Commercial Sewer Accounts

Winter Averaging vs. Direct Usage

April 26, 2018
Winter Averaging

• Ideal for residential customers

• Allows most customers an opportunity to lower sewer bill

• Accounts for outdoor uses not attributed to sewer discharge

• Sewer charges remain the same each month, regardless of usage
Direct Usage

- More applicable for commercial customers
- Most commercial properties have limited outdoor use (i.e., pools, lawns, landscaping)
- Reduced holiday operations can bias winter averaging
- Addresses billing inequities & varying usage
Example 1 – Small Offices
Example 1 – Small Office

Inequity

Direct Usage $313

WQA Annual $330
Example 2 - Restaurant
Example 2 - Restaurant

Direct Usage $10,492  
WQA Annual $10,184
Example 3 - Restaurant
Example 3 - Restaurant

Direct Usage $17,061

WQA Annual $18,008
Example 4 – Medium Office
Example 4 – Medium Office

Inequity

Direct Usage $767

WQA Annual $705
Example 5 – Small Retail
Example 5 – Small Retail

Inequity

Direct Usage $551  
WQA Annual $385
Example 6 - Bank
Example 6 - Bank

Direct Usage $796  WQA Annual $676
Example 7 - Supermarket
Example 7 - Supermarket

Direct Usage $17,803

WQA Annual $14,858
Example 8 - Supermarket

9100 N Silverbell Rd, Tucson, AZ 85743
Example 8 - Supermarket

Direct Usage $16,071

WQA Annual $14,727
Example 9 – Large Office
Example 9 – Large Office

Direct Usage $2,784

WQA Annual $2,634
Example 10 – Industrial Mfg.
Example 10 – Industrial Mfg.

Inequity

Direct Usage $2,959  
WQA Annual $1,692
Example 11 – Industrial Mfg.
Example 11 – Industrial Mfg.

Inequity

Direct Usage $2,169

WQA Annual $661
Example 12 – Manufacturing
Example 12 – Manufacturing

**Inequity**

Direct Usage $3,350

WQA Annual $1,053
Example 13 – Car Dealership
Example 13 – Car Dealership

Direct Usage $5,367

WQA Annual $4,117
Example 14 – Dual Meters
Example 14 – Dual Meters

Inequity

Direct Usage $2,013

WQA Annual $1,207
Irrigation Annual $9,560
Winter Averaging

Winter averaging is a great billing method developed to provide home owners the best possible break on sewer billing costs. This method uses water consumption during the winter quarter (Dec, Jan, Feb) for billing sewer charges throughout the year. It allows you to avoid paying additional sewer charges for warm weather purposes including watering lawns, landscaping, gardening, and pools since these flows do not enter the sewer.

Winter averaging therefore provides a fee reduction by subtracting these water uses from your monthly sewer bill.

Winter quarter averaging is automatically factored into residential rates under the following assumptions.

- Residences should be occupied, single family dwellings.
- At least one of the three monthly reads must be an actual read above 150 cf.
- Accounts with a zero read in any of the 3 months are not be eligible for winter average.
Direct Usage

The majority of commercial accounts lack external warm weather uses typically associated with winter averaging and therefore may not be eligible.

Additionally, many commercial businesses have reduced holiday operations making winter averaging biased.

Commercial accounts therefore should be billed based on actual monthly usage.

Commercial users having substantive external water uses that do not result in discharges to the sewer are welcome to appeal and request winter averaging, but must provide a compelling case.

If data is not available to support the appeal, the department may request a site visit and inspection to verify that discharges are not entering the sewer system.