

Sec. 31-10.1. Sewer extensions for subdivisions.

(a) The extension of sanitary sewer facilities to serve new subdivisions shall be the full responsibility of the subdivider. All such facilities shall meet state and local standards and specifications and be approved by the director prior to acceptance for maintenance by the city. The city may require sewer mains larger in size than necessary to serve the proposed subdivision in order that adjacent properties may be served. In such cases, the city will, by agreement, bear the expense of providing capacity in excess of the needs of the proposed subdivision. When so required, final plat approval shall be subject to incorporation of such larger mains.

~~(b) Where a subdivider constructs all sanitary sewer facilities within a new subdivision, the inspection fee established by the city will be charged in lieu of any connection charge. When it is necessary for a subdivider to extend sewer facilities at his expense across properties not under his ownership or control, the subdivider will be eligible for reimbursement for that portion of the sewer facilities not within his property.~~

Sec. 31-10.2. Sewer connection fees.

(a) Application for sewer service.

A property owner desiring sewer service to a parcel of land, or required to connect to the sewer system, must submit an application to the Director, or his designee, along with the applicable sewer connection fee.

(b) Fees.

(1) Connection Fee. A property owner who connects to the sewer system shall be charged a connection fee established by City Council. The sewer connection fee is to recapture the capital costs for the infrastructure necessary to serve the demands of the property. The fee is based on the size of the water meter that serves the property, or if the property does not receive water service, the size of the water meter that would serve the property if it received water service. The approved fee structure shall be applied effective July 1, 2009 to all new Sanitary Sewer Connections not previously issued a Building Permit.

The owner of lot in a plated subdivision that has been approved by City Council may receive a fifty percent (50%) discount on the sewer connection fee established by City Council by prepaying the connection fee for that lot, no later than December 31, 2009. To prepay the connection fee on the lot, the owner of the lot shall pay the current connection fee, less a fifty percent (50%) discount to the Code Enforcement Department. The prepayment of the connection fee shall be valid for a period of five (5) years, but not to be transferable to the subsequent owner of the lot.

(2) Engineering and Inspection Fees. The property owner is required to install the sanitary sewer lateral lines necessary to connect to the sewer main line. The line installed

by the property owner shall comply with latest recognized version of the International Plumbing Code. The portion of the service lateral connection in the public right-of-way must meet the specifications as determined by the City Engineer. Design plans for the sanitary sewer outfall line and service lateral connection lying in the right-of-way shall be approved and permitted by the City Engineer prior to the commencement of installation. Once installation is complete, Code Enforcement officials will inspect the line and connection. The property owner may be charged a fee for such inspection(s). City Council shall adopt the inspection fees and charges.

(c) Property Owner Responsible for Certain Costs

(1) Cost for Extending Main Line. When the sewer main line is not available to the property, the property owner shall pay to the City, in advance, the full cost for extending the main line to the property.

a. Such costs shall include any land or utility easement acquisition costs that the City may incur if the line can not be run along a public right of way to the property.

b. The cost of extending the sewer line to the property shall be set at a per linear foot as established by City Council.

c. Should the Director determine that there is a need for an oversized line to be installed, or a line longer than may be necessary to serve the property, the additional costs for the augmented line size or length shall not be charged to the property owner.

d. If the sewer main line extension work is to be done under a City issued permit and contract agreement, the property owner shall be responsible for the full cost to perform the scope of work as shown on an approved plan. The City may require the property owner to enter into a Development Agreement and a Surety to cover the proposed work.

(2) Developers of new subdivisions shall install all sewer lines and facilities internal to the development in accordance with the Subdivision Ordinance, the design specifications as determined by the City Engineer, and development agreements approved by the City Engineer

(d) Credit Allowed for Oversized or Extended Internal Line

(1) If the City requires the property owner to install a sewer line larger than is necessary to serve the development or use proposed for the property, to run a line further, or to make any other improvements not necessitated by the development or use, the property owner shall receive a credit for such augmented costs which may be applied against the connection fee. The amount of the credit shall be the difference in costs of the sewer line proposed by the property owner and the augmented requirements imposed by

the City. The Director shall establish the amount of the credit based on cost estimates provided by the City Engineer.

(e) Installment Payments

Upon written request, any property owner may enter into an agreement with the City, at the sole discretion of the City, to pay the connection fee for the property in up to twelve (12) equal monthly installments which shall include a service fee of one and one-half percent (1.5 %) per month.

(f) Exemption from Connection Fee

No connection fee shall be charged for a connection where a three-quarter of an inch (3/4") or smaller water meter is installed that serves any business that is located in an authorized enterprise zone as designated by the Commonwealth of Virginia if the business is connecting to the City sewer system for the first time.

(g) Change in Use

Should the zoning use, use group, or occupancy change to a more intensive use, or the existing use be expanded or converted to a more intensive use and new construction or reconstruction of existing structures occurs, a new connection fee shall be required.

SEWER FEES

<u>WASTEWATER CONNECTION FEES BY SIZE</u>		
<u>METER SIZE</u>	<u>EQUIVALENCY RATIO*</u>	<u>CONNECTION FEE</u>
<u>5/8 & 3/4 inch</u>	<u>1.50</u>	<u>\$2026</u>
<u>1 inch</u>	<u>2.50</u>	<u>\$5065</u>
<u>1 ½ inch</u>	<u>5.00</u>	<u>\$10,130</u>
<u>2 inch</u>	<u>8.00</u>	<u>\$16,208</u>
<u>3 inch</u>	<u>16.00</u>	<u>\$32,416</u>
<u>4 inch</u>	<u>25.00</u>	<u>\$50,650</u>
<u>6 inch</u>	<u>50.00</u>	<u>\$101,300</u>
<u>8 inch</u>	<u>80.00</u>	<u>\$162,080</u>
<u>10 inch</u>	<u>115.00</u>	<u>\$232,990</u>

FOR THOSE CONNECTIONS LARGER THAN 6 INCHES AND/OR PROJECTED AVERAGE DAILY FLOWS IN EXCESS OF 100,000 GALLONS PER DAY, APPLICATIONS MUST BE MADE DIRECTLY TO THE HRWTF DIRECTOR WHO WILL EVALUATE THE PROPOSED CONNECTION AND BASED ON EQUIVALENCY SIZE RATIOS DETERMINE THE COST.

WASTEWATER CONNECTION FEES BY TYPE

ALLOCATED ON BASIS OF EQUIVALENT RESIDENTIAL UNIT*

<u>RESIDENTIAL SINGLE DWELLING</u>	<u>1</u>	<u>\$2,026</u>
<u>RESIDENTIAL DUPLEX (PER UNIT)</u>	<u>1</u>	<u>\$2,026</u>
<u>HOTEL OR MOTEL (PER ROOM)</u>	<u>.5</u>	<u>\$1,013</u>
<u>RESTAURANT</u>	<u>3</u>	<u>\$6,078</u>
<u>HOSPITAL (PER BED)</u>	<u>2</u>	<u>\$4,052</u>
<u>NURSING HOME (PER BED)</u>	<u>.5</u>	<u>\$1,013</u>
<u>LAUNDROMAT (PER WASHER)</u>	<u>.2</u>	<u>\$405</u>
<u>CHURCH</u>	<u>1</u>	<u>\$2,026</u>
<u>THEATER</u>	<u>2</u>	<u>\$4,052</u>
<u>SERVICE STATION</u>	<u>1</u>	<u>\$2,026</u>
<u>SERVICE STATION (CAR WASH)</u>	<u>2</u>	<u>\$4,052</u>
<u>OFFICE BUILDING (PER 5,000 SF)</u>	<u>1</u>	<u>\$2,026</u>
<u>JAILS (PER BED)</u>	<u>.5</u>	<u>\$1,013</u>

*Equivalent Residential Unit is a measure where one unit is equivalent to wastewater effluent from one home, which is 250 gallons per day per home. This amount is based on most wastewater pollution textbooks estimating an average of 100 gallons per day per person and the national home average of 2.5 persons.