

TOWN OF SUFFIELD
WATER POLLUTION CONTROL AUTHORITY
SEWER BENEFIT ASSESSMENT POLICY

Adopted: June 9, 1998 Revised: November 10, 1998 Revised November 13, 2001
Revised: March 12, 2002 Revised: March 11, 2003, February 8, 2005 Revised: July 8, 2008
Revised: April 12, 2011

1. STATEMENT OF PURPOSE

The purpose of the Sewer Benefit Assessment Policy is to explain the basis for levying Sewer Assessments against properties located in the Town of Suffield, as authorized by Section 7-249, General Statutes of Connecticut, as amended.

2. CLASSIFICATION OF PROPERTIES FOR THE SEWER BENEFIT ASSESSMENT POLICY.

A. Residential:

1. Single Family Dwelling - Dwelling for one single family.
2. Multi-Unit Dwelling - Dwelling for two or more family units to include condominium units and apartment buildings.

B. Commercial

3. SEWER BENEFIT ASSESSMENT CHARGE - The Sewer Benefit Assessment Charge is intended to be a reasonable value for laying off at least some portion of the cost of acquiring, or constructing, a sewerage system among the properties "specially benefited" by having sewers available, whether or not a connection is made. The minimum base assessment, 1 Unit Charge, is intended to be the reasonable cost of an on-site septic system for a single-family dwelling.

A. Residential: Each structure within this classification will be assessed one Unit Charge, and an additional 2/3 of a Unit Charge for additional dwelling units within a structure. All multi-unit residential developments, including affordable housing units constructed pursuant to the provisions of the Suffield Zoning Regulations, shall be assessed for additional dwelling units. One Residential Unit Charge is equal to \$12,000 for any structure that has access to a sewer line installed at the expense of the Town of Suffield and is not included in a Developer's Agreement with the Town of Suffield, WPCA. The home owner is also responsible for the lateral connection to the existing sewer line. One Residential Unit Charge is equal to \$8,000 for any structure that has access to a sewer line installed at the expense of a private developer under a Developer's Agreement. A lateral connection will be provided by the Developer at the Developer's expense.

B. Commercial:

1. Commercial, Educational, Public Lodging, Healthcare and Industrial Property and Public Related Properties: Each establishment within this classification will be assessed \$1.95 per square foot.

4. DETERMINATION OF THE AMOUNT OF THE SEWER BENEFIT ASSESSMENT CHARGE FOR RESIDENTIAL PROPERTY:

Example: A two-family structure that is to be connected to a public sewer line installed by the Town of Suffield would be assessed the Residential Unit Charge of \$12,000 for one unit and 2/3 of \$12,000 for the second unit (\$8,000) for a total sewer assessment charge of \$20,000. A two-family structure that is to be connected to a public sewer line installed by developer would be assessed the Residential Unit Charge of \$8,000 for one unit and 2/3 of \$8,000 for the second unit (\$5,333) for a total sewer assessment charge of \$13,333.

S = Sewer Assessment Charge

U = Unit Charge

Y = Number of units

$$S = U + (Y-1) * (.6666 * U)$$

$$S = \$12,000 + ((2-1) * (.6666 * \$12,000))$$

$$S = \$12,000 + \$8,000$$

$$S = \$20,000$$

5. DETERMINATION OF THE AMOUNT OF THE SEWER ASSESSMENT CHARGE FOR COMMERCIAL PROPERTY

Commercial and Industrial Property and Public Related Property:

S = Sewer Assessment Charge

Y = Number of Square Feet per Structure

Example: A 15,000 square foot industrial facility

$$S = Y * \$1.95$$

$$S = \$29,250$$

6. A. Additional Assessments: State Statute permits additional assessments of the universe of assessable properties, provided that the additional assessment does not exceed the special benefit. If there is a physical change to an individual structure, either an enlargement or modification, a reassessment shall occur. Replacement of an individual structure on previously assessed property shall not be cause for the property to be reassessed provided the two structures are of substantially identical character. If there is a change in the permitted use of an individual structure, but no change to the physical structure, an additional assessment is not permitted. In the case of reassessment of individual structures, credit for previous assessments will be given at the rate specified in the current assessment policy, or the previously paid assessment, whichever is higher. Other than in cases of administrative error: no refunds will be given for previous assessment payments. Properties that will be reassessed will be considered on a case-by-case basis.

B. Payment Options - Sewer assessment charges may be paid in full at the time of the levy, or in equal annual installments over three, five or ten years. Assessments for multi-unit dwellings may be paid in fifteen (15) annual installments. Where the system was financed with General Obligation Bonds of the Municipality, Conn. Gen. State. 7-253 requires that installment payments be fully made not more than ten years after the date of the last maturity of such bonds. If payment is to be made on an installment basis, there will be an annual interest charge on the remaining unpaid balance. Interest charges may not exceed the maximum rate of interest the municipality is obligated to pay on the municipality's general obligation bonds for sewer construction. Where an installment payment method is adopted, Conn. Gen. State. 7-253 requires that a Certificate of Notice of Installment Payments be filed on land records.

C. Deferred Payment for the Elderly - A deferred payment of sewer assessments for qualified elderly persons is provided pursuant to Section 18-30 for the Suffield Code of Ordinances.

- D. Developers Agreements - Developer's Agreements will ordinarily require an agreement that payments are made in lieu of a Sewer Benefit Assessment. Such payments will normally be expected to be in that amount which would equal assessments as determined by this policy. Adjustments to the payment may be made for such considerations as may be deemed appropriate, such as the extension or enlargement of the system by the developer as required by the WPCA and solely for the benefit of the municipality, parcels owned by others which may gain special benefit, and become subject to assessment, by reason of the extension or enlargement, and the like. Details relating to such terms may be obtained from the Superintendent from the WPCA.

C:\My Documents\Benefit Assessment POLICY\Benefit Assessment Policy.doc