



A Hidden Gem Waiting To Be Discovered

www.corcoranmn.gov

2024 Rate Changes

On December 18, 2023, City Council adopted the 2024 fee schedule. Effective January 1, 2024, new utility rate changes will take effect. Water base and Sewer base will increase 3%. The City of Corcoran contracts with the City of Maple Grove for water service. Water and Sewer usage will increase 5%. The City of Corcoran's sewer goes to Metropolitan Council sewage plants.

Base fees cover the operations, maintenance and continuance of the water and sewer system within the City of Corcoran. Usage fees cover the cost of the actual usage for water and sewer charged by Maple Grove for water and the Metropolitan Council for sewer.

Effective 2024, base fees for water and sewer will be calculated and charged on a residential equivalent unit basis equal to that of the SAC unit determined by the Metropolitan Council. For single family homes, this means a charge of 1 SAC unit. For all other types of property, SAC unit is determined by numerous factors, including but not limited to square footage, number of fixtures, tubs and showers and amount of office and retail spaces.

Please see the following updated fee schedule.

2024 FEE SCHEDULE		
UTILITY		
	2024 FEE	2023 FEE
WATER FEES		
Residential		
Water Base Fees - per month	\$22.28	\$ 21.63
Water Usage Rates - residential (monthly use) per 1,000 gallons		
Tier 1: 0 gallons to 4,999 gallons	\$2.43	\$ 2.31
Tier 2: 5,000 gallons to 8,999 gallons	\$2.92	\$ 2.78
Tier 3: 9,000 gallons to 19,999 gallons	\$3.65	\$ 3.48
Tier 4: 20,000 gallons and over	\$4.71	\$ 4.49
Multi-Residential (7+ units)		
Water Base Fees - per month	\$22.28	\$ 21.63
Water rates - Multi-residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	\$2.92	\$ 2.78
* REU = residential equivalent unit		
Non-Residential		
Water Base Fees - per month		
Non residential - Under 1" Meter	\$27.53	\$ 26.76
Non residential - 1" to 3" Meter	\$27.53	\$ 26.73
Non residential - Over 3" Meter	\$35.65	\$ 34.61
Water rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	\$2.92	\$ 2.78
Safe Drinking Water Fee (Per MN Safe Drinking Water Act)	\$0.81	**New for 2024
SANITARY SEWER FEES		
Residential		
Sewer Base Fees - per month	\$31.36	\$ 30.45
Sewer rates - residential (monthly use) per 1,000 gallons		
Existing Customers - Based on Winter Water Usage (November-March)	\$3.11	\$ 3.02
New Customers - Based on 4,500 gallons per month	\$3.11	\$ 3.02
Multi-Residential		
Sewer Base Fees - per month	\$31.36	\$ 30.45
Sewer rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	\$3.11	\$ 3.02
Non-Residential		
Sewer Base Fees - per month	\$31.36	\$ 30.45
Sewer rates - non residential (monthly use) per 1,000 gallons		
Tier 1: 1,000 gallons +	\$3.11	\$ 3.02
Manufactured Homes Park		
Sewer rates - (monthly use) per 1,000 gallons		
Maple Hill Estates (804,000 gallons per month)	\$3.97	\$ 3.85

Administrative Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-2288

Police Department Offices
8200 County Road 116
Corcoran, MN 55340
Phone: 763-420-8966

Public Works Offices
9100 County Road 19
Corcoran, MN 55357
Phone: 763-420-2652