



**COMMUNITY DEVELOPMENT  
BUILDING DIVISION**

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**WATER & SEWER  
COMMERCIAL UNIT  
FACTOR FEE SCHEDULE  
GUIDE**

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**WATER & SEWER COMMERCIAL UNIT FACTOR GUIDE**

Based on Ordinance, as adopted by the Board for West Bloomfield Township, increase in water and sewer use fees (Unit Factor Fees) shall apply to all commercial building dwellings whereby changing of the classified use of the premises, including periodic remodeling under permit requirement of the township, shall cause the user or property owner to pay to the township an increase in use fee equal to the use fee schedule as established minus any connection and unit factor fees previously paid. The fee shall be paid to the township prior to any release for approval of permit for construction is issued.

Unit factor fees are an essential component to the financial responsibility of sustaining a reliable municipal water and sewer system. Additional fees assigned to commercial buildings ensures that adequate funds are maintained for government to replace underground water and sewer infrastructure as it is impacted through increased use that places accelerated deterioration and demand on critical systems.

**SCHEDULE OF UNIT FACTOR ASSIGNMENTS**

Adopted by the Township Board on October 3, 1988

**USAGE**

Single Family Residential  
Auto Dealers  
Barber Shops  
Bars  
Beauty Shops  
Boarding Houses  
Boarding Schools  
Bowling Alleys  
(No bars, lunch facilities)  
Car Wash  
    a. Manual, Do-It-Yourself  
    b. Semi-Automatic (mechanical without conveyor)  
    c. Automatic with conveyor  
    d. Automatic with conveyor conserving and recycling water  
Churches  
Cleaners (pick up only)  
Cleaners (pressing facilities)  
Clinics  
    a. Medical  
    b. Dental  
Convalescent and/or Nursing Homes  
Convents

**UNIT FACTORS**

1.000 per dwelling  
0.300 per 1,000 sq ft  
1.000 per 1,000 sq ft  
0.044 per seat  
0.223 per booth  
0.160 per person  
0.270 per person  
0.160 per alley  
  
2.500 per stall  
12.500 per stall  
33.000 per lane  
8.400 per lane  
0.008 per seat  
0.048 per employee  
1.250 per press  
  
1.000 per doctor  
1.400 per dentist  
0.300 per bed  
0.200 per person

**USAGE**

Country Clubs

Drug Stores

a. With fountain services

b. Without fountain service

Factories (exclusive of excessive industrial use)

Fraternal Organizations (members only)

Fraternal Organizations (members & rentals)

Funeral Homes, including one residence

Grocery Stores & Supermarkets

Heath Clubs

a. With showers and/or pool

b. Without showers and/or pool

Hospitals

Hotels and/or Motels (exclusive of swimming pools, bars, restaurants, etc.)

Laundry (self service)

Mobile Homes Parks

Multiple Family Residence

Office Buildings

Public Institutions other than Hospitals

Racquet Clubs

Restaurants

a. Conventional type with or without drinks

b. Quick service franchise type, without dishes, dealing **mainly** in hamburgers with or without eating in building (includes but not necessarily limited to McDonald's, Burger King, Red Barn and Hardees).

c. All other restaurants (includes but not necessarily limited to drive-ins, snacks bars, carry outs, such as fried chicken and pizzas, could have some eating in building, **all without dishes.**

Rooming House (no meals)

Schools

a. Elementary

b. Junior or Middle High

c. Senior High

d. Bus Maintenance Facility

Service Station

Store (other than specifically listed)

Summer Camps

Swimming Pool (residential excluded)

Theaters (Drive-in)

Theaters (indoor)

Tourist Courts (individual bath units)

Warehouses

**UNIT FACTORS**

0.080 per member

0.080 per seat plus .14  
per 1,000 sq ft

0.140 per 1,000 sq ft

0.500 per 1,000 sq ft

1.000 per hall

2.000 per hall

2.200 per funeral home

0.310 per 1,000 sq ft

2.300 per 1,000 sq ft

0.260 per 1,000 sq ft

1.220 per bed

0.380 per room

0.540 per washer

1.000 per mobile home

1.000 per residence

0.40 per 1,000 sq ft

0.320 per employee

0.820 per tennis or  
handball court

0.130 per seat

5.600 per restaurant

1.800 per restaurant

0.130 per person

0.012 per student

0.020 per student

0.038 per student

0.165 per 1,000 sq ft

0.240 per pump

0.160 per employee

0.140 per housing unit

3.000 per 1,000 sq ft

0.012 per car space

0.008 per seat

0.270 per cubical

0.100 per 1,000 sq ft

Note: Minimum billing all usage (1) unit.

All fractional units will be rounded to next full unit.

Example: Service Stations (.24 per pump X 10 pumps = 2.4 = (3) units.)