YOUR UTILITY BILL DE*Mist*IFIED
OUTSIDE CITY LIMITS

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

WATER TIERS MADE CLEAR

Based on single-family lots outside city limits. Water rates effective April 1, 2022.

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 between the months of November and February. This is called your Average Winter Consumption (AWC). *If your use hasn't exceeded your AWC, your rate will be $8.49 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. This is the amount of water needed to sufficiently water an average-sized yard in Thornton. *If your use hasn't exceeded AWC plus your MOA, your rate will be $8.49 per 1,000 gallons.*

TIER 3 HIGH LEVEL WATER USE

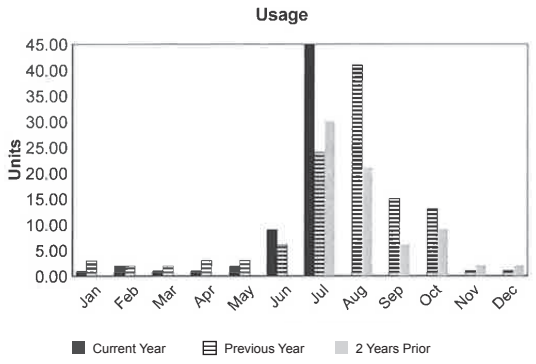
If your bill shows that you are in Tier 3, your use has exceeded the amount of water that has been allocated for outdoor use. Tier 3 allotment is 20,000 gallons. *If your use exceeds your AWC plus your MOA, you will be charged a rate of $12.74 per 1,000 gallons.*

TIER 4 EXCESSIVE WATER USE

If your water use exceeds your AWC (indoor allocation) plus two times your MOA (outdoor allocation) *you will be charged a rate of $25.47 per 1,000 gallons.*

Meter Number	Previous Meter Read		Current Meter Read		Days	Water Used in Billing Cycle	
	Date: mo/dy/yr	Reading: 519	Date: mo/dy/yr	Reading: 566	1	Units: 47	Gallons: 47,000

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*)	4.39	$8.49	$37.27
Tier 2	16.00	$8.49	$135.84
Tier 3	20.00	$12.74	$254.80
Tier 4	6.61	$25.47	$168.36

Water Service Charge	$12.00
Hydrant Service Charge	$6.49
Water	**$614.76**
Sewer	**$31.09**
Total New Charges Including Adjustments	**$645.85**
TOTAL AMOUNT DUE:	**$645.85**

*Average Winter Consumption

WHY USE TIERS?

Staying within the average tier structure can help you use water more efficiently and it allows you flexibility to adjust your usage habits. Tiered Rates are based on the average amount of water needed inside your home and on the amount of water needed to sufficiently water the average size lawn in Thornton.

LOT SIZE APPENDIX

Lot Size is calculated based on Adams County records Land Valuation Summary. 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	From	To	Allotment in 1,000 gallon units
0	1,000	16	22,001	23,000	42
1,001	2,000	16	23,001	24,000	44
2,001	3,000	16	24,001	25,000	45
3,001	4,000	16	25,001	26,000	47
4,001	5,000	16	26,001	27,000	49
5,001	6,000	16	27,001	28,000	51
6,001	7,000	16	28,001	29,000	53
7,001	8,000	16	29,001	30,000	54
8,001	9,000	16	30,001	31,000	56
9,001	10,000	18	31,001	32,000	58
10,001	11,000	20	32,001	33,000	60
11,001	12,000	22	33,001	34,000	62
12,001	13,000	24	34,001	35,000	64
13,001	14,000	25	35,001	36,000	65
14,001	15,000	27	36,001	37,000	67
15,001	16,000	29	37,001	38,000	69
16,001	17,000	32	38,001	39,000	71
17,001	18,000	33	39,001	40,000	73
18,001	19,000	34	40,001	41,000	74
19,001	20,000	36	41,001	42,000	76
20,001	21,000	38	42,001	43,000	78
21,001	22,000	40	43,001	UP	80

BILL ON THE RISE?

If you're in Tier 3 or 4, it could be due to hidden leaks in your plumbing or sprinkler system, inefficient watering practices or a large lawn.

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 H_2Overhaul 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.

By creating a profile at Thornton.WaterSmart.com, you can pay attention to how many gallons you've used each month and compare it to your usage history via the included graph.

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, could have a leak or sprinkler system issue. Learn how to locate it by watching Hidden Waste DeMISTified at ***ThorntonWater.com***.

WHERE THE DOUGH FLOWS

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.

FINE TUNE YOUR FLOW WITH HELP FROM THE PROS

VISIT THORNTONWATER.COM FOR PROGRAMS THAT CAN HELP YOU MANAGE YOUR WATER USE.

QUESTIONS ABOUT YOUR WATER BILL? VISIT GOCOT.NET/BILLING OR CONTACT UTILITY BILLING AT UTILITYBILLING@THORNTONCO.GOV OR 303-538-7370.