

Impact of New Water Rates on 2 and 3 Family Houses

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DECEMBER 11, 2023



New Water/Sewer Rates Adopted 2023

- Belmont adopted new water and sewer rates effective July 1, 2023
- Rates increased to ensure adequate investment and reserves to maintain the system
- Variety of residential and commercial rate classes
- Two rate blocks, higher \$/hcf (hundred cubic feet) charge when monthly consumption exceeds 30 hcf

Claims about Equity of Block Rates

- Roger Colton claimed (Spring 2023) block rates discriminate against 2 and 3 family houses **with a single water meter**
- Argument: most multi-family usage would fall in higher Block 2 because single meter is for the total building
- Average impact (old rates) per year, per Colton:
 - Double deckers pay \$116 more than single-family homes for same usage
 - Triple deckers pay \$233 more than single-family homes for same usage
- Colton used assumed consumption (hcf) per account, not actual

Data Considered

- Actual billing data (consumption and charges) available for each meter for August and September 2023 (new rates)
- Allows comparison of single and multi-family rates
- Limit to residential (single-family, condos, 2-family, 3-family) accounts with single meter and 5/8" service, same approach as Colton

Average Actual Rates

- All-in amount billed (customer charge plus water charge) per hcf for properties **with a single water meter**:

Property Type	Ave. \$/hcf
Single-Family	\$8.26
Condo	\$8.08
2-Family	\$7.92
3-Family	\$7.76

Conclusion: No Discrimination

- 2- and 3-family buildings with a single water pay **less** all-in per hcf than single families and condos
- Similar finding for old rates (before July 2023)