

# Multi-Family Solid Waste Service

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# Solid Waste Budget

- \$7.5 million (2022)
- 3.5% yearly CPI
- Funded by property tax
- 29 multi-family complexes use service
- \$470,000 per year/\$16,140 coverage per complex



# Multi-Family Complexes

- 51 total complexes
- Apartment complexes, condominiums, and low-income, assisted living, and memory care
- 29 complexes utilize Township/Waste Management services



# Multi-Family Complexes

- 22 complexes do not use service
- May not use due to existing service agreements with other haulers
- Estimated liability -  
\$253,577 (4,157 units x \$5.04 per month x 12 months)



# Multi-Family Complexes

- Service level based on fixed level
- Memorialized in the 2020-2027 contract
- Differs based on compactor or front-end load (FEL)
- Multi-family - \$5.08 per month
- Single Family - \$15.02 per month
- Multi-family apartment - no recycling or bulky trash



# Multi-Family Complexes

- Facilities may generate more waste than base service level
- Above base, property is responsible for fees
- 6 properties have exceeded/projected to exceed base level (2021 YTD)
- Extra cost ranges from \$500 - \$9,000 (2021 YTD)





# Multi-Family Complexes

- 15/16 non assisted/senior living complexes charge tenants a solid waste fee
- Fee averages \$21.67 per month
- Fee may include valet service



# Incorporation

- Solid Waste Specialists estimates \$10 million of commercial hauling
- Franchise fees can range from 3% - 10%.
- Commercial properties included multi-family residences and retail, restaurants, offices, light industrial, schools (public and private) and churches.





# Questions

