



Administrative Policy
EQUIVALENT DWELLING
UNIT CALCULATIONS
Water Division – A604

Effective Date:

April 2009

Revised Date:

June 2014

EQUIVALENT DWELLING UNIT CALCULATIONS

Summary

Pursuant to Town Code and Arizona State legislation, some residential and commercial projects are subject to a water development impact fee in order to offset the costs of providing a water supply for the project.

When the Community Development Department receives plans for a single family residential, multi-family residential, or commercial project, the Water Division is provided with a copy of the plans and determines the likely peak month water use of the project. The projected water use in gallons is determined and the number of Equivalent Dwelling Units (EDU's) is calculated in accordance with the 2014 Development Impact Fee Ordinance of the Town of Payson. If the likely peak month water use of the project will increase the required EDU's from the existing EDU's allocated to the property, a water development fee will be required. The number of additional EDU's required is multiplied by the current cost per EDU to determine the water development impact fee of the project. The water development impact fee is due and payable at issuance of a building permit. For properties that do not require a building permit, the water development impact fee is due and payable at application for water service.

Definitions

ADU - Accessory Dwelling Unit (attached to or detached from the primary residence)

EDU - Equivalent Dwelling Unit, a standard unit of water demand equal to one single family residence which consumes 7,500 gallons of water per month.

Process

When the Community Development Department receives plans for a single family residential, multi-family residential, or commercial project, the Water Division is provided with a copy of the plans and determines the likely peak month water use of the project. The projected water use in gallons is determined and the number of EDU's is calculated in accordance with the 2014 Development Impact Fee Ordinance of the Town of Payson as follows:



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Residential Equivalent Dwelling Unit Calculation Table

	USE TYPE	EDU CONVERSION
A.	Single Family Residential	1 per unit
B.	Multi Family Residential / ADU (0-2 bedrooms) ¹	0.63 per unit
C.	Multi Family Residential / ADU (3+ bedrooms) ¹	1 per unit
D.	Motel/Hotel without spa room or pools ¹	0.45 per room
E.	Nursing Homes, care facilities, other similar uses ¹	0.33 per room
F.	Professional Office Space ¹	1 per 3,000 square feet
G.	Retail Merchandising ¹	1 per 7,500 square feet
H.	Industrial Manufacturing, low water use ¹	1 per 10,000 square feet
I.	Industrial Warehousing ¹	1 per 20,000 square feet
J.	Food Preparation, Food Sales, etc.	Projected peak monthly gallon usage divided by 7,500. ²
K.	Pools, spas, fountains, other water features	1 per 30,000 gallon system capacity or the proportional value thereof
L.	Grass or turf areas associated with categories B through J above	1 per 1,400 square feet, or the proportional value thereof.
M.	Water Intensive Development, such as, nurseries, commercial laundries, beauty salons, dentists, etc.	Projected peak monthly gallon usage divided by 7,500. ²
N.	Development for which no specific provision is made.	Projected peak monthly gallon usage divided by 7,500. ²

Notes:

1. A developer may request a calculation under Section N in lieu of sections B through I.
2. At least 36 months following the completion and full operation of a development, but not more than 42 months, the Town or the Developer may request a review of Peak Month Usage. Such review shall compare the projected peak usage with actual peak usage. Such review shall be final and not appealable. The Town shall adjust (if needed) the EDU equivalent based upon such review. If the EDU equivalent is reduced, the Town shall issue a refund to the Developer based upon the reduction within 30 working days. If the EDU equivalent is increased, the Developer shall pay or enter into a payment agreement within 30 working days for payment of the additional Development Impact Fees owed based upon the increase.



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References

Resolution 2774 and Ordinance 847, passed May 15, 2014, effective August 1, 2014

Ordinance 848, passed May 15, 2014, effective August 1, 2014