ORDINANCE ADOPTING AMENDED RATES AND FEES FOR SERVICES AND RULES AND REGULATIONS; ESTABLISHING CERTAIN OTHER POLICIES; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF

STATE OF TEXAS §

COUNTY OF HARRIS §

CROSBY MUNICIPAL UTILITY DISTRICT §

WHEREAS, the Board of Directors (the "***Board***") of Crosby Municipal Utility District (the "***District***") has from time to time adopted certain ordinances ("***Rate Ordinances***") and Rules and Regulations establishing the rates and conditions under which water and sanitary sewer service would be provided; and

WHEREAS, the Board of the District has determined that it is in the best interest of the District to amend its Rate Ordinance; Now, Therefore,

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF CROSBY MUNICIPAL UTILITY DISTRICT THAT:

Section 1-1: Definitions

The following words or phrases shall have the meanings indicated below:

a) **"Apartment"** – means five or more units primarily for non-transient use within one or more structures under the same ownership and on the same or contiguous tracts.

b) **"Capital Project Fee"** means the flat fee per Customer for capital improvements.

c) **"Customer"** – means any customer that uses the District's water and/or sewer system including, but not limited to, residential (including mobile home and recreational vehicles), commercial (including motels), industrial, or retail establishments, apartments and multi-family dwelling units, churches, schools, recreational facilities, homeowners associations, and clubs.

d) **"Master-Metered Customer" and "Multi-Unit"**– means a customer that contains more than one residential or commercial unit, also referred to as a "Multi-Unit" customer.

e) **"Out-of-District Customer"** – means a customer whose property area or taxable value or a majority of property being served is located outside the boundaries of the District who has received prior approval for such service from the Board of Directors of the District.

f) **"Non-Taxable Customer"** – means a customer that is exempt from ad valorem taxation by the District under the Texas Property Tax code, including, but not limited to, schools and churches.

g) **"Homeowners Association"** – means a non-profit association established pursuant to the restrictions and covenants covering all or a portion of a residential section within the District.

Section 1-2: Rates

On or after the effective date of this ordinance, the following rates apply to all customers.

a) **Capital Project Fee**
A Capital Project Fee of $10.00 per Customer.

b) **Water In-District-Fee**:

1) **Residential**:
Minimum of $17.50 per unit for FIRST 2,000 gallons then $4.50 for each 1,000 gallons thereafter.

2) **Commercial**:
Minimum of $35.00 per unit for FIRST 2,000 gallons then $6.00 for each 1,000 gallons thereafter.

3) **Irrigation and Fire Lines**:
Minimum of $60.00 per unit for FIRST 2,000 gallons then $7.90 for each 1,000 gallons thereafter.

4) **Splash Pads, Water Parks and Community Swimming Pools**:
Minimum of $60.00 per unit for FIRST 2,000 gallons then $7.90 for each 1,000 gallons thereafter.

5) **Apartments**:
Minimum of $397.80 for FIRST 2,000 gallons then $6.00 for each 1,000 gallons thereafter.

6) **Contractor Rental Meters**:
Minimum of $50.00 for FIRST 2000 gallons then $50.00 for each 1,000 gallons thereafter.

7) **Master-Metered Multi-Unit Residential (other than Apartments)**:
Minimum water charges shall be paid in accordance with Section f) below.

8) **Schools, Non-Profit Organizations and Churches**:
Minimum of $29.80 per unit for FIRST 2,000 gallons then $4.50 for each 1,000

gallons thereafter.

c) **Water Out-of-District Fee**:

1) **Residential**:
Minimum of $40.00 per unit for FIRST 2,000 gallons then $7.00 for each 1,000 gallons thereafter.

2) **Commercial**:
Minimum of $80.00 for FIRST 2,000 gallons, then $8.50 for each 1,000 gallons thereafter.

3) **Master-Metered Multi-Unit Residential (other than Apartments)**:
Minimum water charges shall be paid in accordance with Section f) below.

4) **Schools, Non Profit Organizations and Churches that are Out-of-District**:
Minimum of $37.25 per unit for FIRST 2,000 gallons then $6.50 for each 1,000 gallons thereafter.

5) **Irrigation and Fire Lines**:
Minimum of $60.00 per unit for FIRST 2,000 gallons then $7.90 for each 1,000 gallons thereafter.

d) **Charge for San Jacinto River Water Authority Assessment Fee:**

In addition to the amount shown in Section 1-2 a) and b) above, the following monthly charge shall be assessed in connection with the San Jacinto River Water Authority ("SJRA") raw water fee:

A rate equal to 110 % of the SJRA raw water fee then in effect for each such month per 1,000 gallons of water usage each month.

e) **Wastewater (Sanitary Sewer) In-District-Fee**:

1) **Residential**:
Minimum of $24.05 per unit for FIRST 2,000 gallons then $5.25 for each 1,000 gallons thereafter.

2) **Commercial**:
Minimum of $35.00 per unit for FIRST 2,000 gallons then $6.00 for each 1,000 gallons thereafter.

3) **Master-Metered Commercial**:
Minimum commercial bill per unit plus usage.

4) **Apartments**:
Minimum of $600.00 for FIRST 2,000 gallons then $6.00 for each 1,000 gallons thereafter.

5) **Master-Metered Multi-Unit Residential (other than Apartments)**:
Minimum water charges shall be paid in accordance with Section f) below.

6) **Schools, Non-Profit Organizations and Churches**:
Minimum of $28.45 per unit for FIRST 2,000 gallons then $5.25 for each 1,000 gallons thereafter.

f) **Wastewater (Sanitary Sewer) Out-of-District-Fee**:

1) **Residential:**
Minimum of $55.00 per unit for FIRST 2,000 gallons then $10.00 for each 1,000 gallons thereafter.

2) **Commercial:**
Minimum of $65.00 per unit for FIRST 2,000 gallons then $10.00 for each 1,000 gallons thereafter.

3) **Master-Metered Commercial:**
Minimum commercial bill per unit plus usage.

4) **Master-Metered Multi-Unit Residential (other than Apartments)**:
Minimum sewer charges shall be paid in accordance with Section f) below.

5) **Schools, Non Profit Organizations and Churches that are Out-of-District**:
Minimum of $49.75 per unit for FIRST 2,000 gallons then $9.30 for each 1,000 gallons thereafter.

g) **Swimming Pools**:

Sewer rates for the District will not be assessed for the quantity of water used for the filling of the customer's swimming pool. Each customer shall be entitled to only one (1) sewer rate adjustment per year.

The following procedures must be followed prior to customer filling pool:

1) Customer must notify the District's office prior to filling the swimming pool.

2) The District's agents or employees must read the customer's meter prior to the customer filling the swimming pool and read the customer's meter at the conclusion of filling the swimming pool in order that the District have an accurate record of the quantity of water used by the customer to fill the swimming pool.

3) The dimensions of the pool must be given to the District.

h) Master-Metered Multi-Units:

RV parks, hotels and motels, apartment houses, manufactured home rental communities, and multiple businesses or residences on one meter shall pay a minimum water and sanitary sewer charge per unit whether or not occupied as defined below.

1) Transient Residential uses are defined as those commercial master metered, RV parks, hotels and motels with four (4) or more spaces or rooms available for rent.

   (i) A RV park is a commercial property on which service connections are made for recreational vehicle transient guest use and for which fees are paid at intervals of one day or longer.

   (ii) A hotel or motel is a commercial property with four (4) or more rooms available for transient guest use and for which fees are paid at intervals of one day or longer.

These Transient Residential uses shall pay a monthly minimum water and sanitary sewer bill charge per unit based upon seventy (70%) percent of the total number of RV hookups in the park or in the case of hotels or motels seventy (70%) percent of the total number of hotel or motel rooms in the facility. The surcharge for water and wastewater shall be in addition to the monthly minimum bill charge per unit.

2) Non-Transient Residential uses are defined as those master metered, multi-family residential uses, such as manufactured home rental communities.

   (i) A manufactured home rental community is a property on which spaces are rented for the occupancy of manufactured homes for non-transient residential use and for which rental is paid at intervals of one month or longer. These uses do not include such occupancies that provide rooms or manufactured home accommodations on a per night basis.

These Non-Transient Residential uses shall pay a monthly minimum water and sanitary sewer bill charge per unit based upon one hundred (100%) percent of the total number of manufactured homes in the facility. The surcharge for water and wastewater shall be in addition to the monthly minimum bill charge.

3) Multiple Business uses are defined as master metered, commercial facilities with multiple tenant spaces that are not residential. Typically, these uses rent or lease individual tenant spaces for business occupancies. These Multiple Business uses shall pay a monthly minimum bill charge based upon the number of units in the facility served by that master meter whether or not occupied.

4) A vacant apartment building may be removed from the District's billing provided the water line to the building is physically disconnected and plugged on the exterior of the building in a manner acceptable to the District Plumbing Inspector and said disconnection shall be visible at all times to the District Plumbing Inspector. Individual family units do not qualify for this exemption.

5) RV and manufactured home spaces must be vacant and the water service line must have all faucets removed and the line capped. The sewer service riser must be capped with at least a 4-inch thick concrete block or glued PVC cap.

6) Multiple houses on same water meter must be vacant. The water service line must be physically disconnected and plugged on the exterior of the building in a manner acceptable by the District Plumbing Inspector and said disconnection shall be visible at all times to the District Plumbing Inspector.

Reduction in the multi-unit charge may be allowed under the following conditions:

1) A vacant apartment building may be removed from the District's billing provided the water line to the building is physically disconnected and plugged on the exterior of the building in a manner acceptable to the District Plumbing Inspector and said disconnection shall be visible at all times to the District Plumbing Inspector. Individual family units do not qualify for this exemption.

2) Trailer and mobile homes spaces must be vacant and the water service line must have all faucets removed and the line capped. The sewer service riser must be capped with at least a 4-inch thick concrete block or glued PVC cap.

3) Multiple houses on same water meter must be vacant. The water service line must be physically disconnected and plugged on the exterior of the building in a manner acceptable by the District Plumbing Inspector and said disconnection must be visible at all times to the District Plumbing Inspector.

Any application for reduction in number of units must be made in person at the water district office. Applications are limited to three limes per year.

i) **Mobile Home Parks and Multiple Commercial Units with Single Ownership**:

1) All Mobile Home Parks, Multiple Commercial Units and tiny houses with Single Ownership must be served by a master meter. No individual meters shall be permitted.

2) Upon transfer of ownership of Mobile Home Parks, Multiple Commercial Units or tiny houses with Single Ownership, that does not currently have a master meter; a master meter must be installed and individual meters must be removed prior to the District providing service to the Mobile Home Parks, Multiple Commercial Units and tiny houses with Single Ownership.

j) Automatic Car Wash Facilities:

All new or replacement automatic tunnel or in-bay cash wash facilities shall install, use, and maintain a water recycling system that recycles and reuses at least 50% of the wash and rinse water. A "water recycling system" means a water system at the car wash that captures, treats, and reuses water previously used in wash or rinse cycles.

Section 1-3: Deposits

a) Customer Deposits:

All customer accounts are required to have a service deposit. The only exceptions are governmental agencies, public education facilities, public utilities, and current customers as of the date of this ordinance not previously required to have a service deposit. All deposits shall be held by the District until all water and/or sewer service shall have been terminated, Upon termination of service, the deposit shall be refunded after deducting all amounts owed to the District for water and sewer service and charges. In the event any outstanding balance exists at the time of termination of service on any account with the District, the customer's deposit will be applied to the outstanding balance. The customer may request the District to hold the deposit in an inactive status.

The amount of deposit shall be as follows:

Single-family residence (owned by customer)	$150.00
Single-family residence (rented by customer)	$300.00
Mobile Home Park (single-family residence)	$400.00
Commercial, less than 10,000 gallons per month expected consumption per single unit	$300.00
Homeowners Association	10% of the meter fee

Commercial, high consumption, over 10,000 gallons per month, or multi-unit (car wash, laundry, food service, service station, apartments, mobile homes, etc.) deposit based on the total of two (2) months average bill of similar business.

If a residential Customer's service has been disconnected because of delinquency, an additional deposit in the amount shown on the fee schedule on (a) above will be charged and collected in each instance before service is restored. A security deposit in the amount set out in such fee schedule shall be collected for each Commercial connection that is separately metered. If a Commercial Customer's service is disconnected because of delinquency, an additional deposit in the amount shown on the fee schedule in (a) above will be charged and collected before service is restored.

b) Additional Deposit for Rental Properties, Mobile Homes and Commercial Properties:

An additional $100 deposit shall be required for rental properties, mobile homes and commercial properties. The additional $100 deposit may be refundable provided that the sewer connection line is capped and there is not any existing damage to the meter box before termination of service with the District. All cleanouts must have proper cleanout caps and meter boxes must be installed over meter that is level with the ground prior to termination. The District shall inspect the property to verify that the sewer connection line is capped and there is not any existing damage to the meter box prior to termination. The District shall notify the customer if any repairs are necessary and customer shall make such repairs within three (3) days of notification if not then District shall make necessary repairs and deduct costs from the $100 deposit.

Customer shall be entitled to the remaining balance of their total deposit less any water and sewer service charges owed the District.

c) Contractor Rental Meter Deposit:

A deposit of $2,000.00 shall be charged to anyone requesting a temporary rental meter used during construction.

d) Proof of Home Ownership Status or Rental:

Customer shall submit one of the following documents evidencing ownership of property together with a valid Texas or out-of-State Driver's License or Texas Identification Card: Warranty Deed, Deed of Trust, or other legal document indicating ownership. Renters shall submit a copy of their lease agreement, together with a valid Texas or out of state Driver's License or Texas Identification Card.

e) Out-of-District Customers:

The deposit for Out-of-District Customers shall be 1½ times the above rate schedule.

f) Ownership of Deposit:

The deposit shall be returned to the person who originally signed the application for service upon termination of service after deducting all amounts owed to the District for all water and sewer service and charges. Exceptions to this rule shall be by written authorization by the original applicant or other evidence indicating change or ownership, such as death certificates, letters testamentary, divorce decree, or affidavit of heirship.

g) Requirements for Establishing Credit:

Each customer must complete a water and sewer service agreement application prior to receiving water and/or sanitary sewer service. Applicant must present a valid Texas or out-of-State

Driver's License or Texas Identification Card with application. In the event sufficient credit information is not submitted, the District may require a higher deposit.

h) Non-Payment of Taxes:

In addition, the District may discontinue any or all facilities or services to prevent an abuse or to enforce payment of an unpaid charge, fee, or rental due the District (including taxes that have been delinquent for not less than six (6) months) upon observance of the procedure appropriate to the circumstances.

Section 1-4: Service Policy

a) Billing Procedures:

1) Due Date and Delinquency.

Payment shall be due on the twenty-first (21st) day of the current month. After such date, a late charge of ten percent (10%) will be assessed on the unpaid balance on the water and sewer bill. All accounts not paid by the due date shall be deemed delinquent and failure to make payment thereafter may result in the termination of water and sewer service.

Prior to disconnection of service, a Customer who is delinquent in payment shall be sent a notice that service will be discontinued on the tenth (10th) day after the date of such notice unless payment in full is received by such day. Notice will provide the Customer with an opportunity to appear in person or by written correspondence, including email, at the next regularly scheduled Board meeting of the District to contest, explain, or correct the charges, services, or disconnection. The notice shall inform the customer of the amount of the delinquent bill, the date service will be disconnected if payment is not made, and the right to contest, explain, or correct the charges, services, or disconnection. Service shall not be disconnected where a Customer has informed the District or the District's Operator in person or by email of his or her desire to contest or explain the bill. If the Customer appears before the Board, in person or by written correspondence at the next regularly scheduled Board meeting, the Board shall hear and consider the matter and inform the Customer of the Board's determination by sending written notice to the Customer by first class United States mail and or personal notice, including email, stating whether service will be continued or discontinued. If service is discontinued, it shall be reinstated only upon payment in full of all amounts due. The Customer is responsible for contacting the District to request a bill if a bill is not received by the fourteenth (14th) of the month and is responsible for contacting the District for the Board's determination if such determination is not received within five (5) days following the regularly scheduled Board meeting. It is the Customer's responsibility to determine the date and time of the next regularly scheduled Board meeting.

b) Entitlement:

Customers are not guaranteed a specific quantity or pressure of water or specific capacity in sewer facilities for any purpose whatsoever; furthermore, in no instance shall the District be liable for failure or refusal to furnish water or any particular amount or pressure of water or to provide capacity in sewer facilities.

Section 1-5: Connection Policy, Tap Fees, Extension Charges, and Inspection Fees

a) Initiation of Water and Sanitary Sewer Connections:

Each person desiring a water and sanitary sewer service connection to the District's System shall be required to pay such fees as set forth in this Ordinance. No service shall be established or re-established until such fees are paid. All service connections are subject to the provisions of the District's Rules and Regulations and all other rules, regulations and policies of the District.

b) Policies Governing Connections:

1) Certification of System.

Connections shall not be made to the District's System or portions of the System until the District's engineer or operator has certified that the System or applicable portion thereof is operable.

2) Availability of Access/Obstructions.

By application for connection to the District's System, the Customer shall be deemed to be granting to the District and its representatives a right of ingress and egress to and from the meter or point of service for such installation, maintenance, testing, sampling, inspection and repair as the District, in its judgment, may deem reasonably necessary. The Customer shall also be deemed to be granting to the District and its representatives a right of ingress and egress to the Customer's premises, for the purpose of performing the inspections and completing the Customer Service Inspection Certificates required by the District's Rules and Regulations. Any person found to be violating any provision of this Ordinance shall be served by the District with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. Any person who shall continue any violation beyond the time limit shall be guilty of violation of this Ordinance and shall be summarily disconnected from the sanitary sewer and/or water service. Such disconnection and reconnection shall be at the total expense of the Customer, including cut off, engineering and legal fees.

3) Sanitary Control Easement for District Water Wells.

To prevent contamination of the District's water supply, the following activities

are prohibited in relation to the District's water wells:

(i) Construction and/or operation of underground petrochemical storage tanks, stock pens, feed lots, dump grounds, privies, cesspools, septic tank drainfields, drilling of improperly constructed water wells of any depth and all other construction or operation that could create an unsanitary condition within, upon or across land within a 150-foot radius of the District's water wells;

(ii) Tile or concrete sanitary sewers, sewer appurtenances, septic tanks and storm sewers are specifically prohibited within a 50-foot radius of the District's wells;

(iii) The construction of homes or buildings is allowed in the controlled area, provided, however, that all underground petrochemical storage tanks, stock pens, feed lots, privies, tile or concrete sanitation sewers, cesspools, septic tanks, storm sewers, septic tank drainfields, drilling of improperly constructed wells of any depth and other construction and/or operations that could create an unsanitary condition within, upon, or across the controlled area are specifically prohibited within the designated distances; and

(iv) To the extent otherwise authorized by law, normal farming and ranching operations are permitted within the controlled area, except that livestock shall not be allowed within 50 feet of the District's wells.

c) Multiple Connections:

No person shall be allowed to connect more than one water tap and one sewer tap for any one family residential dwelling unit and/or business for commercial or industrial use that has a 5/8" water tap and 4" sewer tap or larger which are (respectively) part of the District's water distribution system and the District's sanitary sewer collection system.

d) Water Taps and Service Line Extensions:

This term includes water tap and service lines and extensions from a District water line to a Customer property line, vault, and meter. Water taps and service line extensions must be paid in advance. A service line extension is understood to connect to a District water line located adjacent to Customer property where tap is required and does not require the extension of the District's water line. The District's personnel shall establish required water tap and service line extension sizes. All connections to the District's system shall be made by the District's employees or by other representatives approved by the Board of Directors.

Water Taps and Service Line Extensions in the District but not in Defined Area

Water taps and Service Line Extensions in the District but not in a defined area will be charged

at three (3) times the cost to the District, except that fire meters will be charged at the cost to the District. The cost to the District shall include labor, including in-house labor, supervision, materials, equipment usage, permits, and other expenses directly related to the water tap, meter, vault and/or service line extension.

Water Taps and Service Line Extensions in Defined Areas

Water taps and Service Line Extensions in defined areas shall be charged a flat rate of $8,000 per metered connection for both short taps and long service line extensions, which amount shall include the tap, the meter, inspections, application fee, and all other expenses directly related to the water tap, meter, vault, and/or service line extension, but shall not include the deposit; except that fire meters will be charged at the cost to the District.

Non-taxable organizations. In accordance with the limitations set by Section 49.212 of the Texas Water Code, the tap fee for water connection to non-taxable entities shall not exceed the actual costs to the District for such work and for all facilities that are necessary to provide District services to such entity and that are financed or are to be financed in whole or in part by tax-supported or revenue bonds of the District.

e) Sanitary Sewer Taps and Service Line Extensions:

Sanitary sewer taps and service line extensions include service lines from main line to property line, connections, stack, and clean-out at the property line. A service main line extension is understood to connect to a District sewer line located adjacent to Customer property where tap is required, and does not require the extension of the District's sewer line. All connections to the District's system shall be made by the District's employees or by other persons approved by the Board of Directors or its Utility Manager.

Sewer Taps and Service Line Extension Schedule

4" Short-side	$1,305
4" Long-side	$3,000
2" Force Main, Short-side	$1,305
2" Force Main, Long-side	$1,635

Sewer taps greater than 4" or any sewer tap greater that 8 feet deep will be charged at three (3) times the cost to the District, except that long-side sewer line extensions will be charged at 1.25 times the cost to the District. The cost to the District shall include labor, including in-house labor, supervision, materials, equipment usage, permits, and other expenses directly related to the sewer tap.

Non-taxable organizations. In accordance with Section 49.212 of the Texas Water Code, the sewer tap fee shall not exceed the actual costs to the District for such work and for all facilities that are necessary to provide District services to such entity and that are financed or are to be financed in whole or in part by tax-supported or revenue bonds of the District.

f) Out of District Tap Fee:

Customers outside of the District's boundaries shall pay three (3) times the fees established for water and sewer connections.

g) District Water and Sewer Main Line Extensions:

Requests for extension of water and/or sewer service shall be handled on a case-by-case basis, limited to availability of service. The customer shall be charged based on the District's cost for the installation of the extension, including labor, material and equipment.

h) Inspection Fee for Grease Trap:

An inspection fee of $50.00 dollars shall be charged by the District for the District's personnel or its designee to inspect grease traps (i) every thirty (30) days and (ii) for any reinspection in establishments required to maintain grease traps. The $50.00 inspection fee shall be assessed every thirty (30) days and for any reinspection against the owner of the establishment for grease trap inspections performed by the District's personnel or designee. The owner of the establishment must provide a copy of their manifest to the District.

i) Inspection Fee for a Change of Customer:

1) An inspection fee of $30.00 shall be charged for a change of residential customer for an existing connection.

2) An inspection fee of $75.00 shall be charged for a change of commercial customer for an existing connection.

j) Inspection Fee for Private Facilities and Water and Sewer Taps on New Construction:

1) **Water Tap**

Residential:	$75.00
Commercial:	$200.00

2) **Sewer Tap**

Residential:	$75.00
Commercial:	$200.00

(k) Customer Service Inspection Fee for Cross-Connection Control:

1) Pursuant to TCEQ Water System Regulations, a customer service inspection for cross connection control shall be completed by the District's plumbing inspector prior to providing continuous water service in each of the following circumstances:

i) Water service to a newly constructed facility or previously non-existing premises.

ii) After any material improvements to buildings(s) or premises.

iii) Any correction or addition to the plumbing of any facility or premises.

2) Permanent water service shall not be supplied to a new construction facility(s) until after the customer service inspection is completed.

3) A customer service inspection fee for cross-connection control of $25.00 shall be charged to all residential customers.

4) A customer service inspection fee for cross-connection control of $50.00 shall be charged to all commercial and/or industrial customers.

1) **Inspection Fee for Mobile Home Hookups in Mobile Home Parks**:

Inspection Fee	$150.00

m) **Builder Lot Inspection Fee**:

Site Inspection Fee before improvements	$30.00
Final Inspection Fee	$30.00
Each Additional Inspection Fee	$30.00

Builder shall be responsible for any physical damage to District property and installation.

n) Application Fees or Deposits for Water and Sewer Service

1) All new Customers shall complete a Water and Sewer Application form and pay the District in advance the Application Fees or Initial Deposits as described below. The Application form shall be filled out completely and requested attachments provided before processing will begin.

2) For establishing new in-District Customer water and/or sewer service for existing house or building or lease space with existing taps and water meter:

Residential	$0.00
Commercial	$25.00

3) For establishing new customer water and/or sewer service for proposed house or building or lease space with no existing taps and no water meter but not requiring District water or sewer line extension(s):

Residential Lot (Part of Approved Platted Subdivision)	$15.00

Residential Lot (Not part of Approved Platted Subdivision)	$25.00
Residential Multi-Unit Lot (2-4 houses)	$500.00
Commercial (1-3 ESFCs)	$500.00
Commercial (4-10 ESFCs)	$750.00
Commercial (11 or more ESFCs)	$1,000.00

4) For establishing new customer water and/or sewer service for proposed subdivision or building with no existing taps and no water meter and requiring new water or sewer line extension(s):

Residential Multi Unit Lots (2-4 Houses)	$1,000 Initial Deposit
Residential Subdivision (5 or more Lots)	$2,500 Initial Deposit
Commercial (1-5 ESFCs)	$1,000 Initial Deposit
Commercial (6 or more ESFCs)	$2,500 Initial Deposit

The Initial Deposit is not a flat fee and it does not set a limit on the actual expense required to complete the water and sewer service application and plan review process. If the total expenses are expected to or do exceed the Initial Deposit, then the applicant will be responsible to submit an additional deposit payment to the District within 15 days of receiving a statement. If after the process is complete, and there is a positive balance in the deposit account, then the District will issue a check to the applicant for the balance.

5) The District reserves the right to charge additional fees for incomplete Water and Sewer Application forms, re-review of site civil construction plans, and complex water and sewer lines extension evaluations.

o) <u>Damage to District Facilities or Equipment</u>:

1) <u>Damage to Meter and Appurtenances</u>.

No person other than a duly authorized agent of the District shall open a meter box, tamper with or in any way interfere with a meter, meter box, service line or other water and/or sewer system appurtenance. The District reserves the right, immediately and without notice, to remove the meter or disconnect water service to any Customer whose meter has been tampered with and to assess repair charges and other costs to the Customer.

For all labor, material, equipment, and all other actual costs necessary to repair or replace all equipment damaged due to negligence, meter tampering or bypassing, service diversion, or the discharge of wastes that the District's system cannot properly treat shall be charged to the Customer. In addition a customer shall be charged for all actual costs necessary to correct service diversion or unauthorized taps where there is no equipment damage, including incidents where service is reconnected without authority. An itemized bill of such charges shall be provided

to the customer.

2) **Right to Repair**.

The District reserves the right to repair any damage to the District's system and appurtenances without prior notice and to assess against any Customer such penalties as are provided by law and such penalties provided for in this Rate Ordinance in addition to those charges necessary to the portion of the system so damaged.

p) **Sanitary Sewer Cleanout Cap Maintenance and Repair**:

1) The property owner or renter shall be responsible for building sanitary sewer cleanout cap maintenance and repair at all times in order to prevent the entrance of stormwater, soil and debris into the District's sanitary sewer system. The property owner must pay for all expenses necessary for cleanout cap maintenance and repair as determined by District personnel or the District's authorized representative as per the District's Plumbing Code.

2) Upon notice by the District's personnel that the property owner has not properly performed cleanout cap maintenance and repair a surcharge shall be assessed by the District if the cleanout cap maintenance and repair is not completed and approved by the District within seven (7) days after receipt of notice. Failure to maintain cleanout will result in a surcharge of $15.00 first time offense (and $25.00 for second offense) and the requirement to make repairs within fourteen (14) days of notice by the District's personnel.

a. The District, at its discretion following a second notice to Customer of improper cleanout cap maintenance, shall inspect the cleanout cap -bi-weekly and charge an inspection fee of $25.00 per inspection for a period of one (1) month. Following a third notice to Customer of improper clean out cap maintenance the District shall inspect the clean out cap weekly and charge an inspection fee of $25.00 per inspection for a period of one (1) month. If the clean out cap is still not properly maintained after one month, the District shall repair the cleanout cap and back charge Customer for all costs. Failure to pay such costs shall result in cut off.

q) **Additional Tap Requirements**.

Before a water meter tap and or a sanitary sewer tap may be made to the District's facilities, the following requirements shall apply:

1) Customer shall obtain and provide to the District a copy of a Harris County Development Permit including the complete application package for the proposed development. The customer shall disclose all of the buildings proposed on the lot or tract in the development to Harris County and to the District.

2) No more than three separate residential units (including houses, mobile homes, and recreational vehicles shall be allowed on a single residential lot or tract and be considered a residential account. Four or more residential units shall be treated as a commercial account.

3) All development considered a commercial account shall provide stormwater detention based on Harris County, Harris County Flood Control District and Texas Department of Transportation drainage and detention design criteria.

4) Owner shall provide a copy of a recorded subdivision plat for the property on which the buildings are located or provide a letter from Harris County Permit Department that a subdivision plat is not required.

5) Owner shall request and provide a water and sewer commitment letter for the proposed development.

6) An owner may not add any residential, commercial or other improvements to a lot or tract that have not been previously approved by the District.

r) **Requirement to Connect**.

Each structure within the District requiring water and/or sanitary sewer services shall be physically connected to the District's water and sanitary sewer systems as soon as the District has made water and sanitary sewer services available to such structure. It is the policy of the District that all properties within the District shall be physically connected to both the water system and the sanitary sewer system. In the event that both water and sanitary sewer services are not available to a property at the time a customer connection is applied for, the Board of Directors, in its sole discretion, may permit connection to the water system or sanitary sewer system without requiring connection to both the water system and sanitary sewer system upon determination by the District that an acceptable alternative water source or wastewater treatment source is available to such property. If both water and sanitary sewer services do not become available at the same time, and if the District permits connection to the water system or sanitary sewer system without requiring connection to both, the connection to the water system must be made at the time water service becomes available and the connection to the sanitary sewer system must be made at the time sanitary sewer service become available.

Section 1-6: Mandatory Connections

All individuals, persons, and owners of commercial and/or industrial business residing or operating with the District shall connect onto the District' water system and shall use the District's water.

Section 1-7: Miscellaneous Fees

a) **Temporary Turn-On Fee**:

A fee of $10.00 will be charged in the event a customer requests temporary service. Temporary Turn-On requests shall be limited to a one (1) time request per owner, per tract, per month; any extension must be with Board of Directors approval. Temporary turn-on shall be for inspections, plumbing test, and clean up of property only. There is a seven (7) day time limit on this service. At the conclusion of the seven (7) day period, actual consumption of water will be charged.

b) Insufficient Check Charge:

In the event the District received a returned check from the bank due to insufficient funds, the district office or its authorized representative will notify the customer immediately by telephone or by mail. An insufficient check charge of $35.00, together with the face value of the check, must be made in either cash or money order or service shall be terminated.

c) Reconnect Fee:

A Reconnect Fee shall be charged for restoring water or sewer service after disconnection for nonpayment of monthly charges in the amount of $35.00.

d) Late Penalties:

All customers, except those who have notified the District that they are age 60 or older, in accordance with Texas Utility Code § 182.002, shall be charged a late penalty of 10% of the of the unpaid balance for any amount owing the District after the due date. Customers age 60 and older have 25 days to pay without incurring a penalty or late charge. Customers must provide a valid Texas driver's license, state identification card or birth certificate to establish age.

e) Request for Confidentially:

Customers may request confidentially of their utility account upon payment of a one-time fee of $5.00. (Texas Utility Code § 182.052 and § 182.053).

f) Customers requesting a re-read of the meter or a consumption report shall pay $10.00 per report to cover costs and administrative expenses.

Section 1-8: Enforcement of Rules and Regulations

Any and all of the following remedies may be employed by the District upon any violation of the provisions of this Ordinance and any rules and regulations of the District:

1) Discontinuance of water service.

2) Disconnection and sealing of sanitary sewer connection.

3) The Board hereby imposes the following civil penalties for breach of any rule or regulation of the District including this Ordinance: The violator shall pay the District up to $10,000 for each offence and be guilty of misdemeanor. Each day

of such violation shall be deemed a separate offense. A penalty under this Section is in addition to any other penalty provided by the laws of this State and may be enforced by complaints filed in the appropriate court of jurisdiction in the county in which the District's principal office or meeting place is located, If the District prevails in any suit to enforce its rules, it may, in the same action, recover any reasonable fees for attorneys, expert witnesses, and other costs incurred by the District before the court. The amount of the attorney's fees shall be fixed by the court.

4) A Customer found in violation of the District's rules and regulations or this Ordinance shall be liable to the District for all expenses borne by the District including laboratory fees, legal fees, engineering fees and other costs incurred by the District in establishing the violation and resolving the cause of the violation.

5) A Customer found in violation of the District's rules and regulations or this Ordinance who causes or contributes to a violation by the District's Sanitary Sewer Collection System of effluent parameters shall be liable to the District for all expenses borne by the District, including legal and engineering fees related to any lawsuit filed by federal, state, or local authorities regarding violations by the District of effluent parameters applicable to the District's Sanitary Sewer Collection System.

Section 2: **Effective Date**

This Ordinance shall be in full force and effect from and after its passage, recording, and publication as provided by law, in particular, Texas Water Code § 54.207 which provides for publication once a week for two consecutive weeks in one or more newspapers in the area in which the property of the District is located.

PASSED AND APPROVED the 6th day of October 2026 to be effective October 6, 2026.

CROSBY MUNICIPAL UTILITY DISTRICT

Eddie Foster

EDDIE FOSTER
President, Board of Directors

ATTEST:

Wesley Zarsky

WESLEY ZARSKY
Secretary, Board of Directors

[DISTRICT SEAL]

