

# SKYLINE IMPROVEMENT AND SERVICE DISTRICT

Water Service policies effective July 1, 2025-June 30, 2026

**PLEASE NOTE THAT THE DISTRICT TAKES NO POSITION ON THE TAX DEDUCTIBILITY OF ANY OF THE ROAD AND WATER ASSESSMENTS AND/OR CHARGES. YOU ARE STRONGLY ENCOURAGED TO SEEK THE ADVICE OF YOUR TAX COUNSEL.**

## 1. WATER CHARGES FOR FISCAL YEAR 2025-2026

a.) A \$4,166.66 base water maintenance charge per lot, as of FY 2025-2026, which is connected to the District water line. This consists of a water maintenance assessment of \$306.19, water overhead of \$647.56, loan repayment of \$214.86, Water Supply & Storage Assessment \$618.05 and Water Distribution Project Reserve \$2,380.00.

**The above will be added to each owner's property taxes and collected by the Teton County Treasurer, for the benefit of the district.**

b.) A variable water usage charge of \$3.00/1000 gallons (.00300/gal) will apply for each homeowner's estimated usage for fiscal year beginning July 1, 2025 through June 30, 2026 based on each homeowner's **PREVIOUS 12-MONTH USAGE for FY 2024-2025, based on meter readings which were either provided by each homeowner or radio readings by District.**

Because homeowner water use varies from year to year, there may be an adjustment by June 30, 2025. If your then calculated actual estimated 12-month usage is lower than previously estimated, you will end the year with a credit balance, which will be taken into account for the FY 2025-2026 usage charge. If your usage is higher, there will be an additional amount due. This together with your higher usage, will be factored into your usage charge for FY 2026-2027.

**The above usage charge for FY 2025-2026 will also be on each owner's property taxes and collected by the Teton County Treasurer, for the benefit of the District.** Please note above disclaimer in red.

## 2. READINESS TO SERVE FEE

\$4,082.36 for each un-improved lot.

**This charge will be added to each unimproved owner's property taxes and collected by the Teton County Treasurer, for the benefit of the District.** Please note above disclaimer in red.

**Each home/lot owners will receive from the District a statement breaking down all line-item assessments and charges, with the total reconciling to each property owner's property tax amount noted on the property tax form as "Skyline East" or "Skyline West".**

## 3. CONNECTION FEE

For any new building or ARU, which is newly connected to the District's Main water line in FY 2025-2026, a one-time connection fee of \$6,947 will be due with timing at the discretion of the District. For future years, this connection fee, will increase annually based upon the increase in the Consumer Price Index-Western Region as published by the U.S. Department of Labor for the 12-month period ending in April of the then current year as compared to the previous April.

This connection fee will be billed directly by the District to the lot/homeowner.

## 4. BILLING

No additional billing will occur for fiscal year beginning 7/1/2025 through 6/30/2026 except for any connection fees (item #3 above), or meter-not read charges and administrative fees, (item # 5 below), fines (item #9 below) or owner requested assistance from the District's water operator, Clearwater Operations, to look into a homeowner water issue or an 811 Locates call. Billings for Clearwater's services will be charged at \$125/hour. For any billings, after 30 days from invoice date, interest will accrue at a rate of 1.5% per month (18% per annum)

## **5. METER READING**

**After the radio read meters are installed the District will read all water meters on or about June 1 and to determine the annual water usage and water billing.**

**The District may read water meters periodically to determine if there are any leaks and to compare water usage to water production.**

## **6. COMMUNICATION TO PROPERTY OWNERS**

All communication to property owners will be sent via email. If a property management company or caretaker should be contacted it is the homeowner's responsibility to advise the District accordingly and provide their contact information.

If necessary, communication can be sent by regular mail to the residence, or another address, if the District has been directed to do so by the owner in writing.

## **7. MAINTENANCE OF WATER LINES AND EQUIPMENT**

The property owner is responsible for maintenance of the water service line from the curb stop to the house.

The District will maintain the main lines and services from the main to, and including, the curb stop. The curb stop is the valve located near the property line.

## **8. METERS**

The property owner is responsible for installing a District provided water meter with an owner furnished backflow prevention device in accordance to International Plumbing Code.

If a property owner would like to add an auxiliary meter, or needs to replace an existing meter, they must purchase a meter from the District and install the meter with an approved backflow prevention device in accordance to International Plumbing Code.

## **9. METERS FOR IRRIGATION LINES, ILLEGAL TAPS AND TAMPERED METERS or CURB-STOPS**

The district requires that all irrigation lines be metered and have a backflow prevention device to prevent bacteria from entering our water system. Fines will be imposed by the District for any irrigation lines discovered by the District, to either be unmetered, and/or found not to have a backflow prevention device.

Fines will also be imposed for illegal taps, tampered meters, tampered curb-stops, or replacing meters, without the District being advised of the change so that a current meter reading and/or photo can be taken at the time of the meter change.

Please send any questions to the Board of Directors at PO Box 3601, Jackson, WY 83001 or to [office@skylineranchisd.com](mailto:office@skylineranchisd.com)