



Utilities Considerations for Accessory Dwelling Units (ADUs)

Scenario 1:
 Separate electrical service
 \$435-\$755 Power
 AND
 Same water service
 \$162 Water

Scenario 2:
 Separate electrical service
 \$435-\$755 Power
 AND
 Same water service with larger meter
 \$862 Water

Scenario 3:
 Separate electrical service
 \$435-\$755 Power
 AND
 Separate water service
 \$4,211 Water

- Power engineering fee: \$675 (overhead) or \$275 (underground).
- Power inspection fee: \$80 (overhead) or \$160 (underground).
- Water system development charge: \$162. No construction charge.
- Separate Electricity billing for ADU (Solid Waste possible); Drinking water, Surface water, and Wastewater would remain on meter for primary structure and billed to the owner.
- Resident of ADU would be eligible for Electrical and Solid Waste Bill Payment Assistance programs if they qualify.

- Power engineering fee: \$675 (overhead) or \$275 (underground).
- Power inspection fee: \$80 (overhead) or \$160 (underground).
- Water construction charge: \$700 (5/8" meter to 3/4" meter).
- Water system development charge: \$162.
- Separate Electricity billing for ADU (Solid Waste possible); Drinking water, Surface water, and Wastewater would remain on meter for primary structure and billed to the owner.
- Resident of ADU would be eligible for Electrical and Solid Waste Bill Payment Assistance programs if they qualify.

- Power engineering fee: \$675 (overhead) or \$275 (underground).
- Power inspection fee: \$80 (overhead) or \$160 (underground).
- Water construction charge: \$3,250 for new service line and meter.
- Water system development charge: \$809.
- City of Tacoma Right of Way permit fee: \$152.
- Separate Electricity, Drinking water, and Wastewater billing (Solid Waste possible). Surface water would remain billed on common service account.
- Resident of ADU would be eligible for Bill Payment Assistance programs if they qualify.



Additional Considerations:

The scenarios presented include separate Electricity service for the ADU for the following reasons:

- Tacoma Municipal Code 12.06A.380 provides that each newly constructed or remodeled dwelling unit, as defined by NEC 100, shall be independently metered by Tacoma Power. In other words, “master metering” is not currently practiced.
 - Requiring the ADU to be separately metered for electricity encourages energy conservation because the residents of each structure on the property are fiscally responsible for their own energy consumption.
 - Requiring the ADU to be separately metered for electricity also allows the potential for separate Solid Waste service, though this may not be possible due to logistical issues in some locations.
 - A separate account is necessary for the ADU resident to be eligible to apply for the Bill Payment Assistance Programs (Discount Rate Program and Bill Credit Assistance Plan) available to households whose income qualifies at up to 150% of federal poverty guidelines.
- * **If a secondary service box does not exist contact Tacoma Power New Services as additional costs and customer responsibilities will be required. Contract Tacoma Power at 253-502-8436.**

Considerations for Water service:

- The existing load (demand) for water in the primary structure on the property is likely to be a strong factor influencing the necessity for a larger meter or separate water service for the ADU. The typical residential 5/8” meter can provide 20 gallons per minute. As long as the new water fixtures being added to the property are under this capacity, a larger or additional meter would not be required.
- Using the existing meter for the ADU provides the benefit of less upfront construction cost, and would likely be satisfactory for small- to medium-sized ADUs.
- If the water meter for the primary structure also serves the ADU, the Wastewater rate would change from “single-family dwelling” to “multi-family dwelling” and the fixed monthly charge would increase by \$26.91 (2020 rates). The water and wastewater billing must stay in the property owner’s name when one water meter serves the primary structure and the ADU.
- If the primary structure and ADU are separately metered, the billing for the primary structure and ADU can be separated into the owner and the tenant’s name.
- **IMPORTANT NOTE:** Verification of Water System Development Charge payment is required prior to issuance of the certificate of occupancy.

Contact Tacoma Water at 253-396-3057 for additional questions.