

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sections 5-6-25.1 and 5-6-26 of Division 1 (GENERAL PROVISION) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-6-25.1 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 5-6-25.1 – Sewer connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections.

(a) Any person who is required, or who desires, to provide a connection for sewer service from his property, through any sewer constructed by or belonging to the city or any sewer serving the area annexed to the city in 1952, but belonging to a county, by direct connection at a city sewer main, trunk or lateral, shall, before starting to make such connection, apply to the director for a permit to make the connection, and the director shall issue a permit for the sewer connection when and after the person shall have paid to the department of finance the sum hereinafter provided.

- (1) For each single family dwelling, townhouse dwelling, or townhouse type dwelling irrespective of classification for other purposes, or for each dwelling unit in a two-family dwelling, the amount of \$8,404.
- (2) For each multifamily dwelling, an amount equal to the product of the number of dwelling units in the multifamily dwelling, multiplied by \$4,201. For all final site plans submitted on or after September 1, 2013, the amount shall be increased to 90 percent of the single family dwelling amount.
- (3) For each hotel room, an amount equal to the product of the number of dwelling units in the hotel multiplied by \$4,201. For all final site plans submitted on or after September 1, 2013, the amount shall be increased to 70 percent of the single family dwelling amount, and for all final site plans submitted on or after July 1, 2014, the amount shall be increased to 90 percent of the single family dwelling amount.
- (4) For each senior living dwelling, an amount equal to the product of the number of dwelling units in the senior living facility multiplied by 75 percent of the single family dwelling amount.
- ~~(4) (5) For each nonresidential property, an amount determined in accordance with the following fee schedule based on the size of each water meter which serves such nonresidential property:~~

Meter Size (inches)	Max. Capacity (GPM)	¾" Meter Equiv.	Fee
¾ or smaller	30	1.00	\$8,404
1	50	1.67	\$14,034
1½	100	3.33	\$27,985
2	160	5.33	\$44,793
3	320	10.76	\$90,425
4	500	16.67	\$140,092
6	1000	33.33	\$280,101
8	1600	53.33	\$448,178
10	2300	76.67	\$644,323

For each nonresidential property, the fee shall be an amount equal to the number of equivalent residential units (ERUs) as shown in the table below multiplied by the single family dwelling amount.

Meter Size (inches)	Equivalent Residential Units (ERUs)
¾ or smaller	1.4
1	3
1.5	6
2	15

For water meter sizes greater than 2-inches, the number of ERUs shall be determined on an individual basis by calculating the total daily sewer flow using established city standard flow factors but shall not be less than 15 ERUs.

(5) (6) For each mixed use property, where such property includes both residential and nonresidential uses, an amount equal to the sum of the fee determined for the residential portion of such property, in accordance with this section, plus the fee determined for the nonresidential portion of such property, in accordance with this section; provided, however, if the residential portion and nonresidential portion of such property are served by a single water meter, the fee shall be an amount determined by the director in his reasonable discretion.

(6) (7) For connections that involve the removal of an existing structure with an existing tap, a credit for the existing tap shall be applied towards the total connection fee otherwise due in accordance with this section for final site plans submitted on or after September 1, 2013. The amount of the credit shall be estimated by the director and shall be based on the previous use. The credit shall only apply to properties removed or demolished not longer than three years prior to the submission of the final site plan for the new structure. The credit shall be equal to 50~~100~~ percent of the current fee that would be applied to the structure or structures being removed. For mixed use properties, the credit will be based on the sum of the residential credit and nonresidential credit, in accordance with this section. If the previous use was served by a single water meter, the credit shall be an amount determined by the director in his reasonable discretion.

1 ~~(7)~~ (8) For an existing property that changes its use, such as from non-residential to
 2 residential (or vice versa), increases the number of residential units or hotel rooms, or
 3 adds or increases the water meter size to account for the change in use, the amount of
 4 shall be calculated as follows:

- 5 (i) If the same sewer connection (tap) is utilized, then the fee shall be based
 6 on the net increase in units (or usage) between the existing and proposed
 7 uses.
 8 (ii) If a new sewer tap is required, then the fee shall be set in accordance with
 9 the fees for new construction set forth in this section, net of any credits
 10 due pursuant to section ~~(7)~~~~(6)~~ above.
 11 (iii) With respect to final site plans, or if such final site plan is not required,
 12 building permits, for projects proposing a sewer service connection
 13 covered by this section that are approved or granted between May 18,
 14 2013 and June 30, 2018, the connection fee shall be 60 percent of the
 15 amount calculated pursuant to section ~~(a)~~~~(8)~~~~(7)~~(i) or ~~(a)~~~~(8)~~~~(7)~~(ii) above.
 16 (iv) With respect to final site plans, or if such final site plan is not required,
 17 building permits, for projects proposing a sewer service connection
 18 covered by this section that are approved or granted July 1, 2018 through
 19 June 30, 2019, the connection fee shall be 80 percent of the amount
 20 calculated pursuant to section ~~(a)~~~~(8)~~~~(7)~~(i) or ~~(a)~~~~(8)~~~~(7)~~(ii) above.
 21 (v) With respect to final site plans, or if such final site plan is not required,
 22 building permits, for projects proposing a sewer service connection
 23 covered by this section that are approved or granted July 1, 2019 and
 24 later, the connection fee shall be full amount calculated pursuant to
 25 section ~~(a)~~~~(8)~~~~(7)~~(i) or ~~(a)~~~~(8)~~~~(7)~~(ii) above, without any adjustment.

26 ~~(8)~~ (9) In cases where a DSP/DSUP extension is filed after the connection fees have been
 27 established for a development project (following final plan submission), the
 28 connection fee rate shall be revised to reflect the current fee structure in effect at the
 29 time the extension is approved. For all final site plans submitted prior to April 1,
 30 2013, one DSP/DSUP extension may be granted without revising the connection fee
 31 rate previously established at the time of the final site plan submission.

32 ~~(9)~~ (10) Sections (1) through (3) and Section ~~(5)~~~~(4)~~ reflects the fees for final site plans
 33 submitted before July 1, 2013. Beginning in fiscal year 2014 and going-forward, the
 34 foregoing fees shall increase each year at the rate of inflation as determined by the
 35 annual CPI-U for the Washington-Baltimore-Northern Virginia, DC-MD-VA-WVA
 36 Combined Statistical Area and shall apply to all final plans filed submitted between
 37 July 1 of that year and June 30 of the subsequent year.

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41 Section 2. That Section 5-6-26 of the Code of the City of Alexandria, Virginia,
 42 1981, as amended, be, and the same hereby is, amended by deleting the text shown in
 43 strikethrough and adding the text shown in underline as follows:

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 45 Sec. 5-6-26 - Sanitary sewer system capital investment and maintenance fee imposed; provisions
 46 for collection; liens and cessation of water service for delinquent fees.

1 (a) There is hereby imposed, upon all residential parcels of real estate from which sewerage is
2 discharged into lines maintained by the city, a monthly sanitary sewer system capital
3 investment and maintenance fee of ~~\$0.40 per month 1.20 per quarter~~ or \$2.28 for every 1,000
4 gallons of water per individually metered residential service supplied to such parcel by the
5 Virginia American Water Company, whichever is the greater sum. Individually metered
6 residential customers shall be billed utilizing a monthly sewer billing cap that shall be
7 determined annually. The sewer billing cap per customer shall be based on the greater of (a)
8 4,000 gallons per month or (b) the customer's average monthly metered water consumption
9 (gallons) recognized on bills rendered during the winter period which is defined as the months
10 of December, January and February. Until the average is established, the billing cap shall be
11 set at 4,000 gallons per month. The sanitary sewer system capital investment and maintenance
12 fee is based on the lesser of (a) the residential customer's actual monthly metered water use or
13 (b) the monthly sewer billing cap. for every 1,000 gallons of water supplied per quarter to such
14 parcel by the Virginia American Water Company, whichever is the greater sum; provided, that
15 if the fee for water supplied to any parcel is billed on a monthly basis, the sanitary sewer
16 system capital investment and maintenance fee imposed on the parcel shall be \$0.40 per month
17 or \$2.28 for every 1,000 gallons of water supplied per month to such parcel, whichever is
18 greater; and provided, further, that for any parcel of real estate having more than one meter for
19 the measurement of water consumption attributable to that parcel, one or more of which meters
20 measures only water which will not be discharged into the sanitary sewer lines of the city, that
21 parcel shall be charged as provided herein on the total water consumption attributable to that
22 parcel after subtracting the amount of water not discharged into the sanitary sewer lines of the
23 city.

24 (b) There is hereby imposed, upon all commercial parcels of real estate from which sewerage is
25 discharged into lines maintained by the city, a monthly sanitary sewer system capital
26 investment and maintenance fee of \$0.40 or \$2.28 for every 1,000 gallons of water per
27 individually metered commercial service supplied to such parcel by the Virginia American
28 Water Company, whichever is the greater sum.

29 (c) For any parcel of real estate having more than one meter for the measurement of water
30 consumption attributable to that parcel, one or more of which meters measures only water
31 which will not be discharged into the sanitary sewer lines of the city, that parcel shall be
32 charged as provided herein on the total water consumption attributable to that parcel after
33 subtracting the amount of water not discharged into the sanitary sewer lines of the city.

34 (d) For the purpose of this article, bills shall be considered monthly bills if submitted 12 times
35 per year for periods of approximately one month each and quarterly bills if submitted four
36 times per year for periods of approximately three months each.

37 (e) The sanitary sewer system capital investment and maintenance fee shall in every case be
38 collected by the Alexandria sanitation authority or its designee from the owner, lessee or tenant
39 of each parcel, or some or all of them, and remitted by the Alexandria sanitation authority or its
40 designee to the city in such manner and on such terms as shall be agreed upon by the water
41 company and the city council, consistent with the provisions of this section. In the event any
42 such fees are unpaid 30 days after the date they are billed by the Alexandria sanitation
43 authority or its designee as hereinabove provided, interest shall at that time begin to accrue
44 thereon at the rate of one percent per month, and the owner, lessee or tenant, as the case may
45 be, of the parcel of real estate on which the fee was imposed shall, until such fees shall be paid
46 with interest to the date of payment, cease to dispose of sewage or industrial waste originating

1 from or on such real estate by discharge thereof directly or indirectly into the sewer line
2 maintained by the city, and if such owner, lessee or tenant shall not cease disposal within two
3 months thereafter, the water company shall cease supplying water thereto unless the Director
4 of the Alexandria Health Department shall certify that the shutting off of the water will
5 endanger the health of the occupants of the premises or the health of others. Such fees and
6 interest thereon shall constitute a lien against the property, ranking on a parity with liens for
7 unpaid taxes.

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9 Section 3. That Sections 5-6-25.1 and 5-6-26 as amended pursuant to Sections 1
10 and 2 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria
11 City Code.

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13 Section 4. That this ordinance shall become effective on July 1, 2022.

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15 Justin M. Wilson
16 Mayor

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18 Introduction: January 11, 2022
19 First Reading: January 11, 2022
20 Publication:
21 Public Hearing: January 22, 2022
22 Second Reading: January 22, 2022
23 Final Passage: January 22, 2022