

CLASS #	CLASSIFICATION	DESCRIPTION	ANNUAL FEE
1	Developed Residential ¹	One residence on a parcel identified by county or municipal records.	\$140 base rate plus a tiered fee ² based on total square footage of the residence to include finished basements plus \$4 per acre or portion thereof that is more than 2 acres
2	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records where none is known to be rented.	\$140 base rate for main residence plus tiered fee ² based on its square footage plus \$100 base rate for additional residence/casita/guest home plus tiered fee based on its square footage plus \$4 per acre or portion thereof that is more than 2 acres
3	Developed Residential ¹	Residences identified by county or municipal records as short-term rentals when this is the only use of the parcel to include Vacation Homes.	\$280 base rate times number of residences plus double the tiered fee ² for total square footage of residences plus \$4 per acre or portion thereof that is more than 2 acres
4	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as long-term rental when one home is retained as the main residence.	\$140 base rate times the number of residences plus total of tiered fees ² for square footage of each separate residence plus \$4 per acre or portion thereof that is more than 2 acres
5	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as a short-term rental when one home is retained as the main residence to include Vacation Homes.	\$140 base rate for residence plus tiered fee ² for its square footage plus \$280 base rate times number of additional short-term rentals plus double the tiered fee ² for the square footage of each rental plus \$4 per acre or portion thereof that is more than 2 acres
6	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as long-term rentals.	\$140 base rate times number of residences plus tiered fee ² for each separate square footage of residences plus \$4 per acre or portion thereof that is more than 2 acres

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7	Developed Residential ¹ with a commercial business/businesses	Residence(s) with business/businesses on one parcel but in separate buildings as identified by county or municipal records.	\$140 base rate times the number of residences plus tiered fee ² for square footage of each residence, plus rate for commercial hazard classification based on square footage of commercial business ⁵ plus \$4 per acre or portion thereof that is more than 2 acres
8	Developed Residential ¹ with a Home Occupation	Residence where homeowner operates a home-based business as identified by a current municipal business license.	Home Occupation Hazard Fee ³ plus the appropriate Developed Residential Fee for the parcel as identified in Classes 1-7
9	Apartment Complex		\$240 flat rate per apartment unit
10	Apartment complex containing commercial and/or Home Occupation uses	Apartment with commercial business/businesses and/or home occupations in one or more buildings on a parcel identified by county or municipal records.	\$240 flat rate per unit plus fee for home occupation hazard classification ³ for apartment units containing home occupations, plus rate for commercial hazard classification based on square-footage of commercial business ⁵
11	Apartment Complex with Residence	Apartment with residence in separate buildings on a parcel identified by county or municipal records.	\$140 per residence base rate plus tiered fee ² based on square footage of residence plus \$240 flat rate per apartment unit
12	Unimproved Land/Open Space, etc.	Individual land owners, homeowner associations, and subdivision developments on a parcel 2.0 acres or less.	\$64 flat rate
13	Unimproved Land/Open Space, etc.	Individual land owners, homeowner associations, and subdivision developments on a parcel 2.01 acres or more.	\$64 flat rate plus \$4 per acre or any portion thereof that is more than 2 acres
14	Bed & Breakfast	1-2 rooms	\$350 flat rate plus \$68 per room
15	Bed & Breakfast	3-4 rooms	\$400 flat rate plus \$80 per room
16	Bed & Breakfast	5-7 rooms	\$450 flat rate plus \$90 per room

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17	Bed & Breakfast	8 or more rooms	\$500 flat rate plus \$100 per room
18	Hotel/Motel	50 rooms or less (with amenities when applicable).	Hotel/Motel flat rate \$1,100 plus \$100 per room, plus commercial fee for square footage of individual amenities in their respective hazard classifications ⁵
19	Hotel/Motel	51 rooms or more (with amenities when applicable).	Hotel/Motel flat rate \$1,100 plus \$115 per room, plus commercial fee for square footage of individual amenities in their respective hazard classifications ⁵
20	Commercial Class A: High Hazard	Restaurants, food markets, telecommunication stations.	See "Commercial Fees by Hazard & Square Footage" ⁵
21	Commercial Class B: Moderate Hazard	Retail stores (gift/ clothing/gear, etc.) greenhouses, assembly halls with capacity over 100, low hazard manufacturing.	See "Commercial Fees by Hazard & Square Footage" ⁵
22	Commercial Class B: Moderate Hazard	Campgrounds	\$10 flat rate per campsite
23	Commercial Class C: Low Hazard	Office spaces, banks, rock shops, assembly hall under 100 capacity, art gallery, historical sites.	See "Commercial Fees by Hazard & Square Footage" ⁵
24	Commercial Class C: Low Hazard Commercial Parking Lot	Parking lots where a fee is collected for parking.	\$2 per parking space
25	Gas Stations		\$1,480 flat rate plus \$100 per pump and \$400 for propane plus convenience store at class/square footage
26	Gravel Pit - 2.01 acres or more		\$64 flat rate per acre plus \$4 per additional acre or fraction thereof as unimproved land
27	Cement Batch Plant		\$64 flat rate per acre as unimproved land 2 acres or less

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28	New Construction ⁴	Single residential development	\$140 base rate due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.
29	New Construction ⁴	Other than single residence including, but not limited to, townhomes and condominiums.	\$100 per structure due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.
30	New Construction ⁴	Commercial	\$100 per structure due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.

Additional Comments:

a. Any changes in the calculation of a standby fee due to factors such as expansion, change in use, reclassification, etc., on a given parcel will be adjusted on an annual basis and billed accordingly on the next annual billing cycle.

b. The standby fee is calculated on each individual parcel, as identified by Washington County. Customers will receive a separate statement for each period. The District utilizes names and addresses of owners of parcels as identified by county records.

1. The square footage for a residence is based on what is deemed "living space," and is noted as such on the Washington County Assessor's records, or in any municipal records. Living space is generally considered to be finished areas that may include basements, attics, and enclosed porches. Garages, carports, sheds or other out-buildings are not included in the calculation of square footage unless it is known that the space is being used as living quarters or to conduct business.

2. Tiered Fee Rate for residential properties based on square footage:

- Tier 1: up to 1,500 sq. ft. = \$85
- Tier 2: 1,501 - 2,500 sq. ft. = \$170
- Tier 3: 2,501 - 3,500 sq. ft. = \$255
- Tier 4: 3,501 - 4,500 sq. ft. = \$340
- Tier 5: 4,501 - 5,500 sq. ft. = \$425
- Tier 6: 5,501 sq. ft. and more = \$510

3. Home Occupation Class Hazard Definition and rate:

Class A: Additional fee of \$150 where hazard class is determined by home businesses similar in nature to commercial businesses defined above.
Class B: Additional fee of \$100 where hazard class is determined by home businesses similar in nature to commercial businesses defined above.
Class C: Additional fee of \$50 where hazard class is determined by home businesses similar in nature to commercial businesses defined above.

4. A structure is considered "new construction" and is billed as such until the Certificate of Occupancy is issued by the municipality. After the Certificate of Occupancy is issued, the parcel is moved into the appropriate class with its corresponding standby fee for completed structures.

5. See attached for Commercial Fees by Hazard & Square Footage