



● 2021 Per Acre Annexation Charge Report

Summary

The annexation charge for 2021 is \$6,155 per acre.

Purpose

Metropolitan Administrative Code Section 3300. Annexation Charge Computation

Attachments

Attachment 1 - Financial Policies Related to Annexations

Attachment 2 - Annexation Water Use Efficiency Report - 2021

Detailed Report

Annexation Per-Acre Rate

The annexation charge for calendar year 2021 is \$6,155 per acre. This represents an increase of 0.1 percent above the 2020 annexation charge of \$6,151 per acre, based, in part, on an increase in the replacement cost of Metropolitan's land holdings for operational purposes. The increase is based on computations described in Metropolitan's Administrative Code section 3300(b) (see attachment 1). Metropolitan's current service area is 5,181 square miles. There was an increase of 20.28 acres in Metropolitan's service area during the fiscal year 2019/20.

Section 3300 of Metropolitan's Administrative Code sets forth Metropolitan's financial policies related to the annexation charge computation. The annexation charge for areas newly annexing to Metropolitan shall be the greater of the amounts computed under Section 3300(a) Back-Tax Computation and 3300(b) Per-Acre Charge.

Pursuant to Section 3300(b) of Metropolitan's Administrative Code, the per-acre charge is calculated by, first, adding the estimated replacement cost of (1) Metropolitan's facilities, (2) the unamortized participation rights in the State Water Project, and (3) other non-Metropolitan-owned projects in the which Metropolitan participates. Second, Metropolitan's outstanding bonded indebtedness and the accumulated depreciation of facilities is subtracted from this total. Finally, the resulting net replacement cost is divided by the total acreage within the service area of Metropolitan as of the end of the recently completed fiscal year.

Annexation Water Use Efficiency Report

Metropolitan's Administrative Code Section 3107 requires member agencies to report water use efficiency compliance for five years following each annexation which are listed in Attachment 2.

Metropolitan’s Administrative Code Division III, Chapter 3, Section 3300

FINANCIAL POLICIES RELATED TO ANNEXATIONS

Sec.

3300. Annexation Charge Computation

3301. Taxes for Past Annexations

§ 3300. Annexation Charge Computation

Annexation Charge - The annexation charge for areas newly annexing to the District shall be the greater of the amounts computed under Sections 3300(a) and 3300(b):

(a) Back-Tax Computation - The annexing area shall be required to pay an amount that bears the same relation to total District taxes levied and annexation taxes to be levied (both exclusive of interest or adjusting factors) as the assessed valuation of the annexation area bears to the assessed valuation of the District, all data to be as of the August 31 preceding the year in which the annexation will be effective, and back interest to be simply calculated by multiplying the amount established as the bare back tax obligation by 5 percent and the resultant by half the number of years since taxes were first levied by the District.

(b) Per-acre Charge - The annexation charge per acre of land, other than land devoted to public roads, streets, highways, and freeways, to be paid by the annexing areas shall be determined by dividing the sum of the estimated replacement cost of the District’s facilities and the participation rights in facilities of the State Water Project and other non-District owned projects in which Metropolitan participates, less accumulated depreciation of the District’s facilities and participation rights on a replacement cost basis, less outstanding bonded indebtedness of the District's facilities and participation rights, by the total acreage within the service area of the District, all as of the end of the recently completed fiscal year.

M.I. 38048 – January 9, 1990; amended by M.I. 38304 - June 12, 1990; paragraph (b) amended by M.I. 39744 - July 14, 1992; paragraph (b) amended by M.I. 40406 - August 24, 1993; amended by M.I. 41204 - January 10, 1995; paragraph (b) amended by M. I. 46106 – February 8, 2005.

Annexation Water Use Efficiency Report for Year 2020

Eastern Municipal Water District

<i>Annexation Territory</i>	<i>Completed</i>	<i>Years Left to Report</i>
105th Fringe Area Annexation	September 19, 2017	2
106th Fringe Area Annexation	December 14, 2017	2
107th Fringe Area Annexation	September 12, 2017	2
108th Fringe Area Annexation	November 8, 2018	3
109th Fringe Area Annexation	November 22, 2019	4
110th Fringe Area Annexation	July 17, 2019	4

Calleguas Municipal Water District

<i>Annexation Territory</i>	<i>Completed</i>	<i>Years Left to Report</i>
Annexation No. 100	January 26, 2017	2
Annexation No. 101	August 27, 2018	3
Annexation No. 102	July 30, 2018	3
Annexation No. 103	December 17, 2019	4

San Diego County Water Authority

<i>Annexation Territory</i>	<i>Completed</i>	<i>Years Left to Report</i>
Campus Park West Annexation	December 13, 2017	2

Western Municipal Water District

<i>Annexation Territory</i>	<i>Completed</i>	<i>Years Left to Report</i>
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51st Fringe Area	October 16, 2018	3
52nd Fringe Area	June 16, 2020	5