

Implementation Policy for New Sewer Fees set by the Stratford WPCA

November 24, 2005

Revised September 25, 2012, June 28, 2021, February 28, 2022

Sewer Permits are granted only for approved building lots with Building permits issued or applications in progress. Fees collected upon application for building permit or sewer permit. Permits are valid for 6 months from date of issue.

General Description: Fees for work on the sewer are to be charged as follows:

Sewer Permit: *\$240* for all sewer permits issued in accordance with the sewer regulations including sanitary sewer connections and repairs and storm sewer connections.

Trunk Charge: *\$540* for *all new* sanitary sewer connections.

Connection Charge: *\$3500* minimum charge for *all new* sanitary sewer connections. The original intent of the WPCA was to establish a minimum connection charge over and above the other fees charged for sewer connection. However the final decision established that the assessment due shall be deducted from the minimum charge such that, if the assessment due is less than the minimum connection charge, the connection charge will be the difference between the assessment and \$3,500 and, if the assessment due is greater than the connection charge, the connection charge will be zero. This would apply to assessments previously paid by unit or old assessments by front footage.

- If the assessment has been previously paid, then that amount would be credited against the minimum connection charge.
- Relocation of an existing connection to a new location would not be considered a new connection. Removal and reconstruction of an existing house currently having a connection will not be considered a new connection.

Deferment of Charge for Commercial Uses: The WPCA may defer certain charges based on unique issues pertaining to commercial properties. When charges are calculated for a property containing an existing building and that building will not be expanded, either in size or in increased generation of wastewater, and further development is not anticipated at the time of the requested connection to the public sewer, the WPCA may limit the charge due based on a calculation of one or more equivalent units, and may allow the owner to defer the payment of the balance of the charges that would otherwise be due until such time as a Zoning or Building permit is applied for seeking an expansion of the building size or lot coverage, or a change in use or intensification in use that would result in an increase in the generation of wastewater. Any such deferment would be recorded as a lien on the land records for future collection.

Various situations call for different interpretations of how the charges will apply. Below is a list of various scenarios and how the charges would apply to each situation.

1. Residential

Scenario 1: Single family residential dwelling unit

- Permit fee.
- Trunk charge.
- Single connection charge for main line connection

Scenario 2: Duplex- (*individually owned housing units with no common ownership*)

- Permit fee for each connection.
- Trunk charge for each connection.
- Connection charge for each main line connection

Scenario 3: In-law apartment (*addition to single family house*)

- if separate connection to sewer: permit fee and trunk charge would apply
- if no separate connection: no permit fee but trunk charge due at time of building permit.

Scenario 4: Subdivision including construction of new private or public sewer

- Permit fee for main line connection and one for each individual building connection to the common sewer.
- Trunk charge for each dwelling unit.

2. Condominium (*private sewer commonly owned and maintained by an association*).

Scenario 5: Residential Condominium where a private common sewer connects to Town main line. (Rev. 2012)

- Permit fee for main line connection and one for each individual connection to the common sewer.
- Trunk charge for each dwelling unit.
- A connection charge for each residential dwelling unit located within the structure, regardless of whether such unit has been sold or is currently occupied by a tenant.

3. Apartment Complex/Structure with multiple dwelling units.

Scenario 6: Residential Apartment Complex or a structure with multiple dwelling units that connects to Town main line. (Rev. 2012)

- Permit fee for main line connection and one for each individual connection to the common sewer.
- Trunk charge for each dwelling unit.
- A connection charge for each residential dwelling unit located within the structure, regardless of whether such unit has been sold or is currently occupied by a tenant.

4. Commercial / Industrial

Scenario 7:

- Private common sewer: use same procedure as Scenario 5 using current formula for commercial/industrial property to determine the number of units.

Scenario 8:

- direct connection to public main:
 - Permit fee for each connection.
 - Trunk charge for each calculated number of units
 - Connection Charge- Connection charge for each new connection less the assessment due or assessment previously paid.

5. Commercial/Residential

Scenario 9: (Rev. 2012) In the case of an apartment complex or other such residential development, where residential use exists as a commercial enterprise, regardless of the land use zone, to which the residential units are connected to a privately constructed and maintained common sewer; use same procedure as Scenario 5.

- Permit fee for each physical connection (to public sewer main with a private common main (main line permit) and for each connection to the common main).
- Trunk charge for each residential unit
- Connection Charge- Connection charge for each residential unit less the assessment due or assessment previously paid.

Scenario 10: (Rev. 2012) In the case of a mixed commercial and residential use, regardless of the land use zone, to which the residential units and commercial businesses are connected to a private common sewer; using current formula for Commercial / Industrial property to determine the number of equivalent units for assessment:

- Permit fee for each physical connection (to public sewer main with a private common main (main line permit) and for each connection to the common main).
- Trunk charge for each residential unit and for each of the calculated number of equivalent units
- Connection Charge- Connection charge for each residential unit plus for each equivalent unit calculated for the property, less the assessment due or assessment previously paid.

6. Sewers with intermunicipal implications (Rev 2022)

- i.* **Scenario 11: For properties in another town connecting directly to a Town of Stratford sewer, (from which the flow will ultimately discharge to the Stratford system)** all assessment, connection, and trunk charges would be due to Stratford in accordance with the connection charge policy. User charges would be as provided for in the inter-municipal agreement or, if none exists, would be by separate agreement between that private owner and the Town of Stratford.
- ii.* **Scenario 12: For properties in another town connecting to the other town's sewer, (from which the flow will ultimately discharge to the Stratford system),** all connection and trunk charges would be due to Stratford in accordance with connection charge policy, if an inter-municipal agreement exists requiring Stratford WPCA approval of such connection. This would be by separate agreement between that private owner and the Town of Stratford. Sewer Use fees would be as provided for in the inter-municipal agreement or, if none exists, collected by the other town.
- iii.* **Scenario 13: For properties in Stratford but connecting directly to another town's sewer sewer (from which the flow will ultimately discharge to another municipality),** all assessment, connection, and trunk charges would be collected by and paid to the other town and no connection charges would be due to Stratford. User fees would be as provided for in the inter-municipal agreement or, if none exists, would be by separate agreement between that private owner and the other town. Approval by the other town's WPCA would be required prior to a permit being issued by Stratford.

- iv. **Scenario 14: For properties in Stratford and connecting to a Town of Stratford sewer (from which the flow will ultimately discharge to another municipality)** , all assessment, connection charges would be due to Stratford. No Trunk charges would be due to Stratford. User fees would be as provided for in the inter-municipal agreement or, if none exists, would be collected by and paid to the Town of Stratford. Approval by the other town's WPCA would be required prior to a permit being issued by Stratford per the inter-municipal agreement.