

Facility Connection Charge Policy

SIMSBURY WATER POLLUTION CONTROL AUTHORITY

Regulations for a Facility Connection Charge to Connect to the Public Sewer System of the Town of Simsbury

1. **Authority.** Pursuant to the authority of the Connecticut General Statutes Section 7-255 and in accordance with the ordinances of the Town of Simsbury, the Simsbury Water Pollution Control Authority hereby adopts a facility connection charge (FCC) and regulations for the imposition of that charge for all future connections to the Simsbury public sewer system. This regulation supercedes prior policy and practice regarding connection charges, except for the exemption under Paragraph 9.
2. **Purpose.** The facility connection charge is designed to offset the general administrative and physical costs associated with the expansion of sewer service and to recover from each new user a fair share of the Town's prior capital investment in the system, which investment has produced benefits now available to new users.
3. **Effective Date of Charge**
 - 3.1. **New Connections.** The facility connection charge shall apply to all persons and property owners who, on or after April 1, 2004, connect to the public sewer system of the Town of Simsbury; except for those persons and property owners who qualify for an exemption under Paragraph 6 or Paragraph 9.
 - 3.2. **Change of Use.** The facility connection charge shall also apply to any person or property owner changing an existing use of property after April 1, 2004 so that a permit is required under the Town of Simsbury building and zoning regulations. The facility connection charge shall only be applied to that portion of the new use in excess of that which existed on April 1, 2004.
4. **Definitions.**
 - 4.1. **Unit.** A dwelling for one family only, either in a portion of a building occupied by two or more families, or in a single detached dwelling; or a separately saleable, rentable and/or transferable portion or section of a building under construction or renovation.

- 4.2. **Equivalent dwelling unit (EDU).** The estimated average discharge of a dwelling unit into the public sewer system of the Town of Simsbury. The estimated average discharge per day of a dwelling unit is 210 gallons per day.
- 4.3. **Facility Connection Charge (FCC).** The dollar amount to be charged to a property owner and/or applicant for connection to the public sewer system. The facility connection charge is established and revised by the Simsbury Water Pollution Control Authority and published in a schedule.
5. **Payment.** Facility Connection Charges shall be due and payable in full at the time of connection. The Building Official will not issue a certificate of occupancy for use of the property until such charge is received by the WPCA. Where the FCC is directly associated with a Town financed extension of the collection system, payment of the FCC can, at the discretion of the property owner, be added to the benefit assessment and paid as one sum under the terms and conditions of said benefit assessment.
6. **Elderly Relief.** Pursuant to the provisions of Section 7-253(a) of the Connecticut General Statutes, all property owners, currently entitled to property tax relief may, at their option, apply for a special payment plan. Such plan shall allow payment of only the annual interest charge on any deferred payments of the outstanding balance of principal for the life of the owner. The entire amount of the FCC shall be due and payable upon any transfer of title to the property subject to the FCC or upon the death of the property owner. A special lien shall be placed on any property so benefited.
7. **Engineering Review and Inspection.** The Water Pollution Control Authority may charge reasonable fees for the cost of engineering review of proposed sewer laterals and/or trunk lines and for inspection of construction of such lines. Such charges are in addition to the FCC.
8. **Schedule of Facility Connection Charges.** The Water Pollution Control Authority shall adopt a schedule of facility connection charges based upon equivalent dwelling units (EDUs) following acceptable engineering guidelines. A schedule of FCCs is attached and made part of this policy.
 - 8.1. **Schedule Review.** The Water Pollution Control Authority shall review the schedule of FCCs at the regularly scheduled March meeting.

8.2. **Public Hearing.** The Simsbury Water Pollution Control Authority shall conduct a public hearing wherever it is establishing or revising any facility connection charge imposed pursuant to this regulation.

9. **Implementation.** Properties that have sewer service available on April 1, 2004, but have not connected will be exempt from this policy until April 1, 2006. Previous policy will be administered for these properties until April 1, 2006. New connections that have not been approved by the WPCA on or before April 8, 2004 will pay the facility connection charge.

History:

The public hearing establishing the Facility Connection Charge Policy was held on Thursday, February 5, 2004. The Facility Connection Charge was set at \$4,095.00. The policy was effective April 1, 2004.

At the Thursday, September 9, 2004 public hearing the Schedule of Facility Connection Charges (FFC) for "Restaurants/Food Preparation Establishments" was modified. Initially, one (1) FCC multiplier was equal to 4 restaurant seats. The vote of the public hearing changed one (1) FCC multiplier to be equal to 12 restaurant seats.

SCHEDULE OF FACILITY CONNECTION CHARGES

CATEGORIES	FCC Multiplier
Single family homes and individual condominiums (Per unit)	1
Multiple unit dwelling building w/single service lateral connection (Per unit)	1
Office, Retail, Commercial (Per unit)	
≤2500 sq.ft.	1
Each additional 1250 sq.ft.	0.5
Restaurant/Food Preparation Establishments	
Restaurants/Per 12 seats	1
Bars/Per 8 seats	1
Hotels/Motels ⁽¹⁾	
Per 2 units	1
Laundries – Per washing machine ⁽²⁾	1
Public buildings, such as, police stations, fire houses, town hall, churches.	1
Elementary, Middle, High Schools	
≤ 100 occupants (pupils/staff)	1
Each additional 20 pupils/staff	0.2
Child care facilities	
≤12 children	1
Each additional 6 children	0.5
Other, such as industrial, boarding schools, etc. ⁽³⁾	≥1

¹Restaurant/dining facilities additional

²Without recycling systems. With recycle systems, fee to be based on make-up water requirements.

³ Minimum charge of one unit, total FCC subject to review and evaluation of the Simsbury WPCA on an individual basis.