Your Utility Bill DeMISTified

Inside City Limits

Clear away the fog surrounding the water tier structure, learn how your rates are calculated, and get help keeping your water bill low.

Water Tiers Made Clear

Based on single-family lots inside city limits. Water rates effective January 1, 2026.

Tier 1 | Indoor Water Use

Tier 1 reflects the amount of water allotted for your home's indoor use. This is based on the monthly average amount of water used in your household from November through February. This is called your Average Winter Consumption (AWC). **If your use hasn't exceeded your AWC, your rate will be $7.76 per 1,000 gallons.**

Tier 2 | Outdoor Water Use

Your outdoor water use is allocated using a Monthly Outdoor Allowance (MOA) based on lot size. **If your use hasn't exceeded AWC plus your MOA, your rate will be $7.76 per 1,000 gallons.**

Tier 3 | High Level Water Use

If your bill shows that you are in Tier 3, your use has exceeded the amount of water that has been allocated for outdoor use. Tier 3 allotment is 20,000 gallons. **If your use exceeds your AWC plus your MOA, you will be charged a rate of $11.64 per 1,000 gallons.**

Tier 4 | Excessive Water Use

If your water use exceeds your total Tier 1–3 allocation (AWC+MOA+20,000 gallons) **you will be charged a rate of $23.29 per 1,000 gallons.**

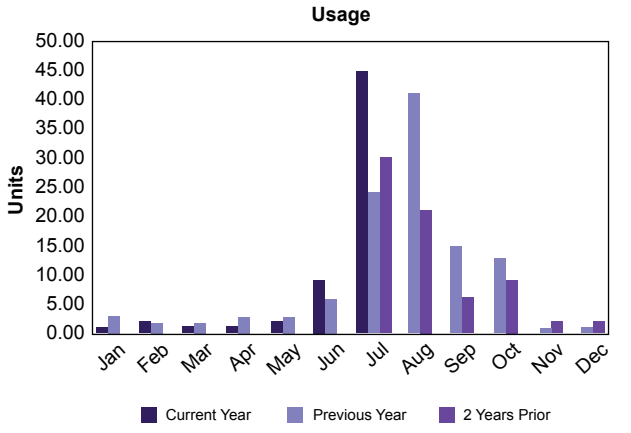
Why Use Tiers?

The tiered rate structure provides a water budget for a range of lot sizes and encourages efficient use of Thornton's water supply.

Example of a bill that goes into Tier 4.

Meter Number	Previous Meter Read	Current Meter Read	Days	Water Used in Billing Cycle
	Date: mo/dy/yr Reading: 513	Date: mo/dy/yr Reading: 553	30	Units: 40 Gallons: 40,000

WITHOUT WATER *life would be* PRETTY DRY



Account Summary

Previous Bill			$129.48
Payment mo/dy/yr			($129.48)
Balance Forward			**$0.00**
Actual Water Use Tiered Rate	**Usage**	**Rate***	**Total Tier Charge**
Tier 1 (AWC*)	2.47	$7.76	$19.17
Tier 2	16.00	$7.76	$124.16
Tier 3	20.00	$11.64	$232.80
Tier 4	1.53	$23.39	$35.63
Water Service Charge			$10.97
Water			**$422.73**
Sewer			**$18.97**
Basic Trash Charge			$19.25
Trash Charges			**$19.25**
Stormwater			**$5.48**
Total New Charges Including Adjustments			**$466.43**
Total Amount Due:			**$466.43**

*Average Winter Consumption

Lot Size Appendix

Lot size is calculated based on Adams County Land Valuation Summary records. The Adams County measurement is acres, so the value is multiplied by 43,560 to convert to square feet.

Lot Size in Square Feet

From	To	Allotment In 1,000 Gallon Units
0	1,000	16
1,001	2,000	16
2,001	3,000	16
3,001	4,000	16
4,001	5,000	16
5,001	6,000	16
6,001	7,000	16
7,001	8,000	16
8,001	9,000	16
9,001	10,000	18
10,001	11,000	20
11,001	12,000	22
12,001	13,000	24
13,001	14,000	25
14,001	15,000	27
15,001	16,000	29
16,001	17,000	31
17,001	18,000	33
18,001	19,000	34
19,001	20,000	36
20,001	21,000	38
21,001	22,000	40

From	To	Allotment In 1,000 Gallon Units
22,001	23,000	42
23,001	24,000	44
24,001	25,000	45
25,001	26,000	47
26,001	27,000	49
27,001	28,000	51
28,001	29,000	53
29,001	30,000	54
30,001	31,000	56
31,001	32,000	58
32,001	33,000	60
33,001	34,000	62
34,001	35,000	64
35,001	36,000	65
36,001	37,000	67
37,001	38,000	69
38,001	39,000	71
39,001	40,000	73
40,001	41,000	74
41,001	42,000	76
42,001	43,000	78
43,001	UP	80

Water Wiser and Watch the Savings Add Up

Here's How:

1. Set your irrigation controller to Cycle & Soak only twice a week.
2. Use the Thornton Watering Guide to adjust watering times monthly.
3. Install a smart sprinkler controller and save even more with a rebate.
4. Give your lawn an H2Overhaul by transforming a portion of your lawn into a water-wise landscape with low-water plants.
5. Water during cooler hours of the day.

Keep Your Bill in Check



Stay On Track

Create a profile at **Thornton.WaterSmart.com** to track how many gallons you've used each month and compare it to your usage history via the included graph. Don't forget to set a leak alert!



Practice Saving

Turn off the faucet when you brush your teeth, only do full loads of laundry, upgrade to a WaterSense toilet, and convert one zone of your landscape to a water-wise garden.



Flush Out Hidden Waste

If you experience a sudden spike in water use, you could have a leak or sprinkler system issue. Learn how to locate it at **ThorntonWater.com**.

Your Investment

Your monthly payment helps build and maintain the city of Thornton's storage reservoirs, treatment plants, pump stations, underground pipes, and the delivery of clean water to your home. Monthly service charges cover the cost of administrative services such as meter reading and monthly billing.

Questions about your water bill?

Visit **gocot.net/billing** or contact utility billing at **utilbilling@thorntonco.gov** or **303-538-7370**.

Visit ThorntonWater.com for programs that can help you manage your water use.