

APPENDIX B  
OF WATER RULES AND REGULATIONS  
COTTON RANCH METROPOLITAN DISTRICT

IRRIGATION WATER SYSTEM  
USER AND TAP FEE SCHEDULE

EFFECTIVE: 2026 Irrigation Season

IRRIGATION WATER USER FEES

B.1 Service Charges, per month for May through October (6 months)

Lower Valley Area

Maximum Sod: 5,000 square feet.  
Base Fee: \$93.00 per month which covers usage up to 30,000 gallons per month.  
Usage Rate: \$.0034 per gallon for usage over 30,000 gallons per month up to 40,000 gallons per month, and \$.0053 per gallon for usage over 40,000 gallons per month

Sky Legend

Based on classification of home on the Sky Legend plat as a Cottage, Traditional or Custom home and based on metered water usage per month:

	<u>Cottage</u>	<u>Traditional</u>	<u>Custom</u>
Maximum Square feet of Sod	900	1,200	1,500
Base Fee (Fee covers common areas irrigation too)	\$23.25	\$23.25	\$46.50
Base Fee Covers Base Gallons per month up to gallons	5,520	6,900	8,625
Tier 2 Fee per Gallon	\$.01	\$.01	\$.01
Tier 2 Fee for Gallons Over Tier 1 up to	7,360	9,200	11,500
Fee per Gallon for all usage over Tier 2	\$.03	\$.03	\$.03

Villas at Cotton Ranch

Base Fee: \$23.25 per month per unit which covers usage up to 7,500 gallons per month.

In addition to the above, during a temporary (not to exceed two years) grow-in period for disturbed native areas that are restored to native (i.e. areas that are not xeriscaped or hardscaped), the Tier 1 gallons shall be increased by 5 gallons and the Tier 2 gallons shall be increased by 1.67 gallons for each square foot of area under temporary irrigation.

B.2 For Accounts with Broken meters:

Accounts with broken meters shall be charged a flat fee of \$200 per month or an amount consistent with historic use, whichever the District deems most appropriate.

B.3 WATER TAP FEES

All tap fees and deposits must be paid by certified funds, wires, or ACH payments. Personal checks will not be accepted.

Single-Family Units: \$3,100 per unit

Duplexes and Multi-Family Units: \$1,550 per unit

Commercial and Separate Irrigation: Tap fees for commercial and separate irrigation uses shall be determined by the Board of Directors on a case-by-case basis.

B.4 Construction Deposit

All property owners are required to deposit \$2,500 with the District to cover the cost of any repairs to the raw water irrigation lines during construction. The District recommends using metal plates to cover the raw water irrigation lines during construction when equipment will be driven over them.