

SANTA CRUZ COUNTY SANITATION DISTRICT

2026/27 REVENUE STUDY



February 2026

Hornberger Engineering
San Jose, California



February 12, 2026

Mr. Matt Machado, P.E.
District Engineer
Santa Cruz County Sanitation District
701 Ocean Street
Santa Cruz, CA 95060

Subject: Santa Cruz County Sanitation District
2026/27 Revenue Study

Dear Mr. Machado,

We are pleased to submit this five-year program of sewer service charges for the Santa Cruz County Sanitation District. The purpose of this study is to incorporate the latest costs associated with the District's projects and programs and to project revenue requirements for the years 2026/27 through 2030/31. The study is based on the projected capital costs, operation and maintenance expenses and customer information prepared by the District staff.

This study assumes two bond issues will be issued as part of the District's Capital Improvement Program funding over the next ten years. The first bond issue will be for \$24.0 million in June 2027 to fund seven projects. A second bond issue will be for \$27.0 million in June 2030 to fund four projects. In addition, the District will participate in funding its share of the Electrical Replacement Project at the Wastewater Treatment Plant. The financing for this project is currently under discussion with the City of Santa Cruz.

As a result of this study, the overall fee increase for fiscal year 2026/27 is 7.3%. Proposed fees for the individual user groups are shown in the following table. Increases of 7.7% are projected for the following four years.

We appreciate this opportunity to prepare this revenue study for the Santa Cruz County Sanitation District. Please do not hesitate to contact me if you have any questions or would like any additional information.

Sincerely,

Hornberger Engineering

A handwritten signature in black ink that reads "Gary Hornberger".

**Santa Cruz County Sanitation District
Proposed 2026/27 Fee Increases**

User Group	Proposed 2026/27 Fees		Existing 2025/26 Fees		2026/27 Increases
	Flat Fee (\$/year)	Volume Fee (\$/HCF)	Flat Fee (\$/year)	Volume Fee (\$/HCF)	Change (%)
Single Family	\$1,240.08		\$1,155.36		7.3%
Townhomes & Condominiums	\$1,067.76		\$992.40		7.6%
Multiple Family & ADUs	\$1,067.76		\$992.40		7.6%
Mobile Homes	\$912.72		\$845.64		7.9%
Bakeries/Donut Shops	\$487.44	\$17.43	\$451.44	\$16.96	3.1%
Restaurants/Catering	\$487.44	\$17.43	\$451.44	\$16.96	3.2%
Food Processing	\$487.44	\$20.06	\$451.44	\$20.20	-0.3%
Hospitals/Convalencent Hospitals	\$487.44	\$14.03	\$451.44	\$13.20	6.3%
Other Businesses	\$487.44	\$13.53	\$451.44	\$12.61	7.5%
Schools (Sr. High ADA Basis) (1)	\$487.44	\$47.41	\$451.44	\$43.85	8.1%
Schools (Sr. High Usage Basis)	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Schools (Elem. & Jr. High ADA Basis) (1)	\$487.44	\$31.65	\$451.44	\$29.27	8.1%
Schools (Elem. & Jr. High Usage Basis)	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Junior Colleges (2)	\$487.44	\$41.77	\$451.44	\$38.63	8.1%
State Parks	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Dominican Hospital	\$487.44	\$14.03	\$451.44	\$13.20	6.3%
Chaminade	\$487.44	\$17.70	\$451.44	\$17.48	1.3%
Overall Increase					7.3%

- (1) Volume Rate = \$/ADA/year
- (2) Volume Rate = \$/FTES/year

**SANTA CRUZ COUNTY SANITATION DISTRICT
2026/27 REVENUE STUDY**

Introduction

The Santa Cruz County Sanitation District will require approximately 7.3% to 7.7% annual increases in revenue from fees for sewer service in the next five fiscal years, 2026/27 through 2030/31. The overall fee increase for 2026/27 developed in this study is 7.3%. These increases are primarily related to increased operating expenses and capital projects at the wastewater treatment plant operated by the City of Santa Cruz, the District's operating costs and debt service with an additional \$51 million in bonds, and general inflation.

The District staff has reviewed connection charge revenue, capital outlay needs, operation and maintenance expenses, debt service and miscellaneous revenues for the next five fiscal years. Based on this updated information, proposed fees for sewer service in 2026/27 and estimated fees through 2030/31 have been calculated. The development of these fees is discussed in the following sections.

Requirements for Sewer Service Fees

The District's fees for sewer service are subject to the requirements contained in the Revenue Program Guidelines issued by the California State Water Resources Control Board. This is a condition of the State and Federal grants and loans received by the District.

The Guidelines require that fees for sewer service be designed to recover adequate revenues for the operation and maintenance of the District's facilities. In addition, each user and user class must pay its proportional share of those costs, based on its proportional contribution to the total wastewater loadings from all users. The District's sewer service fees have been reviewed by the State Water Resources Control Board staff and are in compliance with the Guidelines.

The District's fees are also subject to the requirements of Proposition 218. This proposition, passed in 1996, requires that fees shall not exceed the proportional cost of service attributable to any parcel. The District's fees also comply with Proposition 218.

Customer Revenue

The projected revenue received for sewer services under the current 2025/26 fees has increased by \$160,000 as shown in Table 1. This is a combination of a \$152,000 increase in residential revenue and an \$8,000 increase in nonresidential revenue. The most significant usage increase in 2025 was for ADUs which increased by 28%. The increase in customer revenue has the effect of decreasing the proposed 2026/27 sewer service fees by 0.4%.

Table 1
Customer Revenue at Current 2025/26 Fees

Year	Residential Revenue (\$/year)	Nonresidential Revenue (\$/year)	Total Revenue (\$/year)
2025/26	\$31,708,000	\$6,456,000	\$38,164,000
2026/27	\$31,860,000	\$6,464,000	\$38,324,000
Difference	\$152,000 0.5%	\$8,000 0.1%	\$160,000 0.4%

Connection Charge Revenue

Based on actual revenues, connection charges of \$400,000 have been projected for 206/27 and the following years.

Capital Improvement Program Funding

Connection charge revenue and contributions from rates are used to fund the District's Capital Improvement Program projects that are not funded by loans or grants. The funding for 2026/27 is \$6,595,000. This will be generated by \$400,000 in connection charge revenue and \$6,195,000 in sewer service fees. The funding for those projects in the five years of the study period is show in Table 2. The projects included in this program are listed in Table 3. Existing fund balances will be used for the additional costs of these projects.

**Table 2
Capital Improvement Program Funding**

Item	Annual Capital Improvement Program Funding				
	2026/27 (\$/year)	2027/28 (\$/year)	2028/29 (\$/year)	2029/30 (\$/year)	2030/31 (\$/year)
Connection Charge Revenue	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Contribution from Rates	\$6,195,000	\$4,756,000	\$7,736,000	\$9,799,000	\$10,697,000
Capital Improvement Program Funding	\$6,595,000	\$5,156,000	\$8,136,000	\$10,199,000	\$11,097,000

**Table 3
District Funded Capital Improvement Program**

Project	2026/27	2027/28	2028/29	2029/30	2030/31
Upper Rodeo Sewer Rehabilitation Annual Monitoring	\$16,650	\$16,650	\$16,650	\$16,650	\$16,650
East Cliff Trans. Main Replacement at Murray St. Bridge	\$370,000				
Arana Trunkline Annual Monitoring	\$26,196	\$22,755	\$22,755	\$22,755	\$24,698
Flowmeter Replacements and Repairs		\$45,000		\$45,000	
Transmission Line Inspection	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
SCADA System Improvements	\$350,000	\$364,000	\$378,560	\$393,702	\$409,450
Pump Station Sewage Level Monitoring	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Cathodic Protection	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Road Repairs	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Consulting Engineering Services	\$400,000	\$400,000	\$400,000	\$500,000	\$500,000
Minor Projects	\$900,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
East Cliff Force Main Inspection				\$200,000	
East Cliff Force Main Repairs - II	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Moosehead Realignment	\$1,175,000				
Santa Cruz Harbor Area Sewer Rehab Phase 2			\$100,000		
Rio Del Mar Sewer Rehab Phase 2			\$100,000		
Concrete Stairs Rehab (Conc Rehab Various PS)	\$475,000				
2028 Sewer Pipe Rehabilitation Project		\$100,000	\$2,000,000		
D.A. Porath Pump Station Study	\$18,755				
EJ21-EJ27 Annual Monitoring	\$22,200	\$21,090	\$21,090		
A1 Pump Station Hardening	\$241,230				
Arana Pump Station Relocation	\$100,000	\$292,570			
Aptos Esplanade Pump Station Valve Replacement		\$100,000			
Portola Sewer Capacity Upgrade		\$110,000			
Bay Avenue Sewer Upgrade		\$100,000			
7th Avenue Sewer Capacity Upgrade		\$100,000			
A1 Pump Station Relocation			\$100,000	\$6,561,000	
Sea Level Mitigation	\$300,000	\$500,000	\$500,000		\$500,000
Secondary Force Main					\$2,000,000
Other Rehab (Collection and Operations)					\$2,000,000
Contingencies	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Total District Funded Capital Projects	\$6,145,031	\$5,922,065	\$7,389,055	\$11,489,107	\$9,200,798

Operation and Maintenance Expenses

The projected operation and maintenance expenses include treatment costs paid to the City of Santa Cruz and the District's expenses for pump station and collection line maintenance, engineering, source control and fixed assets.

As shown in Table 4, projected treatment expenses have decreased from those used in the 2025/26 fees. The District's share of treatment operations costs has increased by \$417,000 due to utility costs, chemical costs and inflation. With the completion of projects at the treatment plant there is a reduction in capital costs. The District's 8/17 share of capital projects has decreased by \$1,835,000. The total decrease in treatment costs for 2026/27 is \$1,418,000. The treatment plant projects for the five-year study period are shown in Table 5. These do not include construction of the Electrical Replacement Project which will be funded by a 2027/28 debt issue.

Table 4
2026/27 District Treatment Expenses

Year	Operations (\$/year)	Capital (\$/year)	Total (\$/year)
2025/26	\$7,056,000	\$4,417,000	\$11,473,000
2026/27	\$7,473,000	\$2,582,000	\$10,055,000
Difference	\$417,000 5.9%	(\$1,835,000) (41.5%)	(\$1,418,000) (12.4%)

**Table 5
Treatment Plant Capital Improvement Program**

Project	2026/27	2027/287	2028/29	2029/30	2030/31
Equipment Replacement	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Nearby Park Mitigation CIP	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000
Upgrade Digester Equipment/Cleaning		\$800,000		\$800,000	
Electrical Replacement Project Design	\$2,000,000				
Modernize Lab	\$500,000				
WWTP Infrastructure and Major Equipment	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Total Treatment Plant Capital Projects	\$5,275,000	\$3,575,000	\$2,775,000	\$3,575,000	\$2,775,000

As shown in Table 6, the District’s O&M expense projections for the next fiscal year have increased by \$680,000 from those used in the 2025/26 fees. This includes increases of 2.6%, or \$470,000, in operating costs and a \$210,000 increase in routine capital expenses.

**Table 6
2026/27 District Operation and Maintenance Expenses**

Year	Operations (\$/year)	Capital (\$/year)	Total (\$/year)
2025/26	\$18,182,000	\$1,325,000	\$19,507,000
2026/27	\$18,652,000	\$1,535,000	\$20,187,000
Difference	\$470,000 2.6%	\$210,000 15.8%	\$680,000 3.5%

Debt Service

The District currently has three projects funded by State Revolving Fund (SRF) loans. These include \$12 million for the Aptos Transmission Relocation Project, \$5 million for the Soquel Creek Pump Station Force Main and \$3.3 million for the Valencia

Creek Sewer Relocation. The Capitola/Jewel Box Sewer project was funded by a \$7 million California Infrastructure and Economic Development Bank (IBank) loan.

In June 2022 the District issued \$19.9 million in revenue bonds to fund five projects. In June 2024 the District issued \$29.0 million in revenue bonds to fund twelve projects.

The District plans to issue three additional revenue bonds starting in 2027. These include a \$24 million issue in 2027 to fund seven projects and a \$27 million issue in 2030 to fund four projects.

The District will be participating in the funding for the Electrical Replacement Project at the wastewater treatment plant which is currently under design. The actual project cost and funding have not been established at this time. Estimated District debt service participation for this project starting in 2027 has been included for the study period but is subject to change at a later date. In addition, The District is also participating in a \$3.5 million IBank loan for the Ultraviolet System Replacement project at the treatment plant.

The debt service schedules for all the District’s loans and bonds for the study period are shown in Table 7. The proposed projects funded by these loans and bonds over the next five fiscal years are shown in Table 8.

**Table 7
District Debt Service**

Item	Annual Debt Service				
	2026/27 (\$/year)	2027/28 (\$/year)	2028/29 (\$/year)	2029/30 (\$/year)	2030/31 (\$/year)
SRF Loan - Aptos Transmission Project	\$790,000	\$790,000	\$790,000	\$790,000	\$790,000
SRF Loan - Soquel Creek Pump Station	\$219,000	\$219,000	\$219,000	\$219,000	\$219,000
SRF Loan - Valencia Creek Sewer Relocation	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
IBank Loan - Capitola/Jewel Box	\$401,000	\$401,000	\$400,000	\$399,000	\$399,000
2022 Bond Issue - 4 Projects	\$1,199,000	\$1,200,000	\$1,195,000	\$1,199,000	1197000
2024 Bond Issue - 13 Projects	\$1,653,000	\$1,654,000	\$1,654,000	\$1,652,000	1654000
2027 Bond Issue - 7 Projects		\$1,610,000	\$1,610,000	\$1,610,000	\$1,610,000
2030 Bond Issue -4 Projects					\$1,810,000
City WWTP Ibank Loan - UV Replacement	\$83,000	\$83,000	\$83,000	\$83,000	\$83,000
City WWTP Electrical System Upgrade Participation		\$2,700,000	\$2,700,000	\$2,700,000	\$2,700,000
Total Debt Service	\$4,455,000	\$8,767,000	\$8,761,000	\$8,762,000	\$10,572,000

**Table 8
District Loan and Bond Funded Capital Improvement Program**

Project	Prior Years	2026/27	2027/28	2028/29	2029/30	2030/31
State Revolving Fund Loans:						
Aptos Transmission Relocation	\$11,982,000					
Soquel Ck. PS FM Replacement	\$5,002,000					
Valencia Creek Sewer Relocation	\$3,265,000					
Bank Loans:						
Capitola / Jewel Box Sewer	\$7,000,000					
2022 Bond Issue:						
East Cliff, Portola, & Richmond Dr.	\$7,300,000					
Upper Rodeo, Lower Rodeo Trunklines and Rodeo PS	\$8,500,000					
Arana Trunkline	\$4,100,000					
Non Project	\$45,000					
Total 2022 Bond Issue	\$19,945,000					
2024 Bond Issue:						
Eddy Lane Sewer Rehabilitation	\$1,600,000					
Soquel Village Sewer Rehabilitation Phase 2	\$6,100,000					
Seacliff/Rio Del Mar Sewer Rehabilitation	\$2,442,000					
Hidden Beach Bypass	\$800,000					
Emergency Bypass Improvements	\$739,000					
DA Porath Bypass	\$4,444,000					
Upper Rodeo Gulch Trunkline	\$3,850,000					
Capitola Pump Station Pump Replacement	\$680,000					
West Seaciff Sewer Rehabilitation	\$3,435,000					
East Cliff Drive Sewer Rehabilitation	\$500,000					
Arana Gulch Sewer Rehabilitation	\$850,000					
Rodeo Pump Station Capacity Upgrade	\$3,100,000					
AA10-AA17 Vienna Drive Sewer Emergency Repair	\$460,000					
Total 2024 Bond Issue	\$29,000,000					
2027 Bond Issue:						
Capitola Village Phase 1			\$3,000,000			
Bay Avenue Sewer Upgrade			\$785,000			
D.A. Porath Pump Station Capacity Upgrade			\$3,000,000			
Arana Pump Station Relocation			\$5,515,000			
Aptos Esplanade Pump Station Valve Replacement			\$1,500,000			
Portola Sewer Capacity Upgrade			\$6,400,000			
7th Avenue Sewer Capacity Upgrade - North			\$3,800,000			
Total 2027 Bond Issue			\$24,000,000			
2030 Bond Issue:						
Soquel Pump Station Auxillary Wet Well						\$5,870,000
Santa Cruz Harbor Sewer Rehabilitation Phase 2						\$6,456,900
Rio Del Mar Sewer Rehabilitation Phase 2						\$10,594,600
2030 Sewer Pipe Rehabilitation						\$4,078,500
Total 2030 Bond Issue						\$27,000,000
City WWTP Projects:						
UV Replacement (\$3.5 million X 8/17)	\$1,647,000					
Electrical System Construction (\$91.0 million X 8/17)			\$42,824,000			
Total Loan and Bond Funded Projects	\$77,841,000	\$0	\$66,824,000	\$0	\$0	\$27,000,000

Revenue Trust Interest Income

The District uses the investment income received in the Revenue Trust Fund to fund a portion of its operating expenses every year. This reduces the total revenues required from fees for sewer service. Based on actual earnings, the projected annual interest income for 2026/27 and the following years is \$500,000.

Reserve Fund

The District’s Reserve Fund will have a balance of \$3,600,000 at the beginning of 2026/27. The District’s plan is to continue increases of \$300,000 over the next five years. Additional transfers would continue in the following years. This will bring the balance to \$5,100,000 by the end of 2030/31. These amounts will be recovered annually through sewer service fees.

Total Revenues

Projected revenues required for 2026/27 through 2030/31 from fees for sewer service are shown in Table 9. The total revenue required in 2026/27 is \$41,103,000 which will require an overall fee increase of \$2,779,000 or 7.3%. Annual fee increases for the following four years are projected to be 7.7%

**Table 9
Total Revenue Requirements**

Item	Annual Revenue Requirement				
	2026/27 (\$/year)	2027/28 (\$/year)	2028/29 (\$/year)	2029/30 (\$/year)	2030/31 (\$/year)
Capital Improvement Funding	\$6,195,000	\$4,756,000	\$7,736,000	\$9,799,000	\$10,697,000
Debt Service	\$4,455,000	\$8,767,000	\$8,761,000	\$8,762,000	\$10,572,000
City Treatment	\$10,055,000	\$9,601,000	\$9,574,000	\$10,347,000	\$10,354,000
District O&M	\$20,187,000	\$20,903,000	\$21,330,000	\$22,127,000	\$23,326,000
Reserve Fund	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Revenue Collection Expense	\$411,000	\$443,000	\$477,000	\$513,000	\$553,000
Interest Earnings	(\$500,000)	(\$500,000)	(\$500,000)	(\$500,000)	(\$500,000)
Total Revenue Requirement	\$41,103,000	\$44,270,000	\$47,678,000	\$51,348,000	\$55,302,000
Fee Increase	7.3%	7.7%	7.7%	7.7%	7.7%

Sewer Service Fees

The proposed 2026/27 fees for sewer service, based on increased customer usage and total revenue requirements, are shown in Table 10. The overall 2026/27 fee increase is 7.3%. Residential increases are of 7.6% for single family residences, 7.5% for multiple and 7.2% for mobile homes.

These proposed fees are based the average wastewater discharges for the three residential classifications, as adopted by the District Board in January 2022. The discharge by customers in the single family classification is 5.1 HCF per month. The discharge by customers in the combined multiple family classification is 4.1 HCF per month. Mobile home discharge is 3.2 HCF per month. Nonresidential fee increases vary based on customer size and strength of wastewater discharged.

A five-year fee program for the study period is shown in Table 11. This table includes adopted fees since 1991/92 and proposed increases through 2030/31.

Table 10
Proposed 2026/27 Fees

User Group	Proposed 2026/27 Fees		Existing 2025/26 Fees		2026/27 Increases
	Flat Fee (\$/year)	Volume Fee (\$/HCF)	Flat Fee (\$/year)	Volume Fee (\$/HCF)	Change (%)
Single Family	\$1,240.08		\$1,155.36		7.3%
Townhomes & Condominiums	\$1,067.76		\$992.40		7.6%
Multiple Family & ADUs	\$1,067.76		\$992.40		7.6%
Mobile Homes	\$912.72		\$845.64		7.9%
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Restaurants/Catering	\$487.44	\$17.43	\$451.44	\$16.96	3.2%
Food Processing	\$487.44	\$20.06	\$451.44	\$20.20	-0.3%
Hospitals/Convalescent Hospitals	\$487.44	\$14.03	\$451.44	\$13.20	6.3%
Other Businesses	\$487.44	\$13.53	\$451.44	\$12.61	7.5%
Schools (Sr. High ADA Basis) (1)	\$487.44	\$47.41	\$451.44	\$43.85	8.1%
Schools (Sr. High Usage Basis)	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Schools (Elem. & Jr. High ADA Basis) (1)	\$487.44	\$31.65	\$451.44	\$29.27	8.1%
Schools (Elem. & Jr. High Usage Basis)	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Junior Colleges (2)	\$487.44	\$41.77	\$451.44	\$38.63	8.1%
State Parks	\$487.44	\$13.13	\$451.44	\$12.15	8.1%
Dominican Hospital	\$487.44	\$14.03	\$451.44	\$13.20	6.3%
Chaminade	\$487.44	\$17.70	\$451.44	\$17.48	1.3%
Overall Increase					7.3%

(1) Volume Rate = \$/ADA/year

(2) Volume Rate = \$/FTES/year

Summary

The overall projected increase in fees for sewer service for fiscal year 2026/27 is 7.3%. The annual increases for the following four years are 7.7%. These increases reflect increased customer usage, additional debt service, treatment plant operating costs and capital improvements and District operating costs and capital improvements. The proposed single family and multiple family annual fees are shown in Figure 1. Future fee increases are dependent upon the magnitude of treatment and collection operating costs, general inflationary trends, interest rates and customer usage.

**Table 11
Five-Year Fee Program**

Fiscal Year	Average Increase					
	Single Family	Multiple Family	Mobile Home	Average Other Business	Average Restaurant	Elementary School
	5.1 HCF/mo.	4.1 HCF/mo.	3.2 HCF/mo.	12 HCF/mo.	44 HCF/mo.	369 ADA
Adopted						
1991/92	27.1%	23.9%	23.9%			
1992/93	4.2%	13.5%	13.5%	4.5%	8.2%	0.4%
1993/94	22.4%	35.7%	35.7%	25.9%	30.3%	19.4%
1994/95	5.6%	5.4%	5.4%	5.9%	9.5%	5.5%
1995/96	5.3%	5.7%	5.7%	5.5%	-1.1%	5.9%
1996/97	4.4%	4.3%	4.3%	3.5%	9.6%	-25.8%
1997/98	3.1%	2.1%	2.1%	2.6%	12.5%	-2.0%
1998/99	2.9%	3.3%	3.3%	2.6%	2.2%	1.7%
1999/00	2.9%	3.3%	3.3%	3.2%	0.3%	2.1%
2000/01	4.7%	3.9%	3.9%	4.9%	7.9%	6.3%
2001/02	3.3%	3.0%	3.0%	3.8%	4.7%	4.0%
2002/03	9.8%	20.6%	-5.4%	-1.1%	-2.3%	-1.1%
2003/04	4.1%	4.1%	4.0%	4.6%	3.4%	5.1%
2004/05	4.9%	5.1%	5.3%	4.6%	3.7%	4.3%
2005/06	3.7%	1.2%	6.8%	5.7%	1.6%	4.9%
2006/07	2.3%	2.3%	2.5%	2.2%	-1.1%	2.7%
2007/08	3.2%	2.9%	2.6%	3.1%	6.5%	3.2%
2008/09	1.3%	0.9%	2.5%	7.2%	10.0%	7.8%
2009/10	5.2%	5.1%	5.0%	5.0%	4.3%	-30.6%
2010/11	4.2%	4.0%	4.0%	3.9%	5.5%	4.3%
2011/12	1.6%	3.9%	4.3%	11.0%	10.7%	10.6%
2012/13	3.7%	3.7%	3.7%	3.4%	2.0%	4.0%
2013/14	2.7%	2.8%	2.9%	2.0%	2.6%	2.0%
2014/15	0.2%	1.5%	3.9%	8.3%	9.9%	8.2%
2015/16	4.8%	4.9%	5.0%	2.3%	1.3%	2.4%
2016/17	2.7%	2.7%	2.7%	3.1%	1.1%	3.9%
2017/18	1.2%	4.5%	3.6%	8.7%	7.2%	9.3%
2018/19	3.3%	3.5%	3.7%	5.2%	0.7%	3.4%
2019/20	5.3%	5.3%	5.4%	5.2%	2.0%	5.7%
2020/21	2.8%	2.7%	2.6%	1.3%	2.2%	2.4%
2021/22	4.0%	4.2%	4.4%	4.3%	-0.4%	4.4%
2022/23	6.7%	6.5%	6.3%	6.4%	8.5%	-3.7%
2023/24	6.1%	6.0%	5.9%	5.9%	7.2%	6.1%
2024/25	7.6%	7.2%	6.7%	8.9%	9.8%	9.7%
2025/26	7.6%	7.5%	7.2%	7.8%	9.8%	8.0%
Proposed						
2026/27	7.3%	7.6%	7.9%	7.4%	3.0%	8.1%
2027/28	7.7%	7.6%	7.5%	7.1%	10.6%	7.0%
2028/29	7.7%	7.8%	7.9%	7.8%	5.9%	8.1%
2029/30	7.7%	7.7%	7.7%	7.6%	7.5%	7.9%
2030/31	7.7%	7.8%	7.9%	7.8%	6.1%	8.0%

**Figure 1
Annual Residential Fees**

