

UTILITY FEES AND TAX RATE COMPARISONS – SELECTED UTAH CITIES

AVERAGE MONTHLY UTILITY FEES

WATER *		SEWER **		STORM WATER	
West Jordan	\$118.21	Eagle Mountain	\$75.31	Pleasant Grove	\$23.05
South Jordan ¹	\$113.07	Provo	\$73.49	Spanish Fork	\$12.62
Sandy	\$96.52	Vineyard	\$72.03	Lindon	\$11.45
Ogden ¹	\$95.82	Saratoga Springs	\$71.10	Provo	\$10.75
Pleasant Grove ¹	\$95.50	Payson	\$66.98	American Fork	\$10.50
West Valley	\$93.81	American Fork	\$64.91	Ogden	\$10.01
American Fork ¹	\$92.52	Pleasant Grove	\$63.15	South Jordan	\$9.02
Lindon	\$85.90	Spanish Fork	\$59.55	OREM	\$9.00
Vineyard	\$81.45	Lindon	\$58.04	AVERAGE CITY	\$8.64
AVERAGE CITY	\$79.02	AVERAGE CITY	\$53.53	Eagle Mountain	\$8.25
Payson ¹	\$76.92	Lehi	\$49.60	Springville	\$7.76
Saratoga Springs ¹	\$70.82	West Jordan	\$48.55	Layton	\$7.60
Provo	\$65.42	West Valley	\$47.38	Payson	\$7.15
Eagle Mountain	\$64.14	OREM	\$46.39	West Jordan	\$6.78
Lehi ¹	\$59.12	Springville	\$41.39	Vineyard	\$6.50
Layton ¹	\$58.85	Ogden	\$40.17	Sandy	\$6.00
OREM	\$54.80	South Jordan	\$33.00	Saratoga Springs	\$6.00
Spanish Fork ¹	\$52.11	Layton	\$31.86	West Valley	\$6.00
Springville ¹	\$47.41	Sandy	\$20.64	Lehi	\$5.75

AVERAGE MONTHLY UTILITY FEES/AVERAGE TAX RATES

GARBAGE & RECYCLING		PROPERTY TAX		FRANCHISE TAX ***	
Provo	\$26.85	Vineyard	0.34%	American Fork	6.00%
Springville	\$26.20	West Valley	0.26%	Eagle Mountain	6.00%
Ogden	\$25.53	Ogden	0.22%	Layton	6.00%
Vineyard	\$23.75	Provo	0.18%	Lehi	6.00%
Payson	\$23.21	American Fork	0.17%	Lindon	6.00%
West Jordan	\$22.21	AVERAGE CITY	0.14%	Ogden	6.00%
Spanish Fork	\$21.50	West Jordan	0.14%	OREM	6.00%
Pleasant Grove	\$21.43	South Jordan	0.14%	Payson	6.00%
Layton	\$21.15	Pleasant Grove	0.13%	Pleasant Grove	6.00%
AVERAGE CITY	\$20.33	Lehi	0.12%	Provo	6.00%
American Fork	\$19.85	Payson	0.12%	Sandy	6.00%
OREM ²	\$18.40	Layton	0.11%	Saratoga Springs	6.00%
Sandy	\$18.26	Springville	0.11%	South Jordan	6.00%
Lindon	\$17.68	Sandy	0.11%	Spanish Fork	6.00%
West Valley	\$17.50	Spanish Fork	0.11%	Springville	6.00%
South Jordan	\$16.89	Saratoga Springs	0.10%	Vineyard	6.00%
Saratoga Springs	\$16.05	OREM	0.09%	West Jordan	6.00%
Lehi	\$14.94	Lindon	0.08%	West Valley	6.00%
Eagle Mountain	\$14.50	Eagle Mountain	0.06%	AVERAGE CITY	6.00%

* Water is based on the City of Orem average residential use of 28,000 gallons per month with a 3/4 inch meter. For cities who do not provide 3/4 inch meters, data for the smallest available meter was used. For cities that charge varying secondary rates based on lot size, an average lot size of .33 acre was assumed.

** Sewer is based on the City of Orem average residential use of 9,000 gallons per month.

*** The cable television franchise tax rate is set at 5% by Federal Statute and the Utah Municipal Telecommunications License Tax is set at 3.5% by State Statute. Neither rate is included in this comparison table since tax laws render them meaningless.

1. This city has pressurized irrigation (secondary) water for some or all of its residents. For these cities, a mix of 12,000 gallons of culinary water to 16,000 gallons of pressurized irrigation (secondary) water was assumed. Average rates were determined based on the percentage of residents with access to pressurized irrigation (secondary) water.

2. The City of Orem includes two free transfer station passes.

ESTIMATED FEE & TAX IMPACT ON AVERAGE HOME

FY25 RATES FOR ALL CITIES EXCEPT OREM

CITY	AVERAGE WATER*	AVERAGE SEWER**	AVERAGE STORM WATER**	AVERAGE GARBAGE & RECYCLING	TOTAL UTILITIES	AVG. HOME PROPERTY TAX ***	AVG. TOTAL TAX & FEE PER MO.
Vineyard	\$81.45	\$72.03	\$6.50	\$23.75	\$183.73	\$77.72	\$261.45
Pleasant Grove ¹	\$95.50	\$63.15	\$23.05	\$21.43	\$203.13	\$29.20	\$232.33
West Jordan	\$118.21	\$48.55	\$6.78	\$22.21	\$195.75	\$32.94	\$228.69
American Fork ¹	\$92.52	\$64.91	\$10.50	\$19.85	\$187.78	\$39.15	\$226.93
West Valley	\$93.81	\$47.38	\$6.00	\$17.50	\$164.69	\$59.66	\$224.35
Ogden ¹	\$95.82	\$40.17	\$10.01	\$25.53	\$171.53	\$51.65	\$223.18
Provo	\$65.42	\$73.49	\$10.75	\$26.85	\$176.51	\$40.95	\$217.46
South Jordan ¹	\$113.07	\$33.00	\$9.02	\$16.89	\$171.98	\$31.53	\$203.52
Payson ¹	\$76.92	\$66.98	\$7.15	\$23.21	\$174.26	\$27.52	\$201.78
Lindon ¹	\$85.90	\$58.04	\$11.45	\$17.68	\$173.07	\$18.94	\$192.01
Saratoga Springs ¹	\$70.87	\$71.10	\$6.00	\$16.05	\$164.02	\$23.83	\$187.85
Eagle Mountain	\$64.14	\$75.31	\$8.25	\$14.50	\$162.20	\$12.94	\$175.14
Spanish Fork ¹	\$52.11	\$59.55	\$12.62	\$21.50	\$145.78	\$24.66	\$170.44
Sandy	\$96.52	\$20.64	\$6.00	\$18.26	\$141.42	\$25.17	\$166.59
Lehi ¹	\$59.12	\$49.60	\$5.75	\$14.94	\$129.41	\$28.51	\$157.92
Springville ¹	\$47.41	\$41.39	\$7.76	\$26.20	\$122.76	\$26.02	\$148.78
OREM (FY26 Proposed) ²	\$54.80	\$46.39	\$9.00	\$18.40	\$128.59	\$20.07	\$148.66
Layton ¹	\$58.85	\$31.86	\$7.60	\$21.15	\$119.46	\$26.48	\$145.95

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** Sewer is based on the City of Orem average residential use of 9,000 gallons per month.

*** Property tax assumes \$503,000 home taxed at 55.0% of market value.

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2. The City of Orem includes two free transfer station passes.