SECTION 7

MULTIFAMILY UNITS AND MOBILE HOME PARKS

700 GENERAL The purpose of this section is to establish policies and procedures governing the issuance and installation of water taps for multifamily units, mobile home parks, and other situations that the District determines to be appropriate. In general, all other sections of the District Rules and Regulations apply to these types of development. This section is designed to identify and clarify any differences due to the nature of these types of developments.

701 SERVICE FOR MULTIPLE FAMILY UNITS A multifamily unit is defined as: a residential building with more than one housing unit such as apartments, condominiums, duplexes or paired homes, triplexes, or townhomes.

701.1 Initial Requests for Service. The initial request for service to a multifamily unit will be handled in the same manner as any other new service request.

701.2 Tap Fees for Multifamily Units with individually owned parcels such as two combined residential units (Duplex/paired homes) or Townhomes: Service to each parcel shall be provided to each residential unit with the appropriate sized tap per Section 1501.1 Schedule A.

701.3 Tap Fees for Multifamily Units on one parcel with more than two combined residential units:
Service to a multifamily building with more than two individual units shall be done through a single District tap (pending building peak demand relative to meter capacity) and shall be for inside use only. Any water for outside use and irrigation requires separate irrigation taps.

Multifamily taps shall be sized for the building(s) and are subject to requirements for cross connection control. Residential Inside Use Only taps (Micro-Home less than 1,000 SF, OR Single Family greater than 1,000 SF) are utilized to determine the appropriate raw water dedication required for each unit as illustrated in Section 1505.5 Schedule D of the Rules and Regulations or as approved by the District. Outside irrigation shall be provided by a separate non-residential irrigation tap or separate District approved non-potable irrigation system, unless otherwise approved by the District. Any non-potable system used for irrigation shall be subject to the provisions of Section 17 of the District Rules and Regulations.

A. There are four components to the District tap fee: plant investment fee, installation fee, water resources fee, and required water dedication. The tap and meter size to serve each multifamily building will be confirmed by the District, based on the number of residential units and the anticipated peak water demand for the building.
   1. Plant investment fee: The plant investment fee for the multifamily building is determined by the tap size selected for the multifamily building in the District's fee schedule.
   2. Installation fee: The installation fee for the multi-family tap is determined by

the size of meter that is selected by the District to serve the multifamily unit. The developer is required to provide and install the tap, meter pit/vault, and all of the required facilities to provide the service. The District will provide the meter to be installed in the meter pit/vault.

3. Water dedication: Water dedication for the multifamily tap is calculated by multiplying the number of individual residential units times the multifamily/inside use only water dedication requirement (0.18 acre-feet) in the District's fee schedule, but in no case shall the amount be less than the minimum amount required for the multifamily tap size as shown on Section 1505.5 Schedule D.
4. Water Resources Fee: Water resources fee shall be determined based on the multifamily residential tap size.

701.4 Billing for Water Service. The owner of the multifamily building is responsible for the payment of the monthly bill to Little Thompson Water District. Billing for water service will be accomplished as prescribed in Section 4 of the District Rules and Regulations (Administration of Customer's Accounts).

702 SERVICE FOR MOBILE HOME OR RV PARKS The policies contained herein apply to one owner (rental parks) parks and shall generally follow multifamily classification for residential taps.

702.1 Initial Requests for Service. The initial request for service for a mobile home park will be handled in the same manner as any other service request.

702.2 Tap Fees for rental mobile home parks. Service to a rental mobile home park shall be done through a single District tap (pending mobile home park peak demand relative to meter capacity) and shall be for inside use and incorporate landscape watering needs, as appropriate. Any water for outside use and irrigation may require separate irrigation taps. As an alternative, each pad site may be served individually with the tap size selected based on the lot size for each mobile home.

A. There are four components to the District tap fee: plant investment fee, installation fee, water resources fee, and water dedication. The tap and meter size to serve each rental mobile home park will be determined by the District, based on the number of residential units and the anticipated water demand for each unit.
    1. Plant investment fee: The plant investment fee for the mobile home park is determined by the tap size selected for the mobile home park for the multifamily tap in the District's fee schedule.
    2. Installation fee: The installation fee for the multifamily tap is determined by the size of meter that is selected by the District to serve the multifamily unit. The developer is required to provide and install the tap, meter pit/vault, and all of the required facilities to provide the service. The District will provide the meter to be installed in the meter pit/vault.
    3. Water dedication: Water dedication for the multifamily tap is calculated by multiplying the number of individual residential units times the

multifamily/inside use only (home size less than 1,000 SF, up to 60,000 gallons annually) water dedication requirement (0.18 acre-feet) in the District's fee schedule and adding irrigation water for landscaping. All irrigation needs shall be determined by a landscape architect and reviewed by the District. Total water dedication for each tap shall not be less than the minimum amount required for the tap size as shown on Section 1505.5 Schedule D.

4. Water Resources Fees: Water resources fee shall be determined based on the multifamily tap size.

703 TAP FEES FOR OWNER OCCUPIED MOBILE HOME PARK LOTS Service to individually owned lots in a mobile home park will be provided through a District tap based on the lot size per District Rules and Regulations Section 3 subsection 302.1 and meet the requirements as shown in Section 1501.1 Schedule A for each of the residential units on an individual parcel.

704 BILLING FOR WATER SERVICE The normal billing procedures for water service will be accomplished as prescribed in Section 4 of the District Rules and Regulations (Administration of Customer's Accounts).

705 AUTHORITY OF THE DISTRICT MANAGER The District Manager is authorized to make exceptions to these rules and regulations when it is deemed in the best interest of the District to do so.

~ END OF SECTION 7 ~

These Rules and Regulations were revised, approved, and adopted by the Little Thompson Board of Directors on August 11, 2016.

These revised Rules and Regulations were approved and adopted by the Little Thompson Board of Directors on December 11, 2025.

These revised Rules and Regulations were approved and adopted by the Little Thompson Board of Directors on May 21, 2026.