



WATER - WASTEWATER ERC CONNECTION FEES GUIDE

Rev: 5 | Revision Date: 10/05/2026 | I.D. Number: E-ENG-56

PURPOSE

The City of Fort Lauderdale Public Works Department supplies water and wastewater services both within and beyond City limits. Customers connecting to the City's systems for the first time must pay fees that offset a portion of the capital cost of utility infrastructure. For fees based on Equivalent Residential Connections (ERCs), these Guidelines outline the method used to determine ERCs and associated connection fees.

Severability

If any part of these Guidelines is deemed invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

CALCULATION OF ERCs

General Rules

1. Residential Properties

ERCs are calculated by multiplying the number of residential units by the applicable "ERC per unit factor" shown in Table A.

Example: A single-family home = 1 ERC. A four-unit attached building = 3.22 ERCs (0.805×4).

2. Non-Residential Properties (Using Water Demand History)

When available, ERCs are based on actual water consumption over the past three years:

- Extract three years of billing consumption.
- Identify the three highest-use months and calculate each month's average daily flow. The average daily flow (gpd) becomes the basis for ERC calculation.
- If any maximum month is invalid due to abnormal or non-recurring usage (e.g., leaks), substitute the next highest valid month.
- Divide the resulting daily flow by 300 gpd (the maximum daily demand for a residential customer).

3. Non-Residential Properties (Using Table A)

If historical water use does not represent current or future usage, ERCs will instead be calculated using Table A.

4. Vacant or Inactive Properties

Vacant properties, those without water service for 12 or more months, and properties under construction will not be charged connection fees until an application to connect or reconnect is submitted. At that time, ERCs will be determined using Table A.



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5. Properties Reconnecting After Disconnection

ERC calculations will be determined at the time of the reconnection request, considering the intended future use compared to historical usage.

6. Mixed-Use Properties

Calculate ERCs separately for each use category listed in Table A. Total ERCs equal the sum of all individual ERC calculations.

ERC Calculation When Historical Use Is Not Available

Property owners must submit adequate information—including building plans, affidavits, or inspection access—to allow determination of ERCs.

- Residential ERCs are calculated by multiplying the number of units by the applicable ERC/unit factor from Table A.
- For other uses, identify the applicable “Unit of Measure” and multiply the corresponding units by the “ERC per Unit.”

Example: A 3,000-square-foot restaurant = 7.485 ERCs (3 units × 2.495 ERCs/unit).

Minimum ERC Requirement

All non-residential properties will be assigned **not less than 1 ERC**, regardless of calculated demand.

TABLE A

TYPE OF USE	UNIT OF MEASURE	ERC per UNIT	REF. CODE
Equivalent Residential Connection	----	1.000	----
Single Family House, Duplex, Triplex	each	1.000	R01
Condominium, Apartment	each	0.805	R03
Mobile Home	lot	0.559	R04
Vehicular Repair	1000 SF	0.473	C01
Gas Station (fueling only)	fuel pump	0.550	C02
Laundry and/or Dry Cleaning (staff operated machines)	1000 SF	2.773	C03
Laundry (coin operated machines)	1000 SF	8.659	C04
Merchandising	1000 SF	0.550	C05
Warehouse (mixed-use)	1000 SF	0.368	C06
Warehouse (homogenous, bulk storage use)	1000 SF	0.177	C07
Self Service Storage	1000 SF	0.068	C08
Restaurant	1000 SF	2.495	C09
Fast Food Service	1000 SF	3.455	C10



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Bar, Cocktail Lounge	1000 SF	1.236	C11
Office	1000 SF	0.636	C12
Day Child Care	1000 SF	0.632	C13
Place of Worship	1000 SF	0.523	C14
School	student	0.042	C15
Hotel (with restaurant and/or meeting rooms)	rental room	0.868	C16
Hotel (without restaurant and meeting rooms)	rental room	0.255	C17
Movie Theater	seat	0.009	C18

Background of ERC Table

The ERC factors in Table A are based on Broward County Office of Environmental Services (OES) Equivalent Residential Unit (ERU) data used for meter sizing and certain fees. The factors were developed from a 1995 study analyzing actual water-use characteristics of OES customers in Broward County.

The study evaluated water consumption across multiple property types, including:

- 3,364 apartments/condominiums
- 2,175 mobile homes
- 40,000 square feet of laundries
- 645,000 square feet of merchandising
- 1,719,000 square feet of warehousing
- 881,000 square feet of self-service storage
- 1,775,000 square feet of office space
- 19,331 school students
- 7,577 hotel rooms
- 298,000 square feet of irrigation

In total, the study analyzed customers with potable water use totaling **2,403,000 gallons per day**, forming the foundation for the OES schedule.

Types of Use Not Listed in the Schedule

If a specific Type of Use is listed in the schedule, its ERC/unit value applies. If a use is **not** listed:

1. The City Program Manager (PM) will first determine whether a sufficiently similar use exists in the schedule
Example: A retirement home may use the apartment ERC factor.
2. If no similar use exists, the PM may conduct a usage study and add a new Type of Use to the schedule.
3. If no usage study is performed, ERCs will be based on estimated daily flow, using **300 gpd per ERC**.



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DEFINITIONS OF TYPES OF USE

Below is a concise summary of the Type-of-Use categories:

R01 – Single Family House (Residential Only)

Includes duplexes (2× ERC), triplexes (3× ERC), and townhomes.

Unit: Each dwelling.

R03 – Condominium/Apartment

Includes in-unit or central laundry and shared amenities.

Unit: Each dwelling.

R04 – Mobile Home

Includes individual or central laundry and shared amenities.

Unit: Each mobile home lot.

C01 – Vehicular Repair

Includes repair bays, storage, office, waiting areas, and oil/tire service.

Unit: 1,000 sq ft gross area.

C02 – Gas Station (Fueling Only)

Includes up to 1,600 sq ft of building area, supporting functions, merchandising, and a recycled water car wash

Unit: Fuel pump (based on active nozzles).

C03 – Staff-Operated Laundry/Dry Cleaning

Unit: 1,000 sq ft gross area.

C04 – Coin-Operated Laundry

Unit: 1,000 sq ft gross area.

C05 – Merchandising (Non-Food)

Unit: 1,000 sq ft gross area.

C06 – Warehouse (Mixed Use)

Includes light non-water manufacturing

Unit: 1,000 sq ft gross area.

C07 – Warehouse (Bulk Storage)

Non-public access bulk storage only.

Unit: 1,000 sq ft gross area.

C08 – Self-Service Storage

Unit: 1,000 sq ft gross area.

C09 – Restaurant

Includes bar/lounge and supporting functions.

Unit: 1,000 sq ft gross area.

C10 – Fast Food Service

Includes drive-through.



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Unit: 1,000 sq ft gross area.

C11 – Bar/Cocktail Lounge

Unit: 1,000 sq ft gross area.

C12 – Office

Unit: 1,000 sq ft gross area.

C13 – Day Child Care

Unit: 1,000 sq ft gross area.

C14 – Place of Worship

Includes supporting functions, kitchen area, schooling and childcare during worship only.

Unit: 1,000 sq ft gross area.

C15 – School

Includes functions as defined in F.S. 235.11.

Unit: Certified student capacity (per County–School Board agreement).

C16 – Hotel (with restaurant/meeting rooms)

Unit: Number of rentable rooms.

C17 – Hotel (without restaurant/meeting rooms)

Unit: Number of rentable rooms.

C18 – Movie Theater

Unit: Number of seats.

Calculation of Connection Fees

Connection fees are calculated by multiplying the number of ERCs (determined using the methods above) by the approved per-ERC connection fee. The resulting fee is charged to the property owner.

PROTESTS AND APPEALS

Notifications will include information regarding the owner's rights to protest or appeal the ERC calculation.

Property owners seeking an explanation of their ERC or fee calculation must submit a written request to the PM within **30 days** of the Notification mailing date. The PM will respond or request additional information within **ten business days**.

Requests for reconsideration must be submitted in writing to the PM within **30 days** of the Notification mailing date. The PM will respond within **ten business days** or request additional information.

If the owner is not satisfied with the PM's final determination, they must notify the PM within **ten days**. The PM will forward all documentation to the City Manager.

The **City Manager** will make the final determination of the applicable fee.