



City Hall  
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Tumwater, WA 98501-6515  
Phone: 360-754-5855  
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Henderson BLVD  
(Monaco Pl)  
6265010000

WASHINGTON WATER SERVICE CO  
ATTN ACCOUNTS PAYABLE 30 2 1  
PO BOX 336 275  
GIG HARBOR WA 98335-0336



Site Address: 1111 TUMWATER BLVD SE

December 28, 2015

Dear Property Owner:

Welcome to Tumwater! Your property is one of the parcels that will be annexed into the City of Tumwater effective January 1, 2016.

**This letter provides important information for you during the transition to City of Tumwater utility services.**

If you are not currently a Tumwater utility customer, some changes are happening. One notable change is that your property address will change from Olympia to Tumwater. Additionally, your annual stormwater fee from the County will be replaced with a monthly service bill from the City of Tumwater and will no longer be included on your annual property tax statement from Thurston County. The City of Tumwater's utility billing team will be setting up a new stormwater utility account for your property. To verify accuracy of information on your new utility account, please complete and return the enclosed utility application (Request for New Service) form.

### Stormwater Fees

Stormwater fees are used to sweep streets and maintain the storm drainage system along public streets. Upon annexation, you will begin to see more activity by City stormwater maintenance staff as we inventory the various storm inlets and drains and check their condition. We will also begin a regular street sweeping schedule. In general, most streets are swept once per month, with the more heavily used streets swept more frequently as time allows.

*continued on next page*

## Transition from annual to monthly billing

Every property in the annexed area currently pays a stormwater fee to Thurston County. After annexation, this fee will be paid to the City of Tumwater beginning with your January bill (due February 25<sup>th</sup>). Thurston County bundles the fees with yearly property tax statements, but the City bills monthly for these services. Therefore, this fee will not be included on your 2016 property tax statement. All property owners will receive the first monthly statement from the City after January 31, 2016.

## Fee Calculations

The fee is based on the type and size of impervious surface area. For example, this may be an asphalt or concrete driveway or a roof—all of which increase water run-off and the possibility of pollution and flooding.

We anticipate fee neutrality between the County and City stormwater management fees, but results may vary due to differences in fee application. ***You will receive your first monthly bill for City of Tumwater stormwater management fees this month. The County has removed its 2016 annual stormwater fee on your property tax bill.***

**More Information:** You can find more information on City and County stormwater management fees at these websites:

<http://www.ci.tumwater.wa.us/departments/finance/utility-billing/utility-rates> and <http://www.co.thurston.wa.us/stormwater/utility/utility-base-rate.html>

**Property Tax:** You may review your updated property tax bill at (have a parcel number ready): <http://tcproperty.co.thurston.wa.us/propsql/front.asp>.

**Stay connected:** Sign up to receive City e-news, construction alerts, and more at [www.ci.tumwater.wa.us/e-notifications](http://www.ci.tumwater.wa.us/e-notifications). Please visit the City website to learn about other City services or call (360) 754-5855 for more information.

The City's Utility Billing staff is available to assist with your questions by calling (360) 754-4133.

Best regards,

Your Utility Billing Team  
[utilitybilling@ci.tumwater.wa.us](mailto:utilitybilling@ci.tumwater.wa.us)

Encl.





City of Tumwater  
 555 Israel Rd. SW  
 Tumwater, WA 98501  
 (360) 754-4133  
 (360) 754-4138 FAX

### Application for Tumwater Utility Services - Owner

Service Address: \_\_\_\_\_ Account Number: \_\_\_\_\_

Condition for Application: (check one)  Property Ownership Change, complete Section 1  
 New Construction, complete Section 1  
 New Rental Property, complete Section 1 and 2

Account type: (check one)  Residential  Commercial  Irrigation # of Units: \_\_\_\_\_

Processing fee: \$15.00/application Duplicate billing fee: \$1.00/month

#### Section 1: Property Owner Agreement

Property owner(s): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Phone (Home): \_\_\_\_\_ (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

Email: \_\_\_\_\_

#### Section 2: Property Owner Agreement

This property is a rental (including rent, lease, option to purchase, etc.). As the property owner, I acknowledge that I am ultimately responsible for the utility bill and any unpaid balances and late charges associated with the account. Initials \_\_\_\_\_

I would like to request that a duplicate copy of the bill be mailed to my tenant at the service location for an additional monthly fee of \$1.00. Initials \_\_\_\_\_

**City of Tumwater accounts are maintained in the name of the property owner, requests for changes to account information must be made by the property owner. Whereas the City has set controls to prevent identity theft, proof of identification is required for any name or mailing address changes.**

The undersigned, referred to as the Owner, hereby applies for utility services from the City of Tumwater. In consideration of the City accepting this request and providing the services, the Owner agrees as follows:

1. The Owner agrees to pay for the services provided in accordance with the rates not in effect or as subsequently increased or decreased by Ordinance or Resolution.
2. In the event of disconnection (water shut-off) due to delinquency, all charges plus a \$30.00 Reconnection fee must be paid to restore service.
3. Utility payments are due the 25<sup>th</sup> of each month for the previous month's service. A penalty of \$10.00 or 1% of the total bill, whichever is greater, will be assessed on the 26th of the month for non-payment. The \$10 late fee includes \$5.00 for water, \$4.00 for sewer, and \$1.00 for each stormwater account.
4. An account which is 21 days past due is considered delinquent. A penalty of \$10.00 will be assessed on the 21st day for any past due account and a shut-off notice will be delivered to the address.
5. The City reserves the right to require cash to redeem any check returned by the bank for any reason.
6. The Owner will provide the City with an accurate mailing address for bills. The City will also mail bills to the Owner's tenant, or to a property management company, provided however that the Owner is always liable for payment of the charges incurred at the premises, whether occupied in person by the Owner or by tenants.
7. The Owner will keep the meter or meters accessible at all times. The Owner agrees to pay for all damages to the meter which may occur through the act of negligence of the Owner. The Owner is solely responsible for the maintenance of all pipes located on the Owner's property.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Processed By: \_\_\_\_\_ Date: \_\_\_\_\_

## TAXES, FEES, AND SERVICE CHANGES - "AFTER" ANNEXATION COMPARISON

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### Eastside Tumwater Urban Growth Area

The most common concerns expressed about annexation relate to costs and service changes. We've taken some time to provide a comparison of "before" and "after" annexation services and costs, specifically for the taxes, fees, and utility services within the proposed **Eastside Tumwater UGA Annexation** area.

#### Costs and services after annexation

In most cases, utility providers will remain the same after annexation. However there are some differences between the City and the County in taxes and fees that apply to utilities. Your overall property tax may be lower because you will no longer pay the County Road Tax after annexation. Utilities may be slightly higher because the City assesses a 6% utility tax on private utilities to help pay for park acquisition and maintenance, capital facilities, and general City services.

#### Residential Cost Difference Scenario