

ORDINANCE NO. 2691

AN ORDINANCE to amend and reordain Section 5-6-25, Division 1, Article B, Chapter 6, Title 5 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 5 relates to TRANSPORTATION AND ENVIRONMENTAL SERVICES, which Chapter 6 relates to WATER AND SEWER, which Article B relates to SEWAGE DISPOSAL AND DRAINS, which Division 1 relates to GENERAL PROVISION and which Section 5-6-25 relates to SEWER CONNECTION PERMITS AND SERVICE FEES; CONSTRUCTION COSTS; CONSTRUCTING SEWERS BY OWNERS RATHER THAN CITY; ADDITIONAL CONNECTIONS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-6-25, Division 1, Article B, Chapter 6, Title 5 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 5-6-25. Sewer connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections.

(a) Any person desiring to connect for sewer service from his premises, 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 of transportation and environmental services for a permit to make the connection, and the director of transportation and environmental services shall issue a permit for the sewer connection when and after the person shall have paid to the department of finance, subject to the phase-in schedule set forth in subsection (c), the sum of twelve dollars (\$12.00) for each linear front foot of ground enclosed, pertaining to, or embraced by the house or building, yard and side entrance, if any, to be calculated on the shorter frontage, when the property has more than one (1) frontage line, except for office buildings or buildings containing other commercial uses over one (1) story for which the fee shall be either the sum of twelve dollars (\$12.00) for each linear front foot plus an additional six dollars (\$6.00) for each linear front foot of building per floor above the first floor of each building or the sum of twenty cents (\$0.20) for each square foot of total floor area, whichever is the greater; provided, however, that the amount to be paid for service shall in no case be less than the minimum amounts shown below:

<u>Use</u>	<u>Minimum Fee</u>
Single-family dwelling	\$600.00
Two- (2) family dwelling, per unit	600.00

Row family dwelling, per unit	600.00
Apartment building, per efficiency unit	360.00
Apartment building, per one (1) bedroom unit	360.00
Apartment building, per two (2) bedroom unit	450.00
Apartment building, per three (3) bedroom unit ..	450.00
Motel or motor court, per dwelling unit	400.00
Trailer camp, per dwelling unit	600.00
Hospital or nursing home, per bed	300.00
Hotel, per guest room	400.00
Office building	700.00
Buildings containing other commercial uses	700.00
Industrial building, twenty cents (\$0.20) per square foot of floor area, but in no case less than	700.00

(b) When industrial buildings are enlarged or additional buildings are constructed on the same lot for which a permit has already been paid, an additional twenty cents (\$0.20) per square foot of building shall be paid without regard to the minimum. Whenever a building is changed from a nonindustrial use to an industrial use, the difference between the current fee for the nonindustrial use and the current fee for industrial buildings shall be paid.

(c) Phase-in schedule. The full amount of the fees set forth in subsections (a), (b), (e), (f) and (g) shall be in full force and effect only on and after July 1, 1984. Said fees are an increase in the fees in force and effect prior to July 1, 1982. On and after July 1, 1982, approximately one-third (1/3) of the increase shall be added to and payable with the fees in effect on June 30, 1982. On and after July 1, 1983, approximately two-thirds (2/3) of the increase shall be added to and payable with the fees in effect on June 30, 1982. On and after July 1, 1984, the full amount of the fees set forth in subsections (a), (b), (e), (f) and (g) shall be in full force and effect and payable as therein provided.

The city manager is hereby authorized to establish and promulgate an administrative table setting forth in detail the results of this phase-in schedule.

(d) In case the house or building is located on acreage and not subdivided into lots and there is no enclosure separating the house or building from the remaining acreage, the city manager shall have authority to determine from the facts whether or not any part thereof less than the whole pertains to or is embraced by the house or building, yard and side entrance, if any, within the meaning of this section.

(e) An owner or developer desiring extension of sewer service to his property shall construct or have constructed such extension at his own expense. The owner or developer shall execute a satisfactory agreement with the city, as prescribed by the city

manager, agreeing to construct such sewer or sewers in accordance with plans and specifications approved by the director of transportation and environmental services and the owner or developer shall in addition furnish such guarantee of performance and maintenance to the city as the city manager may require. Such sewers shall become the property of the city upon completion and acceptance of the work. When the owner or developer constructs the sewer, an interim fee shall be paid which shall be the normal tap fee as prescribed by previous paragraphs of this section less 80 percent of the cost of construction as estimated by the director of transportation and environmental services, but the minimum interim fee shall be \$80.00 for each residential unit and \$80.00 for each nonresidential floor of a building or five cents (\$.05) per square foot of floor space, whichever is greater. Upon satisfactory completion of the work, the actual cost of construction shall be determined by the director of transportation and environmental services based on certified bills submitted to and approved by him. Such costs shall not include the following: (1) cost of plans, specifications and other engineering costs; (2) cost of lateral connections; (3) cost of sewers connected in lieu of a lateral because a flatter grade is permitted. The final fee to the owner or developer shall be the normal tap fee as prescribed by previous paragraphs of this section less the actual cost of construction, but the minimum final fee shall be \$80.00 for each residential unit and \$80.00 for each nonresidential floor of a building or five cents (\$.05) per square foot of floor space, whichever is greater. Any difference between the interim fee and the final fee shall immediately be paid to or refunded by the city manager.

(f) If the city manager finds that construction of an extension by the owner would constitute a hardship on the owner, by reason of his inability to secure a satisfactory contract, or otherwise, the city manager may direct that the construction be done by or for the city; provided, however, that the cost to the city shall not exceed the tap fees paid by the owner less \$80.00 per lot, building site or unit. Costs in excess of such tap fees shall be paid by the owner or developer prior to making any connection to such sewer.

(g) The total sum to be paid to the department of finance for sewer service at the city sewer main, trunk or lateral for any house, building or lot in the city, the sewage of which will be transported from a house, building or lot through sewers heretofore constructed by private parties into sewers constructed or belonging to the city, except for such sewers as may have been constructed by private parties under the control or supervision of the city or other public authority, shall be the sum of \$600.00 for each separate house, dwelling or other building so connected.

(h) Any person desiring additional sewer service connection to any one (1) separate piece of property shall make application to

the director of transportation and environmental services for permission to construct such connection and shall pay to the department of finance the sum of \$100.00 for each additional connection prior to the issuance of the connection permit.

(i) Nothing in this chapter shall be construed to prevent the city sanitation authority from making a service charge for collecting and treating sewage.

Section 2. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective on July 1, 1982.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 12, 1982