

Ordinance No. 762

Introduced by: Councilman Lister

AN ORDINANCE BY THE TOWN OF DENTON REVISING THE WATER RATES AND FEES, REVISING THE ERU TABLE, AND REVISING THE ADMINISTRATIVE CHARGES ANNUALLY FOR USERS OF THE MUNICIPAL WATER SYSTEM FROM 2026 THROUGH 2028.

WHEREAS, Md. Code Ann. Environmental Article § 9-705 and the Denton Town Charter § C9-1 authorize the Town to construct, operate, modify and maintain a water system; and

WHEREAS, Md. Code Ann. Environmental Article § 9-723 through 9-726 authorize the Town to establish rates, fees and charges for municipal water services; and

WHEREAS, the Denton Town Council has determined that it is desirable and in the public interest to amend the water charges to increase capacity charges and administrative charges to enable the Town to meet its operation, maintenance, and debt service obligations.

NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE DENTON TOWN COUNCIL that the following rate schedule shall apply to all users of the Denton Municipal Water systems:

A. **Water Capacity Charge:** The following capacity charge shall be assessed and paid as follows:

1. Single Family Residential property.....~~[\$4000.00]~~ **\$5,000**

~~[2. Multi-Family Residential property]~~

~~[a. Efficiency/one bedroom (per unit)\$2000.00]~~

~~[b. Two or more bedrooms (per unit)\$4000.00]~~

2. All ~~[Commercial Properties]~~ **OTHER PROPERTIES**

Capacity Charge shall be determined by using TABLE 1 attached hereto. The Capacity Charge shall be a multiple of the Single-Family Residential Capacity Charge set forth above according to the number of Equivalent Residential Units (ERU) listed in Table 1 for the subject property type. An ERU is ~~[established by the Caroline County Health Department]~~ **EQUAL TO 225 GALLONS PER DAY.**

3. ~~[Industrial Properties]~~ **SPRINKLER SYSTEM CONNECTIONS**

~~[Capacity Charge]~~ **SPRINKLER FEES** shall be determined by using TABLE 2 attached hereto.

B. **Administrative Charges:**

1. For all properties within the Denton Municipal boundaries, as defined by Ordinance No. 181, payable quarterly

EFFECTIVE JANUARY 1, 2026: Administrative Fee BASE FEE is [~~\$25.00~~] **\$26.00**.
An additional [~~\$3.45~~] **\$3.59** will be assessed for each 1,000 gallons.

EFFECTIVE JANUARY 1, 2027: ADMINISTRATIVE FEE BASE FEE IS \$27.04. AN ADDITIONAL \$3.73 WILL BE ASSESSED FOR EACH 1,000 GALLONS.

EFFECTIVE JANUARY 1, 2028: ADMINISTRATIVE FEE BASE FEE IS \$28.12. AN ADDITIONAL \$3.88 WILL BE ASSESSED FOR EACH 1,000 GALLONS.

2. For all properties located outside the Denton Municipal boundaries, as defined by Ordinance No. 181, or on tax waiver, payable quarterly

EFFECTIVE JANUARY 1, 2026: Administrative Fee BASE FEE is [~~\$50.00~~] **\$52.00**.
An additional [~~\$6.90~~] **\$7.18** will be assessed for each 1,000 gallons used.

EFFECTIVE JANUARY 1, 2027: ADMINISTRATIVE FEE BASE FEE IS \$54.08. AN ADDITIONAL \$7.46 WILL BE ASSESSED FOR EACH 1,000 GALLONS.

EFFECTIVE JANUARY 1, 2028: ADMINISTRATIVE FEE BASE FEE IS \$56.24. AN ADDITIONAL \$7.76 WILL BE ASSESSED FOR EACH 1,000 GALLONS.

C. Water Meter Fee:

1. For all properties tied into the Denton Municipal Water System a \$10.00 per quarter water meter fee will be assessed. This fee will apply to all One inch (1") or less meters.
2. Properties tied into the Denton municipal water system with meters larger than One inch (1") will be responsible for the cost of their meter replacement and maintenance. This cost will be based on actual meter purchase price and actual maintenance costs.
3. Properties connecting a One inch (1") or less service line into the Denton municipal water system will be assessed a onetime fee of \$600 to cover the cost of the meter and its installation.

D. Water turn-off fee: The following turn-off fee shall be assessed and paid as follows:

1. During Regular Town Office Hours50.00
2. All Other Hours100.00

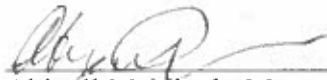
E. **Calls For Service:** The following fee shall be assessed and paid as follows:


1. During Regular Town Office Hours50.00
2. All Other Hours100.00

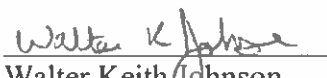
In accordance with § C3-12 of the Town Charter, this Ordinance shall become effective seven (7) days from and after the date of its final passage and adoption.

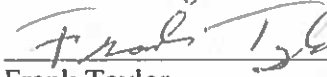
If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Denton Town Council hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

DENTON TOWN COUNCIL


Abigail McNinch, Mayor



Dallas Lister


Walter Keith Johnson

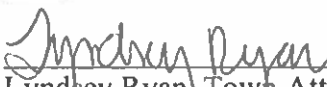

Frank Taylor


Lester Branson

ATTEST:


Karen L. Monteith

Approved for Form and Legal Sufficiency, this 8th day of December, 2025


Lyndsey Ryan, Town Attorney

Date Introduced: 11/6/2025

Date Passed: 12/8/2025

Effective Date: 12/15/2025

[] Denotes Deletion

CAPITAL AND **BOLD** DENOTES CHANGES

TABLE 1Multipliers of Single-Family Residential Hook-up Charges. ~~{for Commercial Users.}~~

CATEGORY	MULTIPLYING FACTOR	ERU
APARTMENT/COTTAGE – ONE BEDROOM		0.5
APARTMENT/COTTAGE – TWO BEDROOMS		0.75
APARTMENT – THREE BEDROOMS		1.0
AUTO DEALERSHIP		2.0
AUTO REPAIR		1.0
BAR OR COCKTAIL LOUNGE (NO FOOD)		2.0
BARBER SHOP		1.0
BEAUTY SHOP		1.5
BREWERY (MICRO)		7.0
CAR WASH (NON-AUTOMATIC)	PER BAY	2.0
CAR WASH AUTOMATIC	PER BAY	4.0
CHURCH/CHURCH HALL	PER 150 OCCUPANTS	1.0
CLINIC/DOCTORS OFFICE/DENTIST	PER 2 MEDICAL PROVIDERS	1.5
CLUB (PRIVATE WITH ALCOHOL/FOOD)	PER 40 OCCUPANTS	1.0
DAYCARE	PER 30 OCCUPANTS	1.0
DORMITORY	PER 4 STUDENTS	1.0
DRY CLEANERS/LAUNDROMAT	PER 100 LBS CAPACITY	1.0
FLORIST		1.0
GAS & CONVENIENCE STORE		2.0
HOSPITAL/NURSING HOME	PER 5 BEDS	1.0
HOTEL/MOTEL	PER ROOM	0.5
INDUSTRIAL/FACTORY/WAREHOUSE	FIRST 20,000 SF THEN FRACTION OVER	1.0
IRRIGATION METER	OUTSIDE USE ONLY	0.5
LIBRARY		1.0
MARINA	PER 10 SLIPS	1.0
MINI STORAGE (STORAGE ONLY)		0.0
MOBILE HOME		1.0
OFFICE	PER 20 OCCUPANTS	1.0
RESTAURANT	PER 20 OCCUPANTS	1.0
RETAIL STORES	PER 10,000 SF	1.0
SCHOOL/COLLEGE	PER 40 STUDENTS	1.0
THEATER		2.5
THEATER (DRIVE-IN)	PER 30 CAR SPACES	1.0
VETERINARY HOSPITAL	PER 20 ANIMALS	1.0

[Apartment Buildings	
Plus additional per one bedroom or efficiency apartment	.5
Plus additional per two or more bedroom apartment	1.0
Auto Dealership First 8 plumbing fixtures	
Plus additional per 2 fixtures or fraction beyond 8	.25
Plus additional per manual wash bay	1.0
Plus additional per automatic wash bay	3.0
Auto Repair Shops First 8 plumbing fixtures	
Plus additional per 2 fixtures or fraction beyond 8	.25
Plus additional per manual wash bay	1.0
Plus additional per automatic wash bay	3.0
Banquet Room, associated with a restaurant	
Plus additional per 25 seats or fraction	.25
Banquet room, exclusively a banquet facility	
Plus additional per 5 seats or fraction	.25
Bar & Cocktail Lounge	
Plus additional per 5 seats or fraction	.25
Barber Shops (per 4 chairs or fraction)	
	1.0
Beauty Shops First 2 plumbing fixtures	
Plus additional per fixture beyond 2	.25
Bed & Breakfast	
Plus additional per sleeping room	.25
Boarding House	
Plus additional per sleeping room	.25
Car Washes	
Plus additional per wand type wash bay	1.5
Plus additional per automatic wash bay	3.0

TABLE 1 (cont.)

Multipliers of Single Family residential Hook-up Charges for Commercial Users.

Type of Establishment	ERU
Churches — First 8 plumbing fixtures	1.0
— Plus additional per fixture beyond 8	.25
Clinics — First 8 plumbing fixtures	2.0
— Plus additional per fixture beyond 8	.25
Commercial Laundries & Dry Cleaners — First 100# Capacity	1.0 unit
— Plus additional per 25# or fraction beyond 100#	.25
Day Care Centers — First 8 plumbing fixtures	1.0
— Plus additional per 2 or fraction fixtures beyond 8	.25
Fast Food Restaurant (no seats)	1.0
— Plus additional per 8 seats or fraction	.50
Florist	1.0
Gas & Go, Convenience, Bakery, Carry Out, Deli,	1.0
— With or without public restrooms	
— With seats	Use "Restaurants"
Governmental Building (County, State, & Federal)	0.00
— First 8 plumbing fixtures	2.0
— Plus additional per 2 fixtures or fraction beyond 8	.50
Laundromat / Laundry Facility — First 100# capacity	1.0
— Plus additional per 25# or fraction beyond 100#	.25
Lawn Irrigation Only (Separate Meter & No Sewer)	.5
Motel	1.0
— Plus additional per room	.25
Nursing Home	2.0
— Plus additional per 3 beds or fraction	1.0
Office Building — First 8 plumbing fixtures	1.0
— Plus additional per 2 fixtures or fraction beyond 8	.25

TABLE 1 (cont.)

Multipliers of Single Family residential Hook-up Charges for Commercial Users.

<u>Type of Establishment</u>	<u>ERU</u>
Office — Doctors and Dentists — First 8 plumbing fixtures	2.0
— Plus additional per fixture beyond 8	.25
Restaurants	1.0
— Plus additional per 8 seats or fraction	.50
Retail or Service Stores — First 8 plumbing fixtures	1.0
— Plus additional per 2 fixtures or fraction beyond 8	.25
Service Station — First 8 plumbing fixtures	1.0
— Plus additional per 2 fixtures or fraction beyond 8	.25
— Plus additional per manual wash bay	1.0
— Plus additional per automatic wash bay	3.0
Theatre	2.5
Veterinary Hospital	2.0
Warehouse — First 8 plumbing fixtures	1.0
— Plus additional per 2 fixtures or fraction beyond 8	.25

NOTES:

- 1) In no event shall the hook-up fee for any connection be less than that established for a single-family residence.
- 2) Any user not explicitly listed above shall be determined on a case-by-case basis in accordance with guidelines then in use by the Maryland Department of Health.
- 3) Multiple uses connecting to one hook-up shall be assessed the appropriate hook-up fee for each use.
- 4) **OUTSIDE IRRIGATION METERS ARE TO BE INSTALLED SEPARATELY FROM THE DOMESTIC METER AND WILL BE CHARGED FOR WATER USE ONLY.**
- 5) **ERU CALCULATIONS WILL BE ROUNDED TO THE NEAREST 0.5.**

TABLE 2

Industrial Hookups & Sprinkler System Connections

[Domestic Water & Sewer Connection:

First 40,000 square feet or fraction	\$4,000.00
Plus additional per 20,000 sq ft or fraction beyond 40,000	\$1,000.00]

Fire Sprinkler System Connection, Nonresidential

First 20,000 square feet or fraction	\$1,000.00
Plus additional per 20,000 sq ft or fraction beyond 20,000	\$1,000.00

NOTES:

~~{ 1) The hook-up fees listed for industrial users apply only to the domestic waste portion of the wastewater flow (i.e. toilets, sinks, showers, & bathtubs). Allowance of permits for any industrial use of water or sewer shall be determined on a case-by-case basis. Hook-up fees, if connection is permitted, will be determined based on the quantity of flow and characteristics of the waste determined either by analysis, or projects where analysis is not available on the basis of at least 3 similar industrial plants which employ the same process as the one in question. }~~

1) The sprinkler fee listed above is payable at the time of connection. There will be an additional "availability" charge assessed quarterly along with the billing for system usage.