



## Age-Restricted Residential Development Customer Sewer User Category

### Frequently Asked Questions

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**Q: What is the age-restricted residential development customer category and when is it effective?**

A: The age-restricted residential development category offers reduced monthly rates and connection fees to eligible residential developments with 21 or more units that are restricted to residents aged 55 and older. The category is effective as of July 1, 2016. ***Applications for the rate category are now being accepted.***

**Q: How did Regional San determine the reduced monthly rates and fees for the age-restricted residential development category?**

A: Based on a monitoring study of wastewater strength and flows, Regional San determined that dwelling units (homes) within age-restricted housing developments produce 40 percent less wastewater, on average, than dwelling units within non-age-restricted single-family housing developments. Thus, the monthly rates and connection fees for age-restricted units within these specific developments is 60 percent of the regular equivalent single-family dwelling monthly rates and fees.

**Q: Who qualifies for the age-restricted residential development customer category?**

A: To qualify for the age-restricted residential development customer category, residential developments (single-family developments, mobile home parks, or apartment/condo complexes) must prove that 21 or more of the units within the residential development have an age restriction of 55 years and older as stipulated in Covenants, Conditions, and Restrictions (CC&Rs); Rules and Regulations (R&Rs); or executed purchase, rental, or lease agreements.

**Q: How does a property owner in an eligible development apply for the rate?**

A: In order to receive the rate, homeowners association, apartment, or mobile home park managers/owners can visit [www.regionalsan.com/agerestricted](http://www.regionalsan.com/agerestricted) to complete and print an application. Managers/owners must also provide a copy of a recent sewer bill and documentation proving that the development has 21 or more age-restricted units. ***Individual homeowners or renters should not apply.***

**Q: I'm a residential property owner, and all of the residents in my single family home are over 55 years of age. Does this category apply to me?**

A: No, unless your property is part of a residential development that has 21 or more age-restricted units. Individual homeowners in all-ages communities do not qualify for the rate and fee category.



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**Q: Only a portion of my development is age-restricted, does the rate apply to all of the units within my development if I meet the minimum number of age-restricted units?**

A: No, only the age-restricted units within a development are eligible to receive the rate associated with this category. All non-age-restricted units within the development will be billed at the regular, non-age-restricted rate.

**Q: Can mobile home parks qualify? How do they apply?**

A: Yes, mobile home parks with 21 or more age-restricted units do qualify for the age-restricted residential development customer category. It is the park owner or manager's responsibility to apply for the rate category. Individual park residents cannot apply.

**Q: Do nursing homes, convalescent homes, or senior centers qualify?**

A: No, the age-restricted residential development customer category only applies to residential developments. Nursing homes and senior centers fall under the commercial category for rates and fees.

**Q: Do apartment residents in age-restricted residential developments need to apply?**

A: No, it is the apartment owner or manager's responsibility to apply for the age-restricted residential customer development category rate. ***Individual apartment residents cannot apply.***

**Q: I've applied for the new rate category. When will the reduced rate appear on the bill for my development or home?**

A: The age-restricted residential development customer rate will appear on the Regional San portion of your utility bill within two billing cycles.

**Q: Where will the new rate appear on my bill?**

A: The age-restricted residential development rate charges will appear on the Regional San "sewer" or "wastewater" portion of your county or city utility bill.



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**Q: Do I need to reapply each year to keep the reduced rate?**

A: No, once approved you do not need to reapply. However, the development owner or manager is responsible to report any change in age-restriction or number of age-restricted units so that Regional San can determine whether the development still qualifies for the reduced rate. Recipients of the rate agree to undergo an audit and/or site inspection for continued eligibility.

**Q: Does this category apply to both Regional San sewer rates and new development connection fees?**

A: Yes, the age-restricted residential development customer category applies to both Regional San monthly rates and initial connection fees. Developers can apply for the reduced fee using the same application found at [www.regionalsan.com/age-restricted](http://www.regionalsan.com/age-restricted). Proof of age restriction for 21 or more units within the residential development will be required.

**Q: Does this category also apply to SASD rates or fees?**

A: No, this category applies only to Regional San's rates and fees.

**Q: Does this category also apply to rates and fees charged by the Cities of Folsom, Sacramento, or West Sacramento?**

A: No, this category applies only to Regional San's rates and fees.

**Q: I am currently enrolled in Regional San's Sewer Lifeline Rate Assistance Program. Do I still qualify for that program if I also qualify for the age-restricted category?**

A: Yes. Sewer Lifeline is a separate low-income rate assistance program based on income eligibility and provides a credit toward the monthly Regional San residential sewer rate.

**Q: I have more questions. How can I get help?**

A: Send additional questions by email to [agerestricted@sacsewer.com](mailto:agerestricted@sacsewer.com) or call (916) 876-3000 and leave a message with your name, address, and phone number.