

TOWN OF APPLE VALLEY, UTAH

ORDINANCE NO. O-2026-22

AN ORDINANCE OF THE TOWN OF APPLE VALLEY, UTAH, ESTABLISHING MUNICIPAL CULINARY WATER RATES, FEES, AND CHARGES BY ORDINANCE; RATIFYING AND CONFIRMING WATER RATES, FEES, AND CHARGES PREVIOUSLY ESTABLISHED BY RESOLUTION; AMENDING TITLE 01.20.020, COMMERCIAL; ADOPTING THE CURRENT SCHEDULE OF WATER RATES, FEES, AND CHARGES; INCORPORATING CULINARY WATER PRICING AND CONSERVATION REQUIREMENTS; COORDINATING THOSE WATER RATES WITH THE TOWN FEE SCHEDULE; AMENDING CERTAIN WATER RATES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Apple Valley, Utah (the "Town") owns and operates a municipal culinary water system and furnishes culinary water service to retail customers within its designated water service area; and

WHEREAS, Utah Code Section 10-8-22 provides that a municipality shall fix the rates to be paid for the use of water furnished by the municipality and expressly provides that the setting of municipal water rates is a legislative act; and

WHEREAS, Utah Code Section 10-8-22 requires a municipality, within its designated water service area, to establish by ordinance reasonable rates for services provided to retail water customers, to use the same method of providing notice to all retail customers of proposed rate changes, and to allow all retail customers the same opportunity to appear and participate in a public meeting addressing water rates; and

WHEREAS, Utah Code Section 10-8-22 permits different rates for different classifications of retail customers when the classifications and rates have a reasonable basis; and

WHEREAS, the Town has historically established and amended culinary water rates, fees, and charges through resolutions of the Town Council and through the Town Fee Schedule and Appendix A, Schedule of Water Rates, Fees, and Charges; and

WHEREAS, the Town Council desires to ratify and confirm, for historical purposes, the water rates, fees, and charges previously established by resolution to the extent those rates, fees, and charges are reflected in Exhibit A to this Ordinance, while prospectively establishing the Town's current water rates, fees, and charges by ordinance; and

WHEREAS, the Town Council further desires to adopt the current Schedule of Water Rates, Fees, and Charges and any amendments reflected therein as part of this Ordinance; and

WHEREAS, the Town Council specifically desires to amend Title 01.20.020, Commercial, to establish the commercial base/standby rates, commercial usage rates, commercial impact fee schedule, and commercial retail connection fee provisions reflected in Exhibit A; and

WHEREAS, the Town Council is concurrently considering amendments to the Town's general Fee Schedule, which includes the water rates, fees, and charges established by this Ordinance for administrative convenience and public reference; and

WHEREAS, the inclusion of water rates, fees, and charges in the Town Fee Schedule is intended as a convenient reference and does not replace the legislative authority of this Ordinance; in the event of any conflict between the Town Fee Schedule and this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control; and

WHEREAS, the Town Council finds that the customer classifications, rates, fees, and charges established by this Ordinance have a reasonable basis and are reasonably related to the operation, maintenance, administration, conservation, capacity, service demands, and costs of the Town's culinary water system.

WHEREAS, Utah Code Section 73-10-32.5 requires an applicable retail water supplier to consider water conservation, including at least one water conservation effort, when setting water rates with the goal of encouraging efficient water use and eliminating wasteful or excessive water use; and

WHEREAS, Utah Code Section 73-10-32.5 requires an applicable culinary water rate structure to incorporate increasing block units of water used and to provide for an increase in the rate charged for additional block units as usage increases from one block unit to the next; and

WHEREAS, the residential culinary water rate structure reflected in Exhibit A incorporates increasing usage blocks and progressively higher usage rates at higher levels of consumption and is intended to encourage efficient water use and discourage wasteful or excessive water use; and

WHEREAS, Utah Code Section 73-10-32.5 further requires applicable retail water suppliers to base the culinary water rate structure on a generally accepted rate-setting method, provide customers with block-unit rates and the customer billing cycle on billing notices or through a notice distributed at least annually, include individual customer water usage on customer billing notices, and consider urban farming in setting rates; and

WHEREAS, beginning no later than July 1, 2027, Utah Code Section 73-10-32.5 requires one or more water conservation efforts to be included as an element in determining the rate charged for at least the highest usage block unit of water for a customer classification that primarily serves residential customers; and

WHEREAS, the Town Council desires that the Town administer, document, review, and amend its culinary water rate structure in a manner consistent with the applicable requirements of Utah Code Sections 10-8-22 and 73-10-32.5.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to establish the Town of Apple Valley's municipal culinary water rates, fees, and charges by ordinance; ratify and confirm prior Town Council actions establishing water rates, fees, and charges by resolution to the extent reflected in Exhibit A; adopt the Town's current water rate schedule; incorporate applicable culinary water pricing and conservation requirements under Utah Code Section 73-10-32.5; coordinate those water rates with the Town's general Fee Schedule for administrative and public-reference purposes; and provide a clear legislative basis for the assessment and collection of such rates, fees, and charges going forward.

SECTION 2. RATIFICATION AND CONFIRMATION OF PRIOR WATER RATE RESOLUTIONS

The Town Council hereby ratifies and confirms the water rates, fees, and charges previously established, amended, approved, or continued by resolution of the Town Council, but only to the extent those rates, fees, and charges are restated in Exhibit A to this Ordinance.

This ratification and confirmation recognizes the historical actions of the Town Council and the rates, fees, and charges assessed and collected under those actions. Nothing in this Ordinance is intended to retroactively convert a prior resolution into an ordinance.

Nothing in this Ordinance shall be construed to invalidate, reverse, refund, or otherwise disturb amounts previously billed, paid, collected, credited, or owing under rates, fees, and charges in effect before the effective date of this Ordinance, subject to applicable law.

SECTION 3. CURRENT WATER RATES, FEES, AND CHARGES ESTABLISHED BY ORDINANCE

The Town Council hereby establishes and adopts by ordinance the Schedule of Water Rates, Fees, and Charges attached as Exhibit A and incorporated herein by this reference. From and after the effective date of this Ordinance, Exhibit A shall constitute the Town's current schedule of culinary water rates, fees, and charges unless subsequently amended in accordance with applicable law. The provisions of Exhibit A are

adopted as the operative water-rate provisions of the Town, including the amendment to Title 01.20.020, Commercial.

SECTION 4. AMENDMENT TO TITLE 01.20.020, COMMERCIAL, AND CURRENT RATE AMENDMENTS

Title 01.20.020, Commercial, of the Apple Valley Municipal Code is hereby amended and replaced with the commercial water rates, fees, and provisions set forth in Exhibit A to this Ordinance. The amendment includes the commercial base/standby rates by meter size, commercial usage-rate tiers, commercial impact fee schedule, and commercial retail connection fee provisions stated in Exhibit A. Any other amendments reflected in Exhibit A are also adopted as part of this Ordinance and shall take effect with this Ordinance. To the extent a prior resolution, fee schedule, or other Town action establishes a water rate, fee, or charge that differs from Exhibit A, Exhibit A shall control prospectively from the effective date of this Ordinance.

SECTION 5. RELATIONSHIP TO TOWN FEE SCHEDULE

The Town's general Fee Schedule may reproduce the water rates, fees, and charges established by this Ordinance and Exhibit A for administrative convenience, billing reference, and public access. The concurrent approval or amendment of the Town Fee Schedule does not independently establish or amend a municipal retail water rate required by Utah Code Section 10-8-22 to be established by ordinance. In the event of any inconsistency between the Town Fee Schedule and this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control.

SECTION 6. CUSTOMER CLASSIFICATIONS

The Town Council finds that the classifications reflected in Exhibit A, including residential, commercial, standby, meter-size, bulk water, and emergency conservation classifications, have a reasonable basis, including differences in service characteristics, meter capacity, demand, usage, conservation objectives, system impacts, administrative requirements, and other identifiable factors associated with providing municipal water service.

SECTION 7. CULINARY WATER PRICING STRUCTURE AND CONSERVATION

To the extent applicable to the Town as a retail water supplier, the Town shall administer and periodically review the culinary water rate structure established by this Ordinance consistent with Utah Code Section 73-10-32.5.

The residential rate structure in Exhibit A incorporates increasing block units of water used and increases the usage rate as consumption moves into higher block units. The Town Council finds that this structure is intended to encourage efficient water use and reduce wasteful or excessive water use.

When establishing or amending culinary water rates, the Town shall consider water conservation, including at least one water conservation effort, and shall maintain documentation in the rate-setting record identifying the generally accepted rate-setting method used to support the rate structure.

The Town shall provide customers with the applicable block-unit rates and the customer billing cycle either on customer billing notices or in a notice distributed to customers at least annually, and customer billing notices shall include the individual customer water usage as required by applicable law.

In setting or amending culinary water rates, the Town Council shall consider urban farming that improves food security, reduces pollution, and creates green spaces, as provided in Utah Code Section 73-10-32.5.

No later than July 1, 2027, the Town shall include one or more water conservation efforts as an element in determining the rate charged for at least the highest usage block unit of water for a customer classification that primarily serves residential customers, as required by Utah Code Section 73-10-32.5.

SECTION 8. EMERGENCY WATER RATES

Emergency residential water rates set forth in Exhibit A shall apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple

Valley Water Conservation Plan. The residential base fee and standby fee shall remain as established in Exhibit A. Upon termination of the applicable declaration, the regular residential water rates shall resume. Emergency rates shall be administered based on the Town's meter-reading and billing cycles, with reasonable notice to affected customers before or as soon as practicable after activation.

SECTION 9. PRIOR RESOLUTIONS AND CONFLICTING PROVISIONS

Prior resolutions establishing water rates, fees, or charges shall remain part of the Town's legislative and administrative history. To the extent a prior resolution, policy, or Town Fee Schedule provision is inconsistent with this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control prospectively from the effective date of this Ordinance. Other ordinances, resolutions, policies, and fee schedule provisions are superseded only to the extent of an actual conflict with this Ordinance.

SECTION 10. ADMINISTRATION

The Mayor, Town staff, and other authorized representatives of the Town are authorized to administer and collect the rates, fees, and charges established by this Ordinance consistent with the Apple Valley Municipal Code, adopted Town policies, applicable agreements, and state law. Town staff are further authorized to implement customer billing notices, annual rate notices, rate-setting recordkeeping, and other administrative measures necessary to carry out Sections 10-8-22 and 73-10-32.5 of the Utah Code. Administrative calculation or application of an established rate based upon metered usage does not constitute an amendment to the rate.

SECTION 11. SEVERABILITY

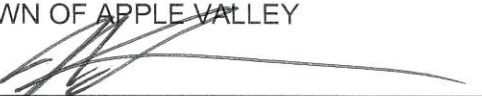
If any section, subsection, sentence, clause, phrase, provision, or portion of this Ordinance or Exhibit A is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective upon adoption and posting, publication, or other action required by Utah law.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 23rd day of September, 2026.

TOWN OF APPLE VALLEY


Mike Farrar, Mayor

ATTEST:


Jenna Vizcardo, Town Clerk/Recorder



VOTING OF THE TOWN COUNCIL

Member	Aye	Nay	Abstain	Absent
Mayor Mike Farrar	✓			
Council Member Kevin Sair	✓			
Council Member Scott Taylor	✓			
Council Member Richard Palmer	✓			
Council Member Lee Fralish	✓			

EXHIBIT A

APPENDIX A - SCHEDULE OF WATER RATES, FEES, AND CHARGES

01.20.000 Appendix A Schedule of Water Rates, Fees, and Charges

The following rates, fees, and charges are established for culinary water service provided by the Town of Apple Valley.

01.20.010 RESIDENTIAL

Residential Standby Fee: \$75.00/month

Residential Base Fee: \$75.00/month

Residential Usage Fees

Gallons Used	Charge / 1,000 Gal	Total
0 - base/standby		\$75.00
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage

Emergency Residential Water Rates

The following emergency residential water rates apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple Valley Water Conservation Plan. The residential base fee and standby fee remain \$75.00 per month. Upon termination of the declaration, the regular residential water rates listed above shall resume.

Stage 3 - Water Crisis

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$1.50

12,001-25,000 gallons	\$2.50
25,001-35,000 gallons	\$3.00
35,001-45,000 gallons	\$3.50
45,001-55,000 gallons	\$4.50
55,001-75,000 gallons	\$6.00
75,001-100,000 gallons	\$7.00
Over 100,000 gallons	\$9.00

Stage 4 - Water Emergency

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$2.50
12,001-25,000 gallons	\$3.50
25,001-35,000 gallons	\$4.00
35,001-45,000 gallons	\$4.50
45,001-55,000 gallons	\$5.50
55,001-75,000 gallons	\$8.00
75,001-100,000 gallons	\$9.00
Over 100,000 gallons	\$11.00

Administration of Emergency Rates

Emergency rates shall apply only during the period identified in the Mayor's written declaration and shall be administered based on the Town's meter-reading and billing cycles. The Town shall provide reasonable notice to affected customers before or as soon as practicable after activation.

Residential Impact Fee (3/4-inch Connection): \$17,788.00

Connection Fee Deposit by Meter Size

Meter Size	Connection Fee Deposit
3/4-inch	\$1,600.00

1-inch	\$1,900.00
1.5-inch	\$2,900.00
2-inch or Larger	Quoted Upon Request

Actual cost of the connection depending on the size of meter required.

At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre-foot of municipal category water rights must be bought-in at \$10,000.00 per connection, or deeded to the Department in lieu of the buy-in.

01.20.020 COMMERCIAL

Meter Size	Monthly Base / Standby Rate
1-inch	\$102.00
1.5-inch	\$141.93
2-inch	\$202.76
3-inch	\$552.51
4-inch	\$1,241.90

Commercial Usage Fees

Gallons Used	Charge per 1,000 Gallons
0-5,000	\$1.50
5,001-12,000	\$1.50
12,001-25,000	\$1.50
25,001-35,000	\$2.00
35,001-45,000	\$2.50
45,001-55,000	\$3.25
55,001-75,000	\$4.00
75,001-100,000	\$5.00
Over 100,000	\$7.00

Commercial Impact Fee

Based on connection diameter as shown below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre-feet of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERCs	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.

01.20.030 BULK METER

Bulk Meter Usage Fees

\$49.00 meter fee for usage up to five days, with a \$5.00 charge for each additional day the meter is out.

Bulk Water: \$10.00 per 1,000 gallons used.

Bulk Water - Cooke Well: \$5.00 per 1,000 gallons used.

The meter must be read at least every 30 days.

A \$2,000.00 meter deposit is required.

There will be a \$250.00 additional charge for late return (greater than five (5) days and thirty (30) days).

Maximum Billing for Lost or Unreturned Meter. In the event a bulk water meter is lost, not returned, damaged beyond the ability to obtain an accurate reading, or otherwise unavailable for final reading, the Town may retain the full \$2,000.00 deposit and bill the customer for up to 100,000 gallons of water usage, in addition to any damage to Town property and all other applicable fees and charges. If the Town has clear evidence demonstrating actual usage in excess of 100,000 gallons, the Town may bill for the actual estimated usage.

01.20.040 COST OF SERVICES

Service	Fee
Application Processing Fee	\$125.00
Well Permit Fee	\$250.00
Engineering	Actual Cost
Inspections	\$60.00/Hour

Will Serve Letters	\$84.00 Initial Fee (1/2 hour); \$84.00 for Additional Half Hours
Call-Outs	\$60.00 First Hour Minimum / \$80.00 Additional Hours
Equipment	Actual Cost
Late Notice Fee	\$5.00
Service Restoration Fee	\$50.00
Interest Charges	5%/Month

CONTINUING EFFECT

The rates, fees, and charges contained in this Exhibit shall remain in effect until amended or superseded by subsequent legislative action of the Town Council as required by applicable Utah law. Nothing in this Exhibit supersedes additional lawful requirements contained in the Apple Valley Municipal Code, the Town Water Conservation Plan, applicable development or water agreements, or other applicable law.

SECTION 1: **AMENDMENT** “01.20.020 Commercial” of the Apple Valley Water Department is hereby *amended* as follows:

A M E N D M E N T

01.20.020 Commercial

Commercial 1-inch meter base/standby rate: \$102.00 /month

Commercial 1.5-inch meter base/standby rate: \$141.93 /month

Commercial 2-inch meter base/standby rate: \$202.76 /month

Commercial 3-inch meter base/standby rate: \$552.51 /month

Commercial 4-inch meter base/standby rate: \$1,241.90/month

Commercial Usage Fees: ~~\$1.50 per 1,000 Gallons~~

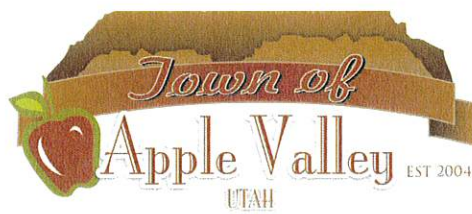
Gallons Used	Charge/1,000 Gallons	Total
<u>0-base/standby</u>		<u>Commercial 1-inch meter base/standby rate: \$102.00 /month</u>
<u>0-base/standby</u>		<u>Commercial 1.5-inch meter base/standby rate: \$141.93 /month</u>
<u>0-base/standby</u>		<u>Commercial 2-inch meter base/standby rate: \$202.76 /month</u>
<u>0-base/standby</u>		<u>Commercial 3-inch meter base/standby rate: \$552.51 /month</u>
<u>0-base/standby</u>		<u>Commercial 4-inch meter base/standby rate: \$1,241.90/month</u>
<u>0-5,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>
<u>5,001-12,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>
<u>12,001-25,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>

<u>25,001-35,000</u>	<u>\$2.00</u>	<u>Calculated based on usage</u>
<u>35,001-45,000</u>	<u>\$2.50</u>	<u>Calculated based on usage</u>
<u>45,001-55,000</u>	<u>\$3.25</u>	<u>Calculated based on usage</u>
<u>55,001-75,000</u>	<u>\$4.00</u>	<u>Calculated based on usage</u>
<u>75,001-100,000</u>	<u>\$5.00</u>	<u>Calculated based on usage</u>
<u>Over 100,000</u>	<u>\$7.00</u>	<u>Calculated based on usage</u>

Commercial Impact Fee: (Based on connection diameter-see table below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre feet of water of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERC's	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.



FEE SCHEDULE

(Adopted on August 19, 2026 **Proposal September 23, 2026**)

Administrative Fees

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies:	8 1/2 x 11 single or double sided on town paper	\$0.25
	11 x 17 single or double sided on town paper	\$0.50
	Land Use (Zoning Ordinance)	\$22.00
	Subdivision Ordinance	\$9.00
	General Plan	\$8.00
	Standards and Specifications	\$25.00
	Maps 24" x 36"	\$40.00
	Maps 11" x 17"	\$5.00
	Copies on CDs	\$5.00
Paperless Billing Credit:		(\$1.50)
Returned check fee: (Utah Code Title 7 Section 15)		\$25.00
Apple Valley Fire Department Facility:		
	Training Room	\$50.00
	One Bay (Fire Dept Approval)	\$75.00
	Two Bays (Fire Dept Approval)	\$150.00
	Refundable Deposit.	\$100.00

Park Reservation

Parks are a first come, first serve basis only

Pavilion Rental	1/2 Day	\$25
	Full Day	\$50
	Refundable Cleaning Deposit	\$150

Credit Card Processing Fees

Payments over \$200.00 made with a credit or debit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.

Building Permit – Xpress Bill Pay Fees

Transaction fees apply for credit/debit card and electronic funds transfer (EFT) payments processed through City Inspect and Xpress Bill Pay systems for building permits.

If EFT Return charges occur, they will be billed as pass-through fees, as follows:

Product	Rate Per Transaction
Credit/Debit Card Transactions	3.50% of transaction amount or a minimum of USD \$3.00
EFT Transactions	USD \$2.00



Product	Rate Per Transaction
EFT Returned Item (Invalid Account or Unable to Locate Account)	USD \$7.00
EFT Return (NSF or Account Closed)	USD \$14.00
EFT Return (Stop Payment or Charge Back)	USD \$30.00

Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions specific to Apple Valley depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.

General After-The-Fact Fee Policy

Unless a different after-the-fact fee is specifically listed, any permit, license, application, or approval obtained after the activity, construction, business operation, work, installation, or other regulated action has commenced, or after a violation has been identified by the Town, shall be charged at double the applicable fee. This after-the-fact fee is in addition to any other enforcement remedy, inspection fee, professional fee, or actual cost authorized by ordinance, agreement, or law.

Professional Fees

Engineering/Legal/Administrative Fees: **\$Actual Cost**

Business Licenses

	<u>Initial</u>	<u>Renewal</u>
Alcohol License		
Class A Retail License (Off Premises)	\$300.00	\$300.00
Class B Retail License (On Premises)	\$1000.00	\$500.00
Class C Retail License (Draft)	\$1250.00	\$750.00
Class D Special Events License	\$200.00	N/A
Class D Special Events Permit Application	\$125.00	N/A
Class D Special Events Permit Change Fee	\$25.00	N/A
Class E Arena/Facility License	\$800.00	\$400.00
Class F Brewpub and Microbrewery License	\$300.00	\$150.00
Temporary License	\$200.00	N/A
Government Owned Facility License	\$400.00	\$200.00

Business License

Short Term Rental License:	\$300.00
Fire Inspection Fee:	\$150.00
Code Inspection Fee:	\$150.00
Total:	\$600.00

Commercial:	\$250.00
Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	\$300.00
2-5 units	\$500.00



6-10 units	\$800.00
11-20 units	\$1,200.00
21-50 units	\$1,500.00
50+ units	\$2,000.00
Additional Use, Commercial:	\$50.00 each use
Home-Based:	
Non-Impact	\$0.00
Impact	\$150.00
Local Licensed Non-Profit Organizations:	\$0.00
Single Event License:	\$200.00
Dog Kennel License: Non-Commercial:	\$50.00
Fire Inspection Fee	\$150.00
Code Inspection Fee	\$150.00
Business License Late fee:	\$25.00 per month or portion of month
Business License Issued After-The-Fact: Double applicable license fee. For a license category with a \$0.00 fee, the after-the-fact fee shall be \$50.00.	

Special Events Permit

Application Fee (attendance under 100)	\$200/day
Application Fee (attendance 101 - 400)	\$500/day
Application Fee (attendance 401 - 999)	\$800/day
Application Fee (attendance over 999)	\$1,200/day
Drone License Fee:	\$250/day
Drone Violation Fee:	\$1,000 per violation
Non-Asphalt Road Access Fee:	\$250/day
Dust Violation Fee:	\$2,000/day
Sub-License Fee (vendors)	\$25
Event Impact Fee (Public Works, Fire, Police, and Emergency Services)	\$750/day
Encroachment Permit	\$200

Animal Control

Dog License: (1-year license Expires Dec 31)

Spayed/Neutered:	\$10.00
Functional:	\$20.00

Late fee of 25% after February 15.

Dog License Issued After-The-Fact: Double applicable dog license fee.

Solid Waste

Monthly Fee	\$16.16 (As of July 1, 2026)
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Storm Drainage

Residential	\$10/month
Commercial	\$35/month

Signs

Free Standing Sign	\$100.00
Monument	\$100.00



Temporary Sign	N/A
Wall Sign	N/A
Sign Review Board	\$100.00
Sign Permit Issued After-The-Fact:	Double applicable sign permit fee.

Zoning

Annexation	\$2,200
Conditional Use Permit (CUP)	\$800
Easement Abandonment	\$800
Encroachment Permit	\$700+ \$10.00 per square foot, \$500.00 non-compliance
General Plan Amendment	\$Acreage fee

Less than 5 Acres: \$3,000
 5 - 9 Acres: \$5,000
 10 - 39 Acres: \$7,000
 40 - 99 Acres: \$15,000
 100 - 199 Acres: \$25,000
 200 - 499 Acres: \$35,000
 500 Acres and Over: \$40,000

Zone Change \$Application Fee + Acreage fee (Per Lot Being Changed)

Commercial & Industrial: \$4,000 plus \$50 per acre for the first 100 acres;
\$30 per acre for the second 100 acres; \$20 per acre for each acre over 200 acres

Agricultural: \$1,000 plus \$40 per acre for the first 100 acres;
\$20 per acre for the second 100 acres; \$10 per acre for each acre over 200 acres

Residential: \$2000 plus \$200 per acre for the first 100 acres;
\$150 per acre for the second 100 acres; \$100 per acre for each acre over 200 acres

All Other Zones: \$1,000 plus \$40 per acre or portion thereof over one acre

Development Review Fees

(Planning/Zoning/Administrative)	\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)
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Home Occupation Permit	\$10 Reprint
Lot Split	\$800 per new lot
Non-Compliant Lot Split	\$1,600 per new lot
Boundary Adjustments	\$800 per application
Non-Compliant Boundary Adjustments	\$1,600 per application
Planning Staff Review (PSR)	\$75/Hr (1 Hour Minimum)
Site Plan Review (*SPR)	\$750 + Actual Cost
(* An SPR is used for commercial, industrial, and institutional developments; exceptions are public schools and minor additions to an existing development)	

Engineering/Legal/Admin Fees	Actual Cost
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Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review

Initial Deposit / Retainer \$10,000.00 minimum deposit required for Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review. The deposit shall function as a retainer account for project-related review and processing costs.

The Town shall draw from the deposit as costs are incurred. If the deposit balance falls below \$5,000.00, the applicant shall replenish the deposit upon request by the Town before additional processing or review occurs.

Applicants shall reimburse the Town for all actual costs incurred related to the review, drafting, processing, negotiation, administration, inspection, recording, and enforcement of the agreement.

Recoverable costs may include attorney fees, engineering fees, consultant fees, recording fees, administrative processing costs, staff review and coordination costs, mayoral review and coordination time, planning and zoning review time, finance and clerk administrative time, inspection costs, and other direct costs incurred by the Town.

The Mayor, in consultation with Town staff, may require increased deposit amounts, up to \$25,000.00, based upon project complexity, anticipated review costs, or project scope.

Any unused portion of the deposit shall be refunded to the applicant following completion of the project or agreement.

The Town reserves the right to suspend processing of an application or agreement if the applicant fails to maintain sufficient deposit balances.

These fees are intended for cost recovery purposes and not for revenue generation.

Road Dedications \$750

Subdivisions and Other Projects

Construction Plan and Review Fee

Application Fee	\$1,500
2 & 3 Lots	\$1,000.00
4-9 Lots	\$300 /lot
10 + Lots	\$500 /lot
Preliminary Plat	\$5,000 + 100/per lot
Final Plat (subdivision, town homes, roads, etc.)	\$3,000 +\$300/per lot

Development Review Fees

(Planning/Zoning/Administrative) \$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)



Amendments

Preliminary Plat	\$2,700
Final Plat	\$1,200 + \$10.00 per lot
Public Improvement Inspection Fee	2% of Public Works Improvement Construction Costs

Board of Appeals

Variance Application	\$550.00
Appeal Hearing	\$550.00

Building Permits

Pools/Solar/Other	\$375.00
Building Permit	Based on Valuation (see table below)
State Building Permit Surcharge	1% of Building Permit Fee
Plan Review	Residential: 40% of Permit Fee
Plan Review	Commercial: 65% of Permit Fee

Pre-Payment Requirement

Plan review fees must be paid in full prior to acceptance of a building permit application. Applications will not be accepted or processed until payment is received.

Special Inspection	\$125
Re-Inspection Fee	\$125
Building Permit Issued After-The-Fact	Double Permit Fee

Grading & Grubbing Plan Review	See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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Grading & Grubbing Permit	See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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Grading & Grubbing Permit Issued After-The-Fact fee	Double applicable grading and grubbing permit
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TOTAL VALUATION

FEE

Valuation = Square Feet x
Current ICC Building Valuation

\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000



\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,000 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

Refunds

No refunds will be issued for preliminary or final plat application fees, in accordance with Utah state law.

Where applicant voluntarily withdraws the application other than preliminary and final plat applications, the following refunds will apply:

Application accepted; no further work done	75% of total filing fee
Notification of hearing	50% of total filing fee
Planning Staff Review (PSR) meeting or written comments from department received.	25% of total filing fee
Staff Report completed	No Refund
Public hearing held	No Refund
Staff error resulting in mandatory withdrawal	100% refund

Cemetery

	RESIDENT	NON RESIDENT
LOT FEES		
Full Lot	600	1,500
BURIAL FEES (TO BE PAID BY MORTUARY)		
Weekday	500	700
Weekend	750	950
Holiday	750	950
CEMETERY OPERATION FEE (non-refundable)		
Full Lot	300	300
OTHER SERVICES		
Disinterment	1200	1200

01.20.000 Appendix A Schedule Of Water Rates, Fees, And Charges

01.20.010 Residential

01.20.020 Commercial

01.20.030 Bulk Meter



01.20.040 Cost Of Services

01.20.010 Residential

Residential Standby Fee:

\$75.00/month Residential Base

Fee: \$75.00/month Residential

Usage Fees:

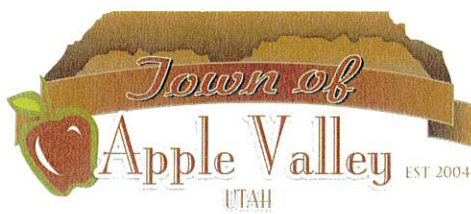
Gallons Used	Charge/1,000 Gal	Total
0-base/standby		\$75.00
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage

Emergency Residential Water Rates

The following emergency residential water rates apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple Valley Water Conservation Plan. The residential base fee and standby fee remain \$75.00 per month. Upon termination of the declaration, the regular residential water rates listed above shall resume.

Stage 3 - Water Crisis

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$1.50
12,001-25,000 gallons	\$2.50



Gallons Used	Charge per 1,000 Gallons
25,001-35,000 gallons	\$3.00
35,001-45,000 gallons	\$3.50
45,001-55,000 gallons	\$4.50
55,001-75,000 gallons	\$6.00
75,001-100,000 gallons	\$7.00
Over 100,000 gallons	\$9.00

Stage 4 - Water Emergency

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$2.50
12,001-25,000 gallons	\$3.50
25,001-35,000 gallons	\$4.00
35,001-45,000 gallons	\$4.50
45,001-55,000 gallons	\$5.50
55,001-75,000 gallons	\$8.00
75,001-100,000 gallons	\$9.00
Over 100,000 gallons	\$11.00

Administration of Emergency Rates

Emergency rates shall apply only during the period identified in the Mayor's written declaration and shall be administered based on the Town's meter-reading and billing cycles. The Town shall provide reasonable notice to affected customers before or as soon as practicable after activation.

Residential Impact Fee (3/4 in Connection): \$17,788

Connection Fee Deposit by Meter Size:

3/4-inch Connection Fee: \$1,600

1-inch Connection Fee: \$1,900

1.5-inch Connection Fee: \$2,900

2-inch or Larger Connection Fee: Quoted Upon Request



Actual cost of the connection depending on the size of meter required.

At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre foot of municipal category water rights must be bought-in at \$10,000.00 per connection, or deeded to the Department in lieu of the buy-in.

01.20.020 Commercial

Commercial 1-inch meter base/standby rate: \$102.00 /month

Commercial 1.5-inch meter base/standby rate: \$141.93 /month

Commercial 2-inch meter base/standby rate: \$202.76 /month

Commercial 3-inch meter base/standby rate: \$552.51 /month

Commercial 4-inch meter base/standby rate: \$1,241.90/month

Commercial Usage Fees: ~~\$1.50 per 1,000 Gallons~~

Gallons Used	Charge/1000 Gallons	Total
0-base/standby		Commercial 1-inch meter base/standby rate: \$102.00 /month
0-base/standby		Commercial 1.5-inch meter base/standby rate: \$141.93 /month
0-base/standby		Commercial 2-inch meter base/standby rate: \$202.76 /month
0-base/standby		Commercial 3-inch meter base/standby rate: \$552.51 /month
0-base/standby		Commercial 4-inch meter base/standby rate: \$1,241.90/month
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage



Commercial Impact Fee: (Based on connection diameter-see table below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre feet of water of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERC's	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.

01.20.030 Bulk Meter

Bulk Meter Usage Fees:

\$49 meter fee for usage up to five days, with a \$5.00 charge for each additional day the meter is out.

Bulk Water: The water usage cost is \$10.00 /1,000 gallons used.

Bulk Water - Cooke Well: The water usage cost is \$5.00/1,000 gallons used.

The meter must be read at least every 30 days.

A \$2000 meter deposit is required.

There will be a \$250 additional charge for late (greater than five (5) days and thirty (30) days.)

Maximum Billing for Lost or Unreturned Meter. In the event a bulk water meter is lost, not returned, damaged beyond the ability to obtain an accurate reading, or otherwise unavailable for final reading, the Town may retain the full \$2,000 deposit and bill the customer for up to 100,000 gallons of water usage, in addition to any damage to Town property and all other applicable fees and charges. If the Town has clear evidence demonstrating actual usage in excess of 100,000 gallons, the Town may bill for the actual estimated usage.



01.20.040 Cost Of Services

COST OF SERVICES

- Application Processing Fee \$125
- Well Permit Fee \$250
- Engineering Actual Cost
- Inspections \$60/Hour
- Will Serve Letters \$84.00 Initial Fee (1/2 hour), \$84.00 for Additional Half Hours
- Call-Outs \$60 First Hour Minimum / \$80 Additional Hours
- Equipment Actual Cost
- Late Notice Fee \$5
- Service Restoration Fee \$50
- Interest Charges 5%/Month

14.02 Impact Fee Enactment

<https://applevalley.municipalcodeonline.com/book?type=ordinances#name=14.02 Impact Fee Enactment>

14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

STORMWATER IMPACT FEES. The impact fees for stormwater as set forth in the attached Table 3, shall be paid at the time of application for a building permit for any property located within the drainage boundary.

Table 1 - Storm Water Impact Fee

Zoning	Adopted Impact Fee Per Acre within Drainage Boundary
Residential	\$2,885.79/acre



Commercial	\$2,885.79/acre
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PARKS, TRAILS, AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Zoning	Adopted Impact Fee Per Household (2.38 Persons)
Residential	\$725
Commercial	None

NON-STANDARD PARK IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a land-use will have upon public facilities. The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

Estimated Population per Unit x Estimate of Impact Fee Per Capita (\$305) = Impact Fee per Unit

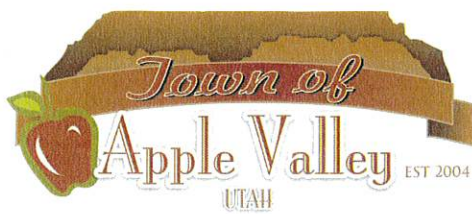
FIRE AND EMS IMPACT FEES. The impact fees for public safety as set forth in the attached Table 3, shall be paid at the time of application for a building permit.

	Cost per SFE	SFE Conversion	Total Impact Fee per Unit
Residential			
Single Family Dwelling Unit	\$844	1.00	\$844
Multi-Family Dwelling Unit	\$844	0.68	\$571
Non-Residential			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

NON-STANDARD FIRE AND EMS IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities. This adjustment could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the Town should use the following formula:

Formula for Non-Standard Fire Impact Fees: Residential Fee: SFE Conversion x \$844 = Recommended Impact Fee
Non-Residential Fee: SFE Conversion x \$11,443 = Recommended Impact Fee

TRANSPORTATION IMPACT FEES. The impact fees for transportation as set forth in the attached Table 4, shall be paid at the time of application for a building permit.



LAND USE:	Impact Fee per Unit
Singe Family Residential	\$2,660
Multi-Family Residential	\$1,800
Shopping Center	\$7,466
Light Industrial	\$2,230
Office	\$3,816

NON STANDARD IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the Town's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The Town may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

Formula for Non-Standard Transportation Impact Fees: Total Units x Estimate of PM Peak Hour Trips per Unit x Adjustment Factor x \$2,687 = Impact Fee per Unit