

CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING REDMOND MUNICIPAL CODE
(RMC) SECTIONS 13.04.280, 13.08.015,
13.08.032, 13.16.010, 13.16.020, 13.16.040,
13.16.050, 13.17.020, 13.17.040, 13.18.040,
13.18.050, 15.24.060, ADDING MIDDLE HOUSING
DEFINITIONS TO WATER, AND SEWER RATES, AND
STORMWATER AND CHARGES; PROVIDING FOR
SEVERABILITY, AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, in 2023, the Washington State Legislature adopted House Bill 1110 to address the state's housing shortage and promote the development of more affordable housing options; and

WHEREAS, in response to HB 1110, the City of Redmond adopted updated housing policies as part of the Redmond 2050 Comprehensive Plan in 2024, to support increased housing diversity and affordability; and

WHEREAS, the City of Redmond has designated "Middle Housing" as a new zoning category that allows greater residential density within Single-Family Residential Areas, thereby supporting the city's goals for more inclusive and varied housing types; and

WHEREAS, increased density associated with Middle Housing leads to a greater number of utility system connections and more impervious surface area, requiring clear and equitable updates to the Redmond Municipal Code (RMC) to reflect these changes; and

WHEREAS, this update aligns with Redmond's housing policies by encouraging Middle Housing development and increasing housing options and affordability within the city; and

WHEREAS, the proposed changes to utility billing practices clarify how charges are assessed for Middle Housing, ensuring consistency, transparency, and fairness for all residents; and

WHEREAS, by removing ambiguity in utility billing and system connection requirements, the city reduces regulatory barriers to housing development and encourages investment in diverse housing solutions in support of long-term growth and affordability goals.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. Amendments to Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of this ordinance are of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of section. RMC 13.04.280, Position of sewers, is hereby amended to read as follows:

13.04.280 Position of sewers- Size of pipe.

A. All side sewers shall be laid on not less than two percent grade.

B. There shall be [~~NOT LESS THAN~~ **at least**] thirty inches **of clearance** from any foundation wall of any building,

and, if there ~~[BE]~~ is no foundation wall, ~~[NOT LESS THAN]~~ at least thirty inches of clearance from the outer lines of any footings, pilings or building supports.

C. There shall ~~[HAVE]~~ be ~~[NOT LESS THAN]~~ a minimum of sixty inches of cover at the curb line, and, in a public alley, ~~[NOT LESS THAN]~~ a minimum of thirty inches of cover at the property line, and a minimum of eighteen inches of cover on the private property.

D. ~~[NO]~~ Any side sewer which is laid generally parallel to the curb or curb line shall have ~~[LESS THAN]~~ a minimum of forty-eight inches of cover between the curb or curb line and the back of sidewalk and not less than thirty inches of cover between the back of sidewalk and the property line.

E. All cover measurements shall be based on the established grade, or on existing improvements, or shall be approved by the City Engineer.

F. No side sewer shall be less than six inches in diameter in public area except as otherwise specified in the City's "standard plans and specifications".

G. Wherever a storm sewer is available, downspouts shall be connected therewith in a manner approved by the City Engineer; but such requirement shall not apply to the

connection of any downspout with a sanitary sewer which is hereby prohibited and is unlawful.

H. One side sewer is required for each building, with the exceptions of single-family homes and middle housing units. Standards for these are included in the most recent version of the City of Redmond Water and Wastewater Design Requirements and are adopted by reference.

~~[NOT MORE THAN ONE BUILDING SHALL BE CONNECTED TO A SIDE SEWER EXCEPT BY PERMISSION OF THE CITY ENGINEER. ANY ONE SINGLE-FAMILY RESIDENCE SHALL BE CONNECTED WITH NOT LESS THAN FOUR INCH DIAMETER PIPE AND ANY MULTIPLE DWELLING, INDUSTRIAL OR COMMERCIAL BUILDING, OR GROUP OF TWO SINGLE-FAMILY RESIDENCES SHALL BE CONNECTED WITH NOT LESS THAN SIX INCH DIAMETER PIPE.]~~

I. All vaults or privies shall be disinfected and filled with fresh earth. All septic tanks, cesspools and similar installations shall be disinfected and filled with fresh earth at the time of the discontinuance of the use thereof.

Section 3. Amendment of section. RMC 13.08.015, Meters required, is hereby amended to read as follows:

13.08.015 Meters required

A. Each separate structure or use shall be served through at least one water meter to determine the water consumption. The following structures or uses do not need to

be separately metered but may be combined with other metered structures or uses as described.

1. Accessory buildings associated with single-family dwelling units, including garages, greenhouses, cabanas, workshops and similar structures not used for sleeping, cooking or other residence-specific functions may be combined with the associated single-family structure.

2. Individual mobile homes in a mobile home park may be combined except that not more than twenty (20) units shall be served by a single meter.

3. Restroom and accessory facilities serving a public park may be combined with other metered uses.

4. "Portable" classroom buildings at a school may be combined as a single metered use but shall be separately metered from other primary structures.

5. "Portable" commercial structures or buildings such as construction trailers, landscape or building maintenance buildings.

B. Landscape irrigation systems shall be separately metered, except those installed at a single-family residence, **middle housing residential unit**, or those installed at other use classifications where the use is served through a water meter less than one inch in size. At the option of the owner,

the meter may be city owned or it may be a customer owned exempt meter as provided in Section 13.08.040.

C. Service to the residential units of a mixed-use structure shall be served through a separate meter if there are more than [~~TWO~~] **three** residential units.

D. Facilities **that** [~~WHICH~~] are owned and operated by the water utility are exempt from these requirements.

E. Middle housing comprised of attached dwelling units in a single structure shall be served by at least one water meter per structure. Middle housing comprised of detached dwelling units shall have their own individual meters.

F. Attached and detached accessory dwelling units can share a water meter with the primary residence.

Section 4. Amendment of section. RMC 13.08.032, Full service installations, is hereby amended to read as follows:

13.08.032 Full service installations.

Full service installations shall only be constructed by the City [~~ONLY~~] for single-family residential structures on existing lots. Water service installations for all other developments (e.g., multifamily residential, commercial, industrial, and new residential plats and short plats) shall be constructed as part of the development improvements by the applicant or property owner. **Water service installation for middle housing residential shall be constructed as part of**

the development improvements by the applicant for four or more meters.

Section 5. Amendment of section. RMC 13.16.010,

Definitions, is hereby amended to read as follows:

13.16.010 Definitions.

A. *Use Classifications.*

1. **Detached** Single-Family Residential. **Detached**

Single-family residential shall include:

a. One single-family dwelling [~~SERVED BY A SINGLE METER~~]; or

b. One single-family dwelling [~~WHICH~~] **that** includes an **attached and detached** accessory dwelling unit(s) [~~, SERVED BY A SINGLE METER; OR~~

~~C. ONE COMMON WALL SINGLE-FAMILY UNIT SERVED BY A SINGLE METER].~~

Accessory single-family structures including, but not limited to, garages, greenhouses, cabanas, workshops with plumbing, etc., shall be incidental uses to single-family residential and shall not cause a change in classification to multifamily residential or commercial.

2. **Middle Housing. Middle Housing includes buildings that are compatible in scale, form, and character with single-family houses and contain from two to eight attached, stacked, or clustered homes including:**

a. duplexes, triplexes, fourplexes, fiveplexes, sixplexes;

b. townhouses;

c. stacked flats;

d. courtyard apartments; and

e. cottage housing

Middle housing has the same meaning as RCW 36.70A.030, "Middle Housing" and as thereafter amended.

3[2]. *Multifamily* Residential. Multifamily residential shall include:

a. A [DUPLEX, TRIPLEX, FOUR-PLEX, OR MULTI]nine or more-unit apartment or condominium building; or

[B. TWO OR MORE SINGLE-FAMILY DWELLINGS OR COMMON WALL SINGLE-FAMILY RESIDENTIAL UNITS SERVED THROUGH A SINGLE METER; OR]

[C]b. One or more units in a mobile home park served through a single meter; or

[D]c. Laundry buildings, recreation buildings and other accessory buildings in multifamily residential developments including associated pools and spas; or

[E]d. Boarding homes, group homes and retirement homes not including convalescent centers or nursing homes.

4[3]. *Commercial*. Commercial shall include all uses not classified as single-family residential, middle housing, multifamily residential, irrigation, or cooling towers and shall include, but not be limited to, structures used for retail sales, offices, manufacturing, schools, convalescent centers and nursing homes. Mixed use structures with both the commercial and residential uses served by a single meter shall be classified commercial. Mixed use structures with the commercial and residential uses served by separate meters shall be classified multifamily and commercial as appropriate for the separate parts. Single-family residential structures in commercial zones that have been converted to commercial uses shall be classified commercial, and once converted shall remain commercial even if returned to a residential use.

5[4]. *Irrigation*. Irrigation shall include meters installed which serve primarily landscape irrigation systems and include city-owned meters which directly connect to the City water system (water only) or privately-owned meters located downstream of a city-owned meter (exempt meters). Meters which serve park properties, golf courses, commercial nurseries or agricultural uses shall be classified as irrigation except for meters which serve only nonirrigation uses. Exempt meters which serve uses other than landscape

irrigation systems shall also be considered irrigation and shall not be considered commercial.

6[5]. Hydrant Use.

a. Type "A" hydrant use shall include the connection to a hydrant with hose or piping one-inch and smaller in size for short-term construction and demolition activities.

b. Type "B" hydrant use shall include the connection to a hydrant to fill water carrying trucks used for construction, street cleaning, parking lot cleaning, landscape spraying and other similar uses.

c. Type "C" hydrant use shall include the connection of hose or piping larger than one-inch and any other uses not classified Type "A" or Type "B." Type "C" hydrant uses shall be metered.

7[6]. Fire Sprinklers - Single-Family Residential.

Fire Sprinkler - Single-family residential shall include all single-family residential fire sprinkler systems served by a meter which is separate from the domestic water meter and shall not include meters which serve both a domestic water and fire sprinkler system.

8[7]. Cooling Tower. Cooling tower uses shall

include all separately metered supplies to mechanical equipment where a large percentage of the water is lost to

evaporation. The meter can be either a city-owned meter or can be a privately owned metered similar to an exempt meter except that the wastewater is not exempt from sewer charges.

B. Chargeable Wastewater. Chargeable wastewater, for calculation of sewer rates and charges, shall be the quantity of water metered through a primary meter less the quantity of water metered through an exempt meter, if an exempt meter exists. An exempt meter may be installed where the use of water is such that all of the water used does not enter the City sewage system, such as water used for irrigation, or consumed in a manufactured product, and the user provides proof of these conditions.

C. Residential Equivalent. One residential equivalent for King County sewer charges shall be as established by contract with King County.

Section 6. Amendment of section. RMC 13.16.020, Water service rates and charges, is hereby amended to read as follows:

13.16.020 Water service rates and charges.

A. Water service charges shall include a fixed monthly charge and a commodity charge. The fixed monthly charge shall apply to each meter. The commodity charge may vary with consumption depending upon classification and shall apply to each meter. The commodity charge rate shall be per 100 cubic feet and may be prorated for fractional parts of 100 cubic

feet. The charges vary by service area and by season. Summer commodity charges shall apply for all service for which a billing statement is prepared starting June 1st and ending October 31st. Water service rates and charges shall be in accordance with the following rate schedules:

1. Redmond Service Area.

a. Single-Family **Residential ,Townhouses, and Cottage Houses.**

2025 RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF per month)			
		0 - 4.00	4.01 - 10.00	10.01 - 20.00	20.01 and over
5/8" x 3/4" and 3/4"	\$17.95	\$2.20	\$4.40	\$6.60	\$8.80
1"	22.79	2.20	4.40	6.60	8.80
1 1/2"	27.56	2.20	4.40	6.60	8.80
2"	40.86	2.20	4.40	6.60	8.80

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF per month)			
		0 - 4.00	4.01 - 10.00	10.01 - 20.00	20.01 and over
5/8" x 3/4" and 3/4"	\$19.30	\$2.37	\$4.73	\$7.10	\$9.46
1"	24.50	2.37	4.73	7.10	9.46
1 1/2"	29.63	2.37	4.73	7.10	9.46
2"	43.93	2.37	4.73	7.10	9.46

b. Multifamily Residential **and Middle Housing Units Not Billed as Single-Family Housing which is all Middle Housing except for Townhouses and Cottage Housing.**

2025 RATES

Meter (inches)	Size	Fixed Charge	Monthly	Commodity Charge (per 100 CF)	
				Winter	Summer
5/8" x 3/4" and 3/4"		\$25.11		\$3.09	\$5.28
1"		44.70		3.09	5.28
1 1/2"		77.28		3.09	5.28
2"		116.32		3.09	5.28
3"		221.55		3.09	5.28
4"		338.76		3.09	5.28
6"		664.64		3.09	5.28
8"		1,056.22		3.09	5.28

2026 AND AFTER RATES

Meter Size (inches)	Fixed Charge	Monthly	Commodity Charge (per 100 CF)	
			Winter	Summer
5/8" x 3/4" and 3/4"		\$27.00	\$3.32	\$5.67
1"		48.05	3.32	5.67
1 1/2"		83.08	3.32	5.67
2"		125.04	3.32	5.67
3"		238.16	3.32	5.67
4"		364.17	3.32	5.67
6"		714.49	3.32	5.67
8"		1,135.44	3.32	5.67

c. Commercial.

2025 RATES

Meter (inches)	Size	Fixed Charge	Monthly	Commodity Charge (per 100 CF)	
				Winter	Summer
5/8" x 3/4" and 3/4"		\$25.11		\$3.09	\$5.28
1"		44.70		3.09	5.28
1 1/2"		77.28		3.09	5.28
2"		116.32		3.09	5.28
3"		221.55		3.09	5.28
4"		338.76		3.09	5.28
6"		664.64		3.09	5.28
8"		1,056.22		3.09	5.28

2026 AND AFTER RATES

Meter Size (inches)	Fixed Charge	Monthly	Commodity Charge (per 100 CF)	
			Winter	Summer

	Winter	Summer
5/8" x 3/4" and 3/4"	\$27.00	\$3.32
1"	48.05	3.32
1 1/2"	83.08	3.32
2"	125.04	3.32
3"	238.16	3.32
4"	364.17	3.32
6"	714.49	3.32
8"	1,135.44	3.32

d. *Irrigation and Cooling Tower.*

2025 RATES

Meter Size (inches)	Fixed Monthly Charge		Commodity Charge (per 100 CF per month)
	Water-Only Meter	Exempt Meter	
5/8" x 3/4" and 3/4"	\$23.11	\$0.00	\$7.77
1"	41.13	0.00	7.77
1 1/2"	71.11	0.00	7.77
2"	107.03	0.00	7.77
3"	203.85	0.00	7.77
4"	311.71	0.00	7.77
6"	611.56	0.00	7.77
8"	971.85	0.00	7.77

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge		Commodity Charge (per 100 CF per month)
	Water-Only Meter	Exempt Meter	
5/8" x 3/4" and 3/4"	\$24.85	\$0.00	\$8.36
1"	44.21	0.00	8.36
1 1/2"	76.44	0.00	8.36
2"	115.05	0.00	8.36
3"	219.14	0.00	8.36
4"	335.09	0.00	8.36
6"	657.42	0.00	8.36
8"	1,044.74	0.00	8.36

e. *Fire Sprinkler - Single-Family Residential.*

2025 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)
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5/8" x 3/4" and 3/4"	\$4.55	\$6.11
1"	5.54	6.11
1 1/2"	8.70	6.11
2"	12.44	6.11

The commodity charge shall apply to all water used except for water used during a fire event.

2. Novelty Hill Service Area.

a. Single-Family Residential[-] **,Townhouses, and Cottage Housing.**

2025 RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF per month)			
		0 - 4.00	4.01 - 9.00	9.01 - 16.00	16.01 and over
5/8" x 3/4" and 3/4"	\$28.13	\$4.65	\$9.32	\$13.96	\$18.62
1"	33.13	4.65	9.32	13.96	18.62
1 1/2"	45.63	4.65	9.32	13.96	18.62
2"	69.97	4.65	9.32	13.96	18.62

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF per month)			
		0 - 4.00	4.01 - 9.00	9.01 - 16.00	16.01 and over
5/8" x 3/4" and 3/4"	\$30.24	\$5.00	\$10.02	\$15.01	\$20.02
1"	35.62	5.00	10.02	15.01	20.02
1 1/2"	49.06	5.00	10.02	15.01	20.02
2"	75.22	5.00	10.02	15.01	20.02

b. Multifamily Residential[-] **and Middle Housing Units except for Townhouses, and Cottage Housing.**

2025 RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)	
		Winter	Summer
5/8" x 3/4" and 3/4"	\$34.52	\$4.39	\$6.34
1"	67.57	4.39	6.34
1 1/2"	122.78	4.39	6.34

2"	190.22	4.39	6.34
3"	367.14	4.39	6.34
4"	566.68	4.39	6.34
6"	1,117.41	4.39	6.34
8"	1,782.53	4.39	6.34

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)	
		Winter	Summer
5/8" x 3/4" and 3/4"	\$37.11	\$4.71	\$6.82
1"	72.64	4.71	6.82
1 1/2"	131.98	4.71	6.82
2"	204.49	4.71	6.82
3"	394.68	4.71	6.82
4"	609.18	4.71	6.82
6"	1,201.21	4.71	6.82
8"	1,916.22	4.71	6.82

c. Commercial.

2025 RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)	
		Winter	Summer
5/8" x 3/4" and 3/4"	\$34.52	\$4.39	\$6.34
1"	67.57	4.39	6.34
1 1/2"	122.78	4.39	6.34
2"	190.22	4.39	6.34
3"	367.14	4.39	6.34
4"	566.68	4.39	6.34
6"	1,117.41	4.39	6.34
8"	1,782.53	4.39	6.34

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)	
		Winter	Summer
5/8" x 3/4" and 3/4"	\$37.11	\$4.71	\$6.82
1"	72.64	4.71	6.82
1 1/2"	131.98	4.71	6.82

2"	204.49	4.71	6.82
3"	394.68	4.71	6.82
4"	609.18	4.71	6.82
6"	1,201.21	4.71	6.82
8"	1,916.22	4.71	6.82

d. *Irrigation and Cooling Tower.*

2025 RATES

Meter Size (inches)	Fixed Monthly Charge		Commodity Charge (per 100 CF)
	Water-Only Meter	Exempt Meter	
5/8" x 3/4" and 3/4"	\$33.52	\$0.00	\$16.73
1"	65.61	0.00	16.73
1 1/2"	119.21	0.00	16.73
2"	184.69	0.00	16.73
3"	356.45	0.00	16.73
4"	550.17	0.00	16.73
6"	1,084.86	0.00	16.73
8"	1,730.61	0.00	16.73

2026 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge		Commodity Charge (per 100 CF)
	Water-Only Meter	Exempt Meter	
5/8" x 3/4" and 3/4"	\$36.03	\$0.00	\$17.98
1"	70.53	0.00	17.98
1 1/2"	128.15	0.00	17.98
2"	198.54	0.00	17.98
3"	383.18	0.00	17.98
4"	591.44	0.00	17.98
6"	1,166.22	0.00	17.98
8"	1,860.41	0.00	17.98

e. *Fire Sprinkler - Single-Family Residential.*

2025 AND AFTER RATES

Meter Size (inches)	Fixed Monthly Charge	Commodity Charge (per 100 CF)
5/8" x 3/4" and 3/4"	\$7.21	\$12.50
1"	8.56	12.50

1 1/2"	13.67	12.50
2"	19.96	12.50

The commodity charge shall apply to all water used except for water used during a fire event.

Section 7. Amendment of section. RMC 13.16.040, Sewer service rates and charges, is hereby amended to read as follows:

13.16.040 Sewer service rates and charges.

A. *Single-Family **Residential, Townhouses, and Cottage Houses.***

Sewer rates and charges for single-family residential, **townhouses, and cottage housing** shall include two components, a Redmond collection component and a King County Wastewater Treatment component. The Redmond collection component for the Redmond Service Area shall be a monthly rate of \$16.14 per single-family residential connection in 2025 and \$17.35 per single-family residential connection in 2026 and after. The Redmond collection component for the Novelty Hill Service Area shall be a monthly rate of \$45.95 per single-family residential connection in 2025 and \$49.39 per single-family residential connection in 2026 and after. The King County Wastewater Treatment component shall be a monthly rate and shall be equal to the residential rate set by King County.

B. *Multifamily Residential **and Middle Housing Units except for Townhouses and Cottage Housing.***

Sewer rates and charges for multifamily residential **and Middle Housing units except for townhouse and cottage housing** shall include two components, a Redmond collection component and a King County Wastewater Treatment component. The Redmond collection component for the Redmond Service Area shall include a base charge of \$22.65 per month for 2025, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$2.35 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet; and a base charge of \$24.35 per month for 2026 and after, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$2.53 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet. The Redmond collection component for the Novelty Hill Service Area shall include a base charge of \$52.94 per month for 2025, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$5.59 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet; and a base charge of \$56.91 per month for 2026 and after, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$6.01 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet. The King County Wastewater Treatment component shall be the King County residential equivalent rate converted to a

commodity charge per 100 cubic feet of chargeable wastewater, except that the minimum King County Wastewater Treatment component shall be equal to the amount for a single-family equivalent per month per meter. Each meter within an account shall be subject to the minimum monthly charges.

C. *Commercial*. Sewer rates and charges for commercial shall include two components, a Redmond collection component and a King County Wastewater Treatment component. The Redmond collection component for the Redmond Service Area shall include a base charge of \$22.65 per month for 2025, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$2.35 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet; and a base charge of \$24.35 per month for 2026 and after, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$2.53 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet. The Redmond collection component for the Novelty Hill Service Area shall include a base charge of \$52.94 per month for 2025, which shall include the first 600 cubic feet of chargeable wastewater, plus a commodity charge of \$5.59 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet; and a base charge of \$56.91 per month for 2026 and after, which shall include the first 600 cubic feet of chargeable

wastewater, plus a commodity charge of \$6.01 per 100 cubic feet of chargeable wastewater over the first 600 cubic feet. The King County Wastewater Treatment component shall be the King County residential equivalent rate converted to a commodity charge per 100 cubic feet of chargeable wastewater, except that the minimum King County Wastewater Treatment component shall be equal to the amount for a single-family equivalent per month per meter. Each meter within an account shall be subject to the minimum monthly charges.

D. *Other.* Sewer rates and charges for other uses which do not have a metered water supply such as, but not limited to, parking garages, dumpsters/compactors, gasoline station pump islands, surface drains, etc., shall be at the commercial rate in subsection C of this section. The Public Works Director or designee may establish a monthly estimate of the quantity of wastewater that is considered chargeable wastewater depending on the use being connected. Each individual use shall be subject to minimum monthly charges as though it was a metered use.

E. *Cooling Tower.* Sewer rates and charges for cooling towers shall be the same as commercial except that chargeable wastewater shall be 15 percent of the metered water supply.

F. *Billing Period.* The monthly and commodity rate for the King County Wastewater Treatment component for the entire

billing period shall be the King County rates in effect on the billing date.

Section 8. Amendment of section. RMC 13.16.050, Supplemental water and sewer rates and charges, is hereby amended to read as follows:

13.16.050 Supplemental water and sewer rates and charges.

The following supplemental water and sewer rates and charges shall be in addition to or a reduction to other water and sewer rates and charges as specified:

A. *Low Income Disabled and Low Income Senior Citizen Credit.* A "low income disabled" or "low income senior citizen" credit of 50 percent of monthly water, sewer, King County Wastewater Treatment, and storm drain charges shall be allowed to persons who make application therefor to the City and who qualify for such credit. For the purposes of this section, "low income senior citizen" means a person who has attained the age of 62 years and whose total household income from all sources does not exceed the amount specified as "very low income" in the regulations of the United States Department of Housing and Urban Development (HUD) for Section 8 programs, as now existing or as hereafter amended. For the purposes of this section, "low income disabled" means a person whose total household income from all sources does not exceed the amount specified as "very low income" under the regulations of the

United States Department of Housing and Urban Development (HUD) for Section 8 programs, as now existing or as hereafter amended, and who has been determined to be totally and permanently disabled as defined by the Social Security Administration or the Veterans Benefits Administration. Applications must include proof of such disability from the Social Security Administration or Veterans Affairs. To qualify for either credit you must be a "low income senior citizen" or "low income disabled"; and you must reside in a living unit that has a use classification of single-family residential or middle housing, and you must be the person or spouse of the person named on the billing statement. The credit shall only be allowed from and after the date that the application is approved. The City shall not be liable for the failure of any qualified person to make application for the credit and there shall be no entitlement to such credit in the absence of an application.

B. Outside City Surcharge

1. Novelty Hill Service Area. There are no outside City surcharges for the Novelty Hill service area.

2. Redmond Service Area. Properties located outside of the corporate limits of the City in the Redmond service area shall be charged an "outside city surcharge" of 25 percent of the total water and sewer charges in addition to

such normal rates and charges, except that the surcharge shall not apply to the King County Wastewater Treatment component of the sewer charges and except that the surcharge shall not apply to any water charges for those properties to which service is provided pursuant to the Rosehill Water District Assumption Agreement.

C. King County Supplemental Charges. King County supplemental charges shall be any special charge, surcharge, rate, or fee that is billed by King County and attributable to a single user for special services or treatment of high strength or special wastes.

D. Novelty Hill Service Area Depreciation Rate Surcharge. Within the Novelty Hill service area a depreciation rate surcharge shall be collected at the time of sale of water meters or side sewer permits and shall be collected for each meter and side sewer connection. The charge shall be based on water meter size for all classes of use and shall be as follows:

1. *Water.*

Meter Size	Surcharge
5/8" x 3/4"	\$ 425.00
1"	1,065.00
1 1/2"	2,125.00
2"	3,400.00
3"	6,800.00
4"	10,625.00

6"	21,250.00
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2. Sewer.

Meter Size	Surcharge
5/8" x 3/4"	\$ 325.00
1"	815.00
1 1/2"	1,625.00
2"	2,600.00
3"	5,200.00
4"	8,125.00
6"	16,250.00

For sewer connections that do not have a water supply, the Public Works Director or his/her designee shall establish meter size equivalent for the use.

E. Miscellaneous Service Fees. The Public Works Director shall establish regulations, procedures and fees for incidental services provided by the utility for services, including but not limited to meter testing, exchanging, or removal; fire hydrant flow testing; the cross-connection and backflow prevention program; customer service requests; final bill reading; sewer television services; system damage and vandalism; pre-treatment device inspections; water and sewer availability letters and certificates; construction storm water discharges to the sanitary sewer; utility location requests; and other such services.

Section 9. Amendment of section. RMC 13.17.020, Billing, is hereby amended to read as follows:

13.17.020 Billing.

A. Billing for single-family residential and middle housing townhouses and cottage houses shall be bimonthly.

Billing for multifamily residential, middle housing except for townhouses and cottage houses, commercial, other developed (storm water only), and irrigation shall be monthly, except that multifamily residential, commercial, other developed, and irrigation may be billed bimonthly for isolated uses located within single-family areas. Billing dates may be staggered throughout the month and billing dates shall be established administratively by the Finance Director.

B. Fixed monthly charges shall apply from billing date to billing date, read date to read date, or shall apply for a one-month period of time, as determined by the Finance Director, and may be prorated based on the number of days in the billing period. Commodity charges shall be based on consecutive meter readings which shall be scheduled to be completed a reasonable time before the billing dates.

C. If on the billing date the meter reading for the billing period shall not have been completed, the consumption for the billing period shall be estimated from patterns of previous consumption.

D. For water and sewer accounts a final billing will be processed when a change in ownership [~~OCCURS~~]or [~~WHEN~~] a change in tenants occurs.

E. A final storm water bill for a change in tenants will only be processed if the account is classified as single-family or middle housing and is billed with the water or sewer bills as indicated in Section [13.17.040.B](#).

F. For storm water accounts classified as "other developed" a final bill will only be processed when there is a change in parcel ownership or unit ownership for Middle Housing.

G. An administrative fee in an amount established by the Finance Director to cover the administrative costs for processing a final bill shall be charged to any account for which a final billing is processed.

Section 10. Amendment of section. RMC 13.17.040, Billing Statements, is hereby amended to read as follows:

13.17.040 Billing Statements.

A. Water and Sewer billing statements for single-family residential, middle housing, multifamily residential, commercial and irrigation accounts shall be made in the name of the property owner, or pursuant to a property owner's written agreement with the City, to a management company, tenant, or other authorized agent.

B. For residential parcels classified as single-family by the stormwater code, Sections [13.18.040.E](#), the storm water fee shall be billed with the sanitary sewer or on the water bill for the entire parcel if the property is served by those utilities.

C. For "other developed" parcels [~~(INCLUDING DUPLEXES)~~] **and middle housing units**, a single storm water-only bill will be issued to the property owner (taxpayer) of record per the King County Assessor Records. At the written request of the property owner, the bill may be forwarded to a property management company or a payment processing center; however, no storm water billings for "other developed" parcels will be made in the name of a tenant. Property held in common by several owners may be billed to a homeowners' association or property management company **at the written request of the property owners**.

D. A separate storm water bill shall be issued to the property owner (taxpayer) of record per the King County Assessor Records for single-family and other developed parcels within the City which are not city water or sanitary sewer customers.

E. Billings made to persons other than the property owner shall not relieve the owner of the property from liability for payments of rates and charges for water service,

hydrant use, sewer service and storm water management service, including, but not limited to, monthly charges, commodity charges, delinquency charges, lien fees and court fees and shall not in any way affect the lien rights of the City against the property to which the services are furnished.

Section 11. Amendment of section. RMC 13.18.040, Rates and Charges - Definitions, is hereby amended to read as follows:

13.18.040 Rates and Charges - Definitions.

As used in this chapter, the following terms have the meanings set forth below:

A. "Developed parcel" means a parcel of real property which has been altered by grading or filling of the ground surface, or by construction of any improvement or other impervious surface area which affects the hydraulic properties of the parcel.

B. "Impervious surface" means those hard surfaced areas which either prevent or retard the entry of water into the soil in the manner that such water entered the soil under natural conditions preexisting any development on the property, and/or those hard surfaced areas which cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexisting any development on the property, including, but not limited to, such surfaces as rooftops,

'green roofs', asphalt or concrete sidewalks, paving, driveways, parking lots, walkways, patio areas, storage areas, and gravel, oiled macadam, pervious asphalt or concrete, or other surfaces which similarly affect the natural infiltration or runoff patterns existing prior to development.

C. "Impervious unit" means a configuration or conglomeration of impervious surface estimated to contribute an amount of runoff to the City's storm water management system which is approximately equal to that created by the average single-family residential parcel. One impervious unit (IU) is equivalent to two thousand square feet of impervious surface area. For purposes of computation of rates and charges, impervious units are truncated to the nearest tenth.

D. "Parcel" means the smallest separately segregated unit or plot of land having an identified owner, boundaries and surface area which constitutes a separate lot or tract capable of being conveyed without further subdivision.

E. "Single-family parcel" means a parcel which has been developed with a single-family residence.

F. "Undeveloped parcel" means any parcel of real property which has not been altered by grading or filling of the ground surface, or by construction of any improvement or

other impervious surface area which affects the hydraulic properties of the parcel.

G. *Repealed by Ord. 2864.*

H. "Other developed parcel" means any developed parcel not defined as a single-family parcel in subsection E of this section, including [~~DUPLEXES~~] **middle housing** and rights-of-way.

Section 12. Amendment of section. RMC 13.18.050, System of charges, is hereby amended to read as follows:

13.18.050 System of charges.

The following monthly service charges are established for all parcels of real property within the boundaries of the City, as they now exist or as they may be hereafter amended, for the purpose of carrying on the responsibilities of the storm water management utility. **All developed parcels shall be charged the monthly service charge regardless of whether the parcel has a storm drainage connection to the storm water system:**

A. *Undeveloped Parcels.* Undeveloped parcels shall not be charged.

B. *Single-Family Parcels.* The monthly service charge for each single-family parcel shall be \$16.97 per month, for 2025; and a base charge of \$17.06 per month for 2026 and after which shall hereafter be referred to as the "base rate."

C. *Other Developed Parcels.* The monthly service charge for all other developed parcels, including middle housing, city-owned properties and rights-of-way, shall be computed by multiplying the base rate times the number of impervious units applicable to the parcel times the rate adjustment for the parcel as determined under Section [13.18.060](#). This formula is expressed mathematically as follows:

Charge=Base Rate X IUs X Rate Adjustment

D. *Minimum Charge.* Notwithstanding the number of impervious units applicable to any individual property, there shall be a minimum monthly service charge for all developed properties equal to the base rate.

Section 13. Amendment of section. RMC 15.24.060, Classification of clearing, grading and stormwater management construction activities, is hereby amended to read as follows:

15.24.060 Classification of clearing, grading and stormwater management construction activities.

A. A clearing, grading and stormwater management permit may be considered as a component of a building permit or other permit, rather than as a separate permit, if City-approved drawings for such activities are included under the other permit.

B. The Director shall specify what submittal and application materials are required for a complete

application, including the type of submittals, the required level of detail, the minimum qualifications of preparers of technical documents, and the number of copies that must be submitted.

C. Clearing, grading and stormwater management activities are classified based on type, location and timing of development activity proposed. Table 1 outlines the classifications for clearing, grading and stormwater management activities and briefly reviews processing. Other City processes, approvals and permits may also be required for projects. The Director may adjust classifications and permit processing steps for proposed projects which are shown to be in multiple classifications or are otherwise not appropriately classified under the criteria shown in Table 1 and may adjust processing steps and fees as appropriate.

D. Project Classification and Processing Table.

Table 1

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and Stormwater Management Construction*	Summary of Permit Process for Clearing, Grading and Stormwater Management Construction
Building Projects	Single-family, [DUPEX CONSTRUCTION,] <u>middle housing,</u>	Building Permit	Clearing, grading and stormwater management activities are reviewed in conjunction with the

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and Stormwater Management Construction*	Summary of Permit Process for Clearing, Grading and Stormwater Management Construction
	commercial, industrial and multifamily construction, additions		Building Permit plans. Single-family and [DUPLXES] <u>middle housing</u> are reviewed by the Construction and Building Divisions[7A]. All other projects are reviewed by the Development Services Division
Development Projects	Subdivision, utility construction outside City right-of-way	Approved Civil Drawings	Clearing, grading and stormwater management activities are reviewed by the Development Services Division as all or part of the site improvement plans
Right-of-Way Projects	Construction activities all or partly within the City right-of-way	Street Use Permit	Clearing, grading and stormwater management activities are reviewed by the Development Services Division as part of the project
Rough Grading Projects	Clearing and/or grading of a site before all final approvals of the entire project	Rough Grading Permit	Clearing and grading activities are reviewed by the Development Services Division prior to other site improvements plans. Special conditions

Project Classification	Typical Type of Development Activity	City Permit Which Allows Clearing, Grading and Stormwater Management Construction*	Summary of Permit Process for Clearing, Grading and Stormwater Management Construction
			shall be met for issuance of Rough Grading plans (see RMC 15.24.070).
Clearing and Grading Projects	Clearing and Grading only projects including landscaping project (see RMC 15.24.050 for the minimum thresholds that trigger a clearing and grading permit)	Clearing and Grading Permit	Clearing and grading activities are reviewed by the Development Services Division.

* Construction is allowed only when approved plans for clearing, grading and stormwater management construction are issued with the appropriate permit listed in the table.

Section 14. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 15. Effective Date. This ordinance shall take effect on June 30, 2025, provided it is five days after its

publication, or publication of a summary thereof, in the City's newspaper or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 2025.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL D. XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

DANIEL KENNY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO: