

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 5-6-25.1 (SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Division 1 (GENERAL PROVISION) 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 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

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

9 (6) For connections that involve the removal of an existing structure with an existing tap, a
10 credit for the existing tap shall be applied towards the total connection fee otherwise due in
11 accordance with this section for final site plans submitted on or after September 1, 2013.
12 The amount of the credit shall be estimated by the director and shall be based on the
13 previous use. The credit shall only apply to properties removed or demolished not longer
14 than three years prior to the submission of the final site plan for the new structure. The credit
15 shall be equal to 50 percent of the current fee that would be applied to the structure or
16 structures being removed. For mixed use properties, the credit will be based on the sum of

1 the residential credit and nonresidential credit, in accordance with this section. If the
2 previous use was served by a single water meter, the credit shall be an amount determined
3 by the director in his reasonable discretion.

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

7 (i) If the same sewer connection (tap) is utilized, then the fee shall be based on the net increase
8 in units (or usage) between the existing and proposed uses.

9 (ii) If a new sewer tap is required, then the fee shall be set in accordance with the fees for new
10 construction set forth in this section, net of any credits due pursuant to section (6) above.

11 (iii) With respect to final site plans, or if such final site plan is not required, building permits, for
12 projects proposing a sewer service connection covered by this section that are approved or
13 granted between May 18, 2013 and June 30, 2018, the connection fee shall be 50 percent of
14 the amount calculated pursuant to section (a)(7)(i) or (a)(7)(ii) above.

15 (iv) With respect to final site plans, or if such final site plan is not required, building permits, for
16 projects proposing a sewer service connection covered by this section that are approved or
17 granted July 1, 2018 through June 30, 2019, the connection fee shall be 75 percent of the
18 amount calculated pursuant to section (a)(7)(i) or (a)(7)(ii) above.

19 (v) With respect to final site plans, or if such final site plan is not required, building permits, for
20 projects proposing a sewer service connection covered by this section that are approved or
21 granted July 1, 2019 and later, the connection fee shall be full amount calculated pursuant to
22 section (a)(7)(i) or (a)(7)(ii) above, without any adjustment.

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

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

34 (b) Extension of service; credits for such extension.

35 (1) A person required or desiring to provide extension of sewer service to his property shall
36 construct or have constructed such extension at his own expense. The person shall execute a
37 satisfactory agreement with the city, as prescribed by the city manager, agreeing to construct
38 such sewer or sewers in accordance with plans and specifications approved by the director
39 and the person shall in addition furnish such guarantee of performance and maintenance to

1 the city as the city manager may require. Such sewers shall become the property of the city
2 upon completion and acceptance of the work.

3 (2) If, pursuant to a written requirement of the director, the person constructs such extension in
4 a manner that exceeds the requirements to provide service to the property of such person, a
5 credit shall be available to be applied to the fees otherwise due under this section, in an
6 amount equal to the difference between the cost of such extension, constructed in
7 accordance with the written requirement of the director, and the cost of such extension,
8 constructed as originally proposed by the person, such amount to be determined by the
9 director. The amount of the credit shall be estimated by the director prior to commencement
10 of construction, and an interim fee shall be paid by the person in an amount equal to the fees
11 otherwise due under this section minus the estimated credit; provided, the minimum interim
12 fee shall be for each single family dwelling, townhouse dwelling or dwelling unit in a two-
13 family dwelling residential unit, \$100, for each dwelling unit in a multifamily dwelling,
14 \$100, and for each floor of a nonresidential property, \$100 or \$0.08 per square foot of floor
15 space, whichever is greater.

16 (3) Upon satisfactory completion of the work, the actual amount of the credit shall be
17 determined by the director based on certified bills submitted to and approved by him. The
18 final fee to the person shall be an amount equal to the fees otherwise due under this section
19 minus the amount of the actual credit; provided, the minimum final fee shall be for each
20 single family dwelling, townhouse dwelling or dwelling unit in a two-family dwelling
21 residential unit, \$100, for each dwelling unit in a multifamily dwelling, \$100, and for each
22 floor of a nonresidential property, \$100 or \$0.08 per square foot of floor space, whichever is
23 greater. Any difference between the interim fee and the final fee shall immediately be paid
24 to or refunded by the department of finance.

25 (4) If the amount of the credit estimated under subsection (b)(2) above exceeds the amount of
26 the fees otherwise due under this section without regard to the minimum fee calculated
27 under subsection (b)(2) of this section, prior to the commencement of construction, the city
28 shall agree to pay the person an amount equal to such excess or shall withdraw the written
29 requirement of the director for construction of such extension in a manner that exceeds the
30 requirements to provide service to the property of such person.

31 (c) Exclusions and exemptions.

32 (1) Notwithstanding anything to the contrary contained in this section, no fee shall be charged to
33 connect a sewer system or sewage disposal system which serves exclusively a fire sprinkler
34 system, installed pursuant to section 906.0 of the Virginia Uniform Statewide Building
35 Code, as amended, a fire standpipe system, installed pursuant to section 915.0 of the
36 Virginia Uniform Statewide Building Code, as amended, or a yard hydrant, installed
37 pursuant to section 917.0 of the Virginia Uniform Statewide Building Code, as amended.

38 (2) Notwithstanding anything to the contrary contained in this section, no fee shall be charged to
39 connect a sewer system or sewage disposal system which serves property owned by the
40 Alexandria City Public Schools, the Alexandria Redevelopment and Housing Authority, or
41 an entity in which the Alexandria Redevelopment and Housing Authority holds an

1 ownership interest and the purpose of such entity is to develop property using federal low
2 income tax housing credits.

- 3 (3) The fees established and imposed by this section shall not apply to a connection where (i)
4 such connection is within the limits of a coordinated development district approved by city
5 council, (ii) the main or trunk line to which such connection will be made extends from such
6 coordinated development district directly to the publicly owned treatment works of the
7 Alexandria Sanitation Authority, without connection at the time of its construction to any
8 city sewer, unless such a connection is made pursuant to a written requirement of the
9 director and exceeds the requirements to provide service to the coordinated development
10 district, (iii) such main or trunk line was constructed totally at private expense, and (iv) the
11 application for such connection is submitted within 22 years of the date of issuance of the
12 first building permit subsequent to April 1, 2002, within such coordinated development
13 district. Upon satisfaction of the foregoing criteria, a permit for the sewer connection shall
14 be issued upon payment of a fee for each single family dwelling, townhouse dwelling or
15 dwelling unit in a two-family dwelling residential unit, of \$100, for each dwelling unit in a
16 multifamily dwelling, of \$100, and for each floor of a nonresidential property, of \$100 or
17 \$0.08 per square foot of floor space, whichever is greater; provided, however, in the event
18 construction of the improvements to be served by such permitted connection has not
19 substantially commenced within 23 years of the date of issuance of the first building permit
20 subsequent to April 1, 2002, within such coordinated development district, the permit for the
21 sewer connection issued shall expire and thereafter the fees established and imposed
22 generally by this section shall apply.

- 23 (d) If the city manager finds that construction of an extension by a person would constitute a
24 hardship on such person, by reason of his inability to secure a satisfactory contract, or
25 otherwise, the city manager may direct that the construction be done by or for the city;
26 provided, however, that the cost to the city shall not exceed the fees paid by such person less
27 for each single family dwelling, townhouse dwelling or dwelling unit in a two-family
28 dwelling residential unit, \$100, for each dwelling unit in a multifamily dwelling, \$100, and
29 for each floor of a nonresidential property, \$100 or \$0.08 per square foot of floor space,
30 whichever is greater. Costs in excess of such fees shall be paid by the person prior to making
31 any connection to such sewer.

- 32 (e) The total sum to be paid to the department of finance for sewer service at the city sewer
33 main, trunk or lateral for any property in the city, the sewage of which will be transported
34 from such property through sewers constructed previously by private parties into sewers
35 constructed or belonging to the city, except for such sewers as may have been constructed
36 by private parties under the control or supervision of the city or other public authority, shall
37 be as provided generally in this section for each such property so connected.

- 38 (f) Any person desiring additional sewer service connection to any property shall make
39 application to the director for permission to construct such connection and shall pay to the
40 department of finance the sum as provided generally in this section for each additional
41 connection prior to the issuance of the permit for the sewer connection.

1 (g) Nothing in this chapter shall be construed to prevent the city sanitation authority from
2 making a service charge for collecting and treating sewage. (Ord. No. 4257, 6/15/02, Sec. 1;
3 Ord. No. 4394, 5/2/05, Sec. 1; Ord. No. 4536, 5/5/08, Sec. 1; Ord. No. 4682, 10/16/10, Sec.
4 1; Ord. No. 4730, 6/25/11, Sec. 1; Ord. No. 4808, 5/18/13, Sec. 1)

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

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9 Section 3. That this ordinance shall become effective upon the date and at the time
10 of its final passage.

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12 ALLISON SILBERBERG
13 Mayor
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16 Introduction: October 10, 2017
17 First Reading: October 10, 2017
18 Publication:
19 Public Hearing: October 14, 2017
20 Second Reading: October 14, 2017
21 Final Passage: October 14, 2017
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