

Root Creek Water District

Policy Regarding Water Use During Construction of Residential Homes

Adopted: June 12, 2023

Purpose

The purpose of this “Policy Regarding Water Use During Construction of Residential Homes” (the “Policy”) is to establish the rules and regulations regarding temporary access to water by Builders during and immediately after the construction of new residential homes within Root Creek Water District (the “District”).

Policy Statement

This Policy details how the District regulates Builders’ access to District water during construction of residential homes and how Builders may transfer access to that water once construction has been completed and the home has been purchased by a third-party homeowner.

Applicability

For purposes of this Policy, a “Builder” means any developer, general or sub-contractor, or their agents or assignees engaged in the construction of one or more residential home(s) or commercial structure(s) within the District’s boundaries which will be connected to the District’s residential water service upon completion of construction. This Policy applies to all Builders who have received a building permit from the County of Madera to build one or more residential home(s) or commercial structure(s) within the District’s boundaries, which will be connected to the District’s residential water service system upon completion of construction.

Temporary Access to Water

Prior to construction, a Builder may request from the District access to a temporary, portable water meter (“Temporary Meter”) connected to the District’s water infrastructure facilities for dust control and other initial construction purposes. Builder shall be billed for use of the Temporary Meter and water use shall be measured by the Temporary Meter and the District shall charge for such use consistent with the District’s then-current Service Fees.

Installation of Water Meters

Pursuant to the District’s Water Meter Policy, the District requires that water meters are installed when available for all new connections, immediately following the sidewalk being poured for any new construction, and upon District approval for other new connections. The District shall install said water meters at the cost of the landowner/customer.

Builder’s Responsibility for Water

Once water service is connected and prior to completion of construction, the Builder shall be responsible for all water, sewer, and storm drain services for the property and building being constructed up to and until the close of escrow for that property and the legal conveyance of the real property to a landowner/customer. Charges for such services shall be billed bi-monthly to the Builder. Estimated charges will be assessed in the event a water meter has not yet been installed.

By the 5th of each month, the Builder will provide a list of escrow closings or occupancy by the landowner/customer. If the 5th falls on a weekend day, reporting is required by close of business on the following Monday. The Builder shall notify the District at admin@rootcreekwd.com of the new owner, including, but not limited to, the name and contact information for the new landowner/customer so that applications for service can be completed. In the event this step is skipped, the Builder shall be responsible for all District estimated service costs, plus a penalty of \$250.00 per month until Builder notifies District that the real property has been legally conveyed to a landowner/customer and provided that landowner/customer's contact information to the District.

Amendment

This Policy is subject to changes in the regular operation of the District, as it may be revised from time to time by the District's Board of Directors.

Policy Review

This Policy shall be reviewed by the District regularly, but in no event less than once every three years.