly rural and lower water rates could be related to the high number of small utilities using groundwater. The highest median wastewater charges can be found in the highly urbanized Satilla (\$33.96) and Tallapoosa (\$34.02) River Basins while the lowest median wastewater charges can be found in the Ochlockonee (\$22.00) and the Ogeechee (\$22.67) River Basins.

**Table 5: Median Water and Sewer Monthly Bills at 5,000 gallons/month, by River Basin**

River Basin	Water Rate Structures		Sewer Rate Structures	
	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo	Total Number of Structures	Median Monthly Bill at 5,000 gal/mo
Altamaha	16	\$18.68	10	\$23.78
Chattahoochee	53	\$26.40	37	\$33.86
Coosa	47	\$26.10	39	\$32.61
Flint	67	\$24.94	47	\$25.75
Ochlockonee	11	\$20.00	7	\$22.00
Ocmulgee	51	\$25.50	40	\$29.75
Oconee	44	\$26.50	31	\$25.41
Ogeechee	44	\$19.60	32	\$22.67
Saint Mary's	3	\$19.75	2	\$27.73
Satilla	16	\$19.39	15	\$33.96
Savannah	48	\$25.82	41	\$27.70
Suwannee	33	\$18.21	22	\$23.00
Tallapoosa	13	\$26.94	9	\$34.02
Tennessee	15	\$23.97	11	\$24.28

**Figure 18: Median Water and Sewer Monthly Bills at 5,000 gallons/month, by River Basin**

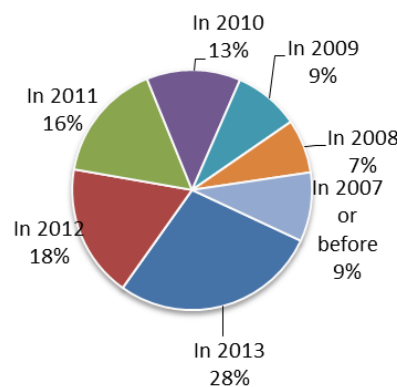
Figure 18:



**Annual Rate and Rate Structure Adjustments**

Most Georgia utilities actively evaluate and modify their rate structures every one to two years. Out of the 466 rate structures in the survey, the first effective date is known for 441 rate structures. The calendar year in which each of the 441 rate structures were first put into effect is shown in Figure 19. The figure shows that 28 percent of the current rate structures were made effective since January 2013, and 18 percent were made effective since January 2012. Nine percent of the rate structures remain unchanged since before 2007.

**Figure 19: In What Calendar Year were the Current Rate Structures First Instated? (n = 441)**



**Changes in Rate Structures in the Last Year**

The trend among Georgia utilities for many years has been to move away from decreasing block rate structures to either uniform or increasing block structures. This trend is largely driven by an interest in preserving water supplies by promoting water conservation and discouraging excessive or wasteful consumption.

This year’s survey included 422 water rate structures and 326 sewer rate structures that were also included in the 2012 survey. Out of the 422 water rate structures included in last year’s rates survey, 10 changed in the last year, shown in Table 6. Half of the changes were from uniform rates to increasing block or decreasing block rate structures. Overall, there are the same number of decreasing block rate structures as last year, and 5 increasing block structures were gained. Among sewer rate structures, 10 were changed between 2012 and 2013, out of the 326 surveyed in both years.

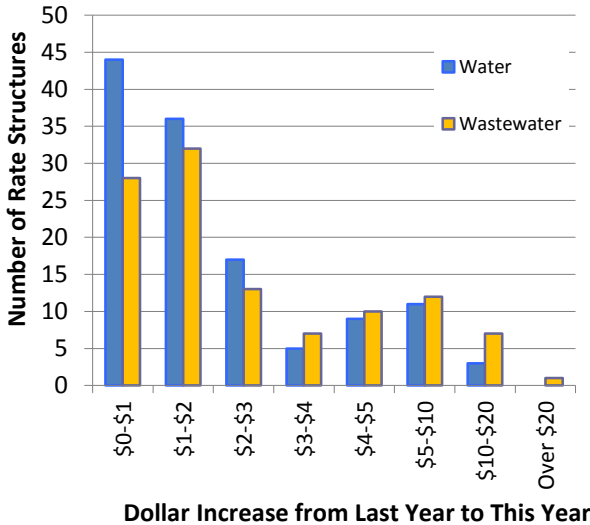
**Table 6: Changes to Water Rate Structures from June 2012 to July 2013**

		Changed To			
		Increasing Block	Uniform Rates	Decreasing Block	Other
<b>TOTAL</b>		<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>
<b>Changed From</b>	<b>Increasing Block</b>	3	1	0	2
	<b>Uniform Rate</b>	5	4	1	0
	<b>Decreasing Block</b>	0	0	0	0
	<b>Other</b>	2	1	0	1

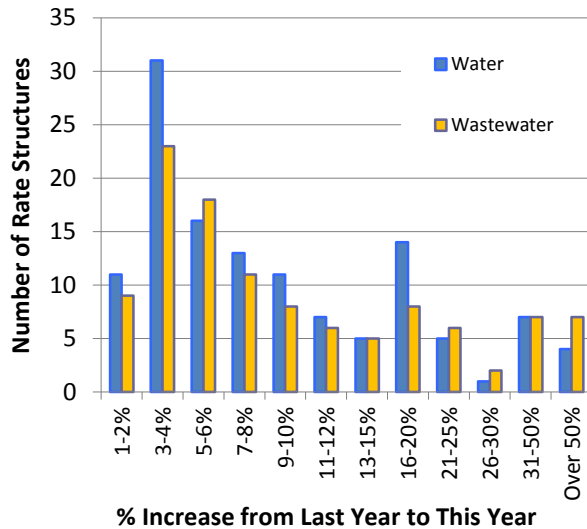
**Changes in Residential Rates in the Last Year**

Out of the 422 water and 326 sewer rate structures included in last year’s rates survey, rates were increased from last year for 30 percent of the water rate structures and 34 percent of sewer rate structures. Figures 20 and 21 show the residential monthly bill increase for customers that use 5,000 gallons/month among the 125 water and 110 sewer rate structures that have raised rates in the last year. The median increase was \$1.28/month for water (a 5.7 percent increase) and \$1.50/month for sewer (a 5.8 percent increase). There are also a large number of utilities with very high, double-digit rate increases since last year. In all, 43 water rate structures (10 percent in all) saw 10 percent or greater rate increases at the 5,000 gallons/month level. This is a decline from four years ago where almost a third of utilities raised rates by more than ten percent. This might reflect current economic conditions where it may be more difficult to raise rates, and the lack of need to raise rates substantially following a drought period as had happened after 2008.

**Figure 20: Increase in Residential Monthly Bill Amount Since Last Year for 5,000 gal/month Among 125 Water and 110 Sewer Rate Structures that Raised Rates**



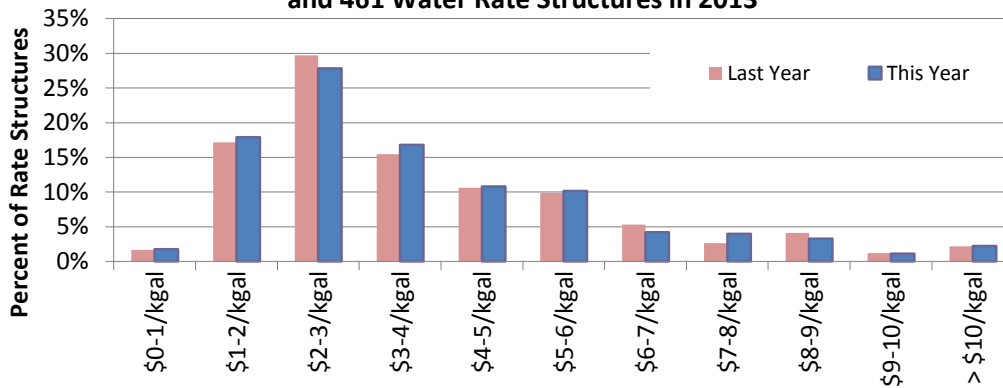
**Figure 21: Percent Increase in Residential Monthly Bills Since Last Year for 5,000 gal/month Among 125 Water and 110 Sewer Rate Structures that Raised Rates**



**Changes in Conservation Price Signals in the Last Year**

One mechanism utilities can manipulate to send a strong pricing signal to encourage water conservation is the rate that customers pay at higher levels of consumption. Average residential consumption is around 5,000 gallons/month. Seasonal use of water can raise consumption levels for some customers to two or three times this amount, or more, and utilities can discourage excessive use by setting high prices for the next 1,000 gallons of water at that level of consumption. More than a third of Georgia’s utilities raised the residential water rate at high levels of consumption in the past year. Out of the 422 water rate structures included in last year’s survey, the price for the next 1,000 gallons at 10,000 gallons/month was raised for 104 rate structures (25 percent). The distribution of the prices for water for the next 1,000 gallons at that consumption is shown in Figure 22.

**Figure 22: Price for Water for the Next 1,000 Gallons at 10,000 gal/month in 422 Water Rate Structures in 2012 and 461 Water Rate Structures in 2013**



Of course utilities raise rates for many reasons not strictly limited to encouraging water conservation. These reasons may include, for example, nominal increases in operating costs or the need to save up for a major capital project.

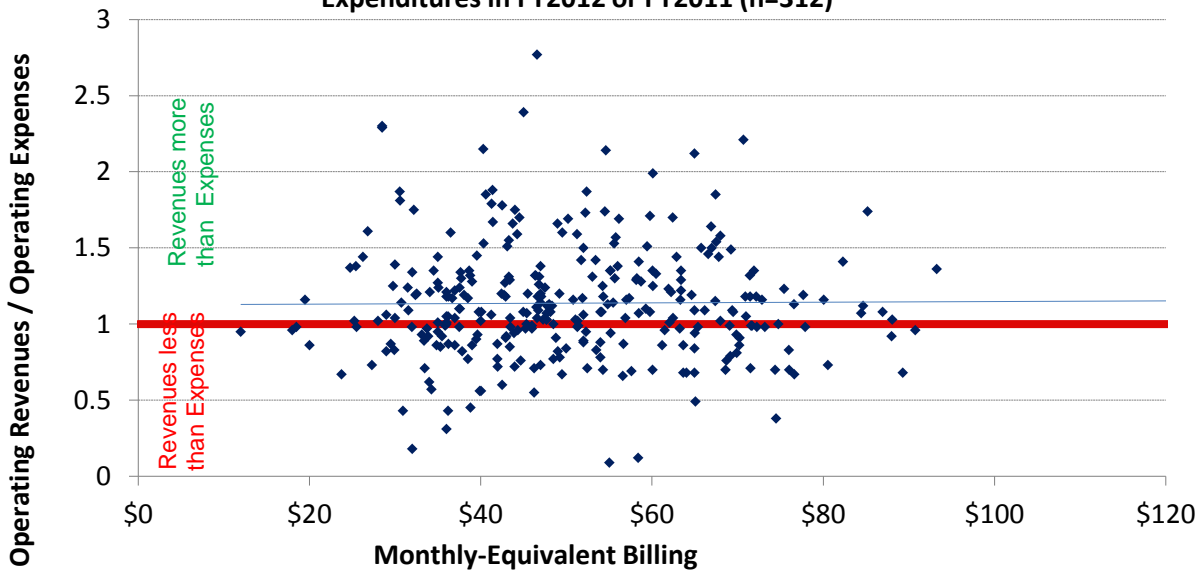
### The Status of Full Cost Pricing in Georgia

Comparing rates across the State or among specific utilities is complicated by the variation in the extent to which utilities charge the full cost of providing service. Rates that provide enough revenue to balance an annual budget do not necessarily provide enough revenue to cover long term capital and maintenance needs and many utilities charge much less than the full cost of service provision.

Figure 23 shows combined water and sewer charge for 5,000 gallons in 2013 plotted against the ratio of operating revenue to operating expenses from either fiscal year 2012 or 2011, based on the latest available data. This ratio helps determine whether an entity is operating at a financial loss, financial gain, or is breaking even. The ratio accounts for all operating expenses, including depreciation, but does not include expenses for capital investment. Financial data were provided by the Department of Community Affairs through either the annual Report of Local Government Finances or through the Report of Registered Authority Finances, or were obtained directly from utilities’ audited financial statements.

The figure shows that many utilities are not covering their operating expenses, making it difficult or impossible to rehabilitate aging infrastructure, finance system improvements and expansion, and engage in proactive asset management. It is interesting to note that the utilities that are operating at a financial loss are not always charging low rates; even some utilities with high rates are operating at a financial loss. Nevertheless, utilities which charged lower rates in 2013 (to the left of the graph), were slightly more likely to operate under a financial loss (below the horizontal line on the graph), as indicated by the blue increasing trend line.

**Figure 23: Combined Residential Bill in 2013 for 5,000 gallons/month for Utilities with Reported DCA Data on Operating Revenues and Operating Expenditures in FY2012 or FY2011 (n=312)**



## The Status of Multi-Family Rates in Georgia

The 2013 rates survey emphasized feedback on multi-family rates. These are rates that a utility may charge to customers such as apartment buildings where there are many dwelling units in one building. In some cases, a utility simply bills multifamily customers according to the utility's commercial rate structure. Only 31 utilities in the state reported that they have a special rate for multifamily customers. For more information on these types of rate structures, please send a request to [berahzer@unc.edu](mailto:berahzer@unc.edu).

## Tap and Impact Fees in Georgia

The EFC also asked utilities to provide their one-time connection fees (both tap fees and impact fees for new drinking water and wastewater service connections) as part of the 2013 rate sheets collection process. Of the 452 utilities providing rate sheets, 297 of these utilities (approximately two thirds of the utilities responding to the survey) also provided their connection fees. No connection fee data is available for the other one third of the utilities. These connection fees are used to cover the cost of service installation which may include a tap, service line, water meter, excavation or boring costs, paving costs, etc. Such costs are technically considered to be "tap fees." But another component of connection fees can involve charges used to expand system capacity, or offset the impact of the new customer connections on system-wide capacity. When fees are used for the latter purpose, they are legally considered impact fees subject to the Georgia Development Impact Fee Act<sup>6</sup> which dictates the method for calculating and implementing such fees. In this survey, it is difficult to distinguish between impact and non-impact fees since terms are used inconsistently by utilities across the state. For example, based on the definitions above, the survey found that utilities were using the following names to refer to what are theoretically "tap fees:" connection fee, tap fee, tap-on fee, installation fee, new service connection fee, service fee, meter set fee, new meter connection fee, cut-on fee and turn-on fee. True "impact fees" were referred to by the following names, some of which overlap with the previous list: impact fee, system development charge/fee, cost recovery fee, capacity fee, connection fee, service fee and new customer fee.

With the above caveats, the following tables show the median connection fees as reported by the responding utilities. Note that the sample sizes below reflect overall connection fees, though only some of these utilities have a separate fee for inside customers versus customers outside the corporate limits. For more details on connection fees, including a table that lists all of the 297 utilities with connection fees, please send a request to [berahzer@unc.edu](mailto:berahzer@unc.edu).

**Table 7: Residential Water Connection Fee Medians**

Water – Median Residential Charges	
(n=297)	
Inside Connection	Outside Connection
\$750	\$1,150

**Table 8: Residential Sewer Connection Fee Medians**

Sewer – Median Residential Charges	
(n=200)	
Inside Connection	Outside Connection
\$1,000	\$1,250

<sup>6</sup> Official Code of Georgia Annotated § 36-71



#### About this Report

This report is one of a series of reports on water and sewer rates and rate structures in Georgia, compiled by the Georgia Environmental Finance Authority (GEFA) and the Environmental Finance Center (EFC). For reports from previous years, including more in-depth analysis on the relationships between rates, rate structures, system characteristics and policies including cost-recovery, conservation, and affordability, please visit our websites at [www.gefa.org](http://www.gefa.org) and <http://www.efc.sog.unc.edu>. In addition to survey results, you will also be able to access free, interactive Rates Dashboards which facilitate rate comparisons among utilities and give benchmarks for every rate structure in this Survey.