



Pagosa Area Water and Sanitation
District

Water &
Wastewater Rate
Study Update 2023

Wastewater STR Rate Multiplier Methodology

1. Collect Data
 - Short-term rental registrations identified from:
 - Town of Pagosa Springs
 - Archuleta County
 - Confirmed by PAWSD billing system
2. Identify Accounts
 - 2023 PAWSD billed wastewater billed accounts
 - Separate regular ERUs from short-term rental ERUs
3. Evaluate & Compare Usage Characteristics
 - Average of monthly winter water use represents impacts on wastewater system
 - Both short-term & regular accounts for comparison
 - Single-family
 - Multi-family
 - Commercial

Wastewater rate is \$32.80 per ERU.
Are all ERUs equal in impact to the
wastewater system?

STR Rate Multiplier Findings

Customer Class	Accounts in Analysis	Percent of Total
Single-Family	5,660	90%
Multi-Family	168	3%
Commercial	441	7%

- Single-family results best represent impact of short-term rentals on wastewater system
- Results: Short-term rentals returned 36% more wastewater than regular accounts during Winter 2023
- A regular ERU and short-term rental ERU do not have the same impact on wastewater system

Recommendation: Apply 1.4 rate multiplier to all STR accounts

Short-Term Rental (STR) Usage Analysis: Wastewater Rate Multiplier

PAWSD

	# of Accts	Avg 2023 Winter Usage (KGAL)	Proposed STR Rate Multiplier
Single-Family Residential	5,266	2.43	N/A
Single-Family Residential: STR	394	3.31	1.40
Multi-Family	113	17.14	N/A
Multi-Family: STR	55	16.87	1.40
Commercial	430	10.60	N/A
Commercial: STR	11	13.71	1.40