



**TOWN OF HUDSON**  
 WATER & SEWER DEPARTMENT  
 TOWN COLLECTOR  
 78 MAIN STREET  
 HUDSON, MA 01749

**SEE BACK OF BILL FOR CONTACT INFORMATION**



Johnathan Smith  
 123 ABC Street  
 Hudson, MA. 01749

|                                |
|--------------------------------|
| <b>Make Checks Payable To:</b> |
| <b>TOWN OF HUDSON</b>          |
| <b>Pay Online At:</b>          |
| www.townofhudson.org           |
| <b>Mail Payment To:</b>        |
| TOWN TREASURER                 |
| 78 MAIN STREET                 |
| HUDSON, MA 01749               |

| Service Location |            |      |         | Parcel ID     | Account #   | Bill Date       | Due Date   |
|------------------|------------|------|---------|---------------|-------------|-----------------|------------|
| 123 ABC Street   |            |      |         | 00001         | 0001        | 11/15/2023      | 12/28/2023 |
| Meter Readings   |            |      |         | Usage Summary |             | Charge Summary  |            |
| Meter            | Date       | Type | Read    | Rate          | Total Usage | Charge          | Total      |
| 42754650         | 10/25/2023 | ACT  | 494,100 | Water         | 8,900       | Curbside Pickup | \$330.00   |
| 42754650         | 07/31/2023 | ACT  | 485,200 | Sewer         | 8,900       | Sewer           | \$1,015.49 |
|                  |            |      |         |               |             | Tier 4          | \$35.14    |
|                  |            |      |         |               |             | Water           | \$792.59   |
|                  |            |      |         |               |             | Subtotal        | \$2,173.22 |

**SEE BACK OF BILL FOR INFORMATION ON STORMWATER LINE CHARGE**

Current Rates: (Effective 05/11/2023)

**Water Rates - per 100 Cubic Feet (quarterly minimum charge 400 c.f.)**

- 0 - 1,400 c.f. at a rate of \$7.81
- 1,401 - 2,800 c.f. at a rate of \$8.91
- 2,801 - 5,000 c.f. at a rate of \$9.06
- 5,001 - 15,000 c.f. at a rate of \$9.21
- 15,001 - over c.f. at a rate of \$9.38

**Sewer at rate of \$11.41 (per 100 c.f. based on water usage)**

**TOTAL DUE \$2,173.22**

**CUSTOMER COPY**

INTEREST WILL ACCRUE AT 14% ANNUALLY IF NOT PAID IN FULL BY THE DUE DATE.

**TOWN OF HUDSON WATER - SEWER BILL**



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 78 MAIN STREET  
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| Service Location  |                   |
|-------------------|-------------------|
| 123 ABC Street    |                   |
| Parcel ID         | Account #         |
| 00001             | 0001              |
| Bill Date         | Due Date          |
| 11/15/2023        | 12/28/2023        |
| <b>TOTAL DUE</b>  | <b>\$2,173.22</b> |
| REMITTANCE COUPON |                   |

**Make Check Payable and Mail To:**

TOWN TREASURER  
 78 MAIN STREET  
 HUDSON, MA 01749

# General Information: *Numbers 1-8*

1. **Account Number-** Please reference this number when you contact us with any questions, comments or concerns about your account.
2. **Bill date-** The issuance date of your bill.
3. **Due Date-** Charges to your account must be paid on or before the due date. Note that payments go to the Town Treasurer's office. Online payments can only be made during the pay cycle. Note that the online payment closes after the due date and payments cannot be processed online. Any payments received after the due date accrues interest at 14% annually.
4. **Meter Readings-** Meter readings are described within the items outlined below:
  - a. **Meter:** The identification number(s) associated with the water meter(s) at the service location.
  - b. **Date:** The date(s) when the Department of Public Works (DPW) read the meter.
  - c. **Type:** This explains how the meter was read or if a new one was installed (see below):
    - i. **ACT-** Actual reading of the meter by DPW personnel.
    - ii. **EST-** Estimated reading when the meter could not be read (i.e. older meters that do not register with the meter reading equipment or sewer-only accounts. Sewer is based on water usage and when water is consumed from a private well without a meter, town sewer costs are estimated).
    - iii. **TRN-** Transfer of a meter.
    - iv. **SET-** A new meter has been set. (i.e. New meters are being installed throughout the Town at the time of this *Understanding Your Bill* document. Several accounts show "SET" on their water bills. You may notice multiple lines for water usage. For example, consumption recorded in the old meter and consumption recorded in the new meter.
5. **Usage Summary-** The total volume of water (cubic feet) and/or sewer used at the service address. Sewer is based on the water usage at your property.
6. **Charges-** You can receive a bill for up to six municipal services that the DPW operates, manages, and/or administers. These operations consist of the following services:
  - a. **Curbside Collection:** This line item is associated with trash and recycling pickup at the curb of your property. You may not see this charge if your property is not registered for trash and recycling collection. Your bill must be current and in good standing to have elective curbside pick-up. If your account is overdue, curbside can be canceled.
  - b. **Sewer:** This is the total charge associated with water usage at your property. Note that septic system owners do not get a bill for sewage use.
  - c. **Water:** This is the total charge associated with water consumption at your property. Note that if your property does not connect to the town water and use a private well, you will not be billed under this line item.
  - d. **Stormwater Tier (2, 3, or 4):** All properties with a 'built out' area (impervious area) higher than 500 square feet (sq. ft.) receive the stormwater fee. Tiers are determined by the property's use code (from the Assessor's Office) and the total amount of impervious areas.
  - e. **Hydrant Fee:** Properties with a hydrant meter receive a temporary fee for construction purposes as needed.
  - f. **Fire Service Fee:**
7. **Total Due-** The sum of the charges for municipal services that are due to the Town of Hudson.
8. **Billing Address-** The property to which the bills are mailed. Except in cases where the owner resides elsewhere, the service location address and the billing address are generally the same.

**SEE NEXT PAGE FOR THE RATE STRUCTURE!**

# Rate Information: *Number 9*

9. **Rate Structure and Totals**- The rate structure for the four municipal services mentioned in item 6 (Charges) is outlined below:

- a. **Sewer Rate:** The total charge is based on the water usage and multiplied by the current rate of \$11.41 per 100 cubic feet. From our example of “123 ABC Street,” this works out to be:  
 $(8,900 \text{ cubic feet} * \$11.41) / 100 \text{ cubic feet} = \$1,015.49.$
- b. **Curbside Collection:** The charge is \$110 per quarter per service location and per bin. After the initial payment, all future charges will be on the water/sewer billing cycle. See the [curbside collection](#) website for more information. In our example, the property has three bins. Therefore:  
 $\$110 * 3 = \$330$
- c. **Stormwater Rate:** As mentioned in item 6 of the previous page, the [stormwater fee](#) is determined by your property’s use code and the total impervious area. The total Impervious Area is based on the 2021 Aerial Photography as rendered by Geographical Information Systems (GIS). The Town is currently working on adding impervious surfaces on property cards that can be viewed online. In the meantime, if you have any questions regarding your property’s impervious area please call the Stormwater Manager at 978-562-5333 extension 324. You will need your account number and address or parcel identification number. All this information can be obtained from your bill.

Meanwhile, the use code can be obtained from the Assessor’s office. Note “Single Family Residential” (SFR) properties can be placed in Tiers 2, 3, or 4 of the Stormwater Utility Fee. SFR properties are single-family property owners, multi-family homeowners with two units, and two single-family homes on a single lot. Note that SFR with over 10,000 square feet of impervious surfaces are categorized in Tier 4. All other properties fall into the Non-Single-Family Residential (NSFR) category placing them in Tier 4. The rate structure for the Stormwater Fee is as follows:

| Category | Tier | Impervious Surface (IA)<br>(square feet) | Quarterly Rate           |
|----------|------|--|--------------------------|
| SFR      | 2    | 500-5,000                                | \$24.75                  |
| SFR      | 3    | 5,001-10,000                             | \$34.75                  |
| NSFR     | 4    | >500, or SFR>10,000                      | (Total IA/3400)*\$24.75* |

\*Note: the minimum quarterly fee for Tier 4 is \$24.75

From our sample bill, the property is a three-family home and is categorized as a NSFR. This places the property at a Tier 4. The total impervious area is 4,814.72 square feet. The rate is rounded to the one hundredth decimal place and calculated as shown below:

$$(4,814.72 \text{ sq. ft.} / 3,400 \text{ sq. ft.}) = 1.416094118 \text{ (round to 1.42)}$$

$$1.42 * \$24.75 = \$35.14$$

- d. **Water Rate:** The Town of Hudson uses a Tiered Rate Structure. Properties consuming under 1,400 cubic feet of water per quarter are subject to the first tier. However, a property using more than 1,400 cubic feet (cu. ft.) of water is subject to the first two tiers, and possibly even more. Depending on its usage, the property may be subject to all tiers. Table 1 on the next page, summarizes the tiers, and the total quantity of usage per tier. It also displays the charge for each tier. To determine which tier(s) your usage falls under, first look at Table 1 to determine the total quantity per tier.

**TABLE 1 – FY 24 CHARGES**

| Tier Range (cubic feet) | Total Quantity per Tier (cubic feet)            | Charge (Per 100 cubic feet) |
|-------------------------|---|-----------------------------|
| 0 to 1,400              | 1,400<br>(first 1,400 cu ft 1,400 - 0)          | \$7.81                      |
| 1,400 to 2,800          | 1,400<br>(second 1,400 cu ft 2,800 -1,400)      | \$8.91                      |
| 2,800 to 5,000          | 2,200<br>(third 2,200 cu ft 5,000 -2,800)       | \$9.06                      |
| 5,000 to 15,000         | 10,000<br>(fourth 10,000 cu ft (15,000 - 5,000) | \$9.21                      |
| 15,000 and over         | Varies<br>(fifth: total usage – 15,000)         | \$9.38                      |

|               |                        |
|---------------|------------------------|
| <b>Tier 1</b> | (1,400 cu. ft.*\$7.81) |
|               | 100                    |
|               |                        |
| =             | 10,934                 |
|               | 100                    |
|               |                        |
| =             | \$109.34               |

Now, let's apply this method using our sample bill of "123 ABC Street." We know the usage is 8,900 cubic feet. Your usage would be subject to tiers 1 through 4 (8,900 falls between 5,000 to 15,000). Multiply your quantities in each tier, and by the tier's charge. Afterwards, divide your total number by 100. Let's start, the first 1,400 cu. ft. would be assigned to Tier 1.



|               |                        |
|---------------|------------------------|
| <b>Tier 2</b> | (1,400 cu. ft.*\$8.91) |
|               | 100                    |
|               |                        |
| =             | 12,474                 |
|               | 100                    |
|               |                        |
| =             | \$124.74               |

8,900 minus 1,400 (7,500 cu ft) falls in the remaining tiers. The next quantity of 1,400 cu. ft. would fall under Tier 2.



|               |                        |
|---------------|------------------------|
| <b>Tier 3</b> | (2,200 cu. ft.*\$9.06) |
|               | 100                    |
|               |                        |
| =             | 19,932                 |
|               | 100                    |
|               |                        |
| =             | \$199.32               |

7,500 minus 1,400 (6,100) falls under tier 3 and tier 4. The next quantity of 2,200 cu. ft. falls under Tier 3.



ft. falls under Tier 4.

6,100 minus 2,200 (3,900) falls under tier 4. The last quantity of 3,900 cu.



|               |                        |
|---------------|------------------------|
| <b>Tier 4</b> | (3,900 cu. ft.*\$9.21) |
|               | 100                    |
|               |                        |
| =             | 35,919                 |
|               | 100                    |
|               |                        |
| =             | \$359.19               |

Table 2 on the following page outlines the rate per tier from our sample bill. Please proceed to Table 2.

**TABLE 2: Water Usage at "123 ABC Street"**

| <b>Tier Range<br/>(cubic feet)</b> | <b>Total Quantity<br/>per Tier<br/>(cubic feet)</b> | <b>Charge<br/>Per 100 cubic<br/>feet</b> | <b>Quarterly Rate<br/>(FY24)</b> |
|------------------------------------|---|--|----------------------------------|
| 0 to 1,400                         | 1,400   | \$7.81                                   | \$109.34                         |
| 1,400 to 2,800                     | 1,400   | \$8.91                                   | \$124.74                         |
| 2,801 to 5,000                     | 2,200   | \$9.06                                   | \$199.32                         |
| 5,000 to 15,000                    | 3,900   | \$9.21                                   | \$359.19                         |
| <b>TOTALS</b>                      | <b>8,900</b>  | <b>-</b>                                 | <b>\$792.59</b>                  |