



Customer Costs for Sewer Service

May 2015

Front-Foot Assessment

A Front-Foot Assessment is a pro rata share of the costs associated with bringing sewer service to a particular area. For example, the costs of having to install a sewer main and/or repave a road as a result of putting sewer infrastructure into a neighborhood are divided amongst the properties receiving the sewer service. Following a project to provide sewer service, the Front-Foot Assessment is charged to property owners. If owners connect to the sewer system, they also pay Sewer Capacity Fee and Plumbing Connection costs.

Front-Foot Assessments can vary depending upon the specifics of the project.

The PSD allows the long-term financing of a Front-Foot Assessment by placing it on the property owner's Beaufort County property tax bill over a 20-year period, including interest.

Sewer Capacity Fee

The Sewer Capacity Fee is a one-time charge to new development or to new customers, where money has not been previously paid, to cover the capital costs spent to provide sewer service. It is an impact fee charged to all new sewer customers to cover that customer's share of the PSD sewer system debt. The fee is charged when a property connects to the sewer system. In the case of new development, however, the fees are due at the time the PSD agrees to provide service. The fee currently is \$3,040 per residential equivalent unit (REU).

Plumbing Connection

This is the plumbing-related cost of switching a home from its existing septic system to the sewer system. This cost can vary from home to home depending on the septic tank's location, trees, driveways, etc.

PSD Sewer Bill

Customers with a home or business connected to the PSD sewer system pay a sewer portion of their PSD bill. Residential sewer rates are capped at 10,000 gallons of water used per month. Currently, residential sewer customers cannot pay more than \$36.00 per month for sewer service. There is no cap on commercial sewer rates.

Availability Fee

The PSD charges a Sewer Availability Fee. This fee is charged to properties that have sewer service available, but are not connected to the system. These fees apply to vacant lots as well as homes and businesses that are not connected to the service. All lots within 100 feet of an available sewer main with the ability to provide immediate service are charged availability fees, with the following exceptions: unbuildable lots; lots without free and easy access to the nearest main.

Unbuildable lots are: Designated Wetlands; Inundated Property; and Designated Open Space. Lots without free and easy access to the nearest main are lots within 100 feet of the main, but where no public road right-of-way nor easement exists, which therefore would require crossing another piece of property to serve the subject property.

The Sewer Availability Fee is \$300 per year. Dividable lots of more than two (2) acres are charged a Sewer Availability Fee of \$600 per year.

Availability Fees are collected through the property owner's Beaufort County property tax bill.