

**CITY OF ATHENS UTILITIES
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SANITARY SEWER IMPACT AND TAPPING FEES

Effective 10/1/2008

ARTICLE I.

Ordinance Number 2004-1473 and all previous ordinances, policies and practices pertaining to sanitary sewer impact fees, connection fees, tap fees and/or charges of any type to developers or builders for accessing public sanitary sewers are hereby repealed and/or rendered null and void.

ARTICLE II. LAND DEVELOPMENT IMPACT FEES.

- A. All residential subdivisions shall pay \$824 per lot, regardless of lot size, for each lot platted. This fee is due and payable to the Wastewater Department prior to the Department Manager being authorized to sign the subject plat.
- B. Apartment complexes shall pay \$580 per unit, plus \$1,159 for each onsite laundry area and \$290 for a distinct office area. This fee is due and payable to the Wastewater Department prior to Site Plan approval or connection to the public sewer, whichever shall first occur.
- C. All commercial and industrial developments shall pay \$2,899 per acre. The area subject to this fee is defined to be the entire tract or lot owned that is zoned for commercial or industrial use, regardless of the specific land activities within the proposed development or the extent of immediate construction.
 - 1. Specifically excluded from the area subject to this fee shall be all public road right-of-way, regulatory flood ways, cemeteries, highly restrictive easements for energy transmission or telecommunication lines, and any other similar areas that are of no functional benefit to the proposed development.
 - 2. Any areas within a commercial/industrial subdivision plat that are formally designated as “Not Currently Approved for Any Type Development” or “Reserved for Future Development” shall not be liable for these fees until they are specifically platted for development.
 - 3. These impact fees are due and payable to the Wastewater Department prior to the Department Manager being authorized to sign the plat.
 - 4. In the event commercial/industrial development is to occur on land previously platted or otherwise not currently required to file a subdivision plat, these impact fees are due and payable prior to the Site Plan approval or connection to the public sewer, whichever shall first occur. However,
 - a. For all platted lots of record on January 1, 2004, where public sewerage to immediately serve said lots was in existence on that date, these impact fees shall be reduced by 50% to \$1,449 per gross acre.
 - b. For the redevelopment of land that has been historically connected to and served by the public sewerage system, there shall be no land development impact fees so long as the existing sewer lines do not have to be upgraded.

ARTICLE III. BUILDING CONSTRUCTION IMPACT FEES.

- A. Every new structure that has wastewater drainage to the public sanitary sewerage system shall pay an impact fee of \$58 per plumbing fixture.
 - 1. Plumbing fixture means and shall include sinks, lavatories, dishwashers, clothes washers, all trapped floor drains, industrial and/or manufacturing process water drains, bath tubs, separate showers, commodes, bidets and any other item that will discharge wastewater to the sanitary sewer.
 - 2. This impact fee is due at the issuance of a building permit and it is payable to the City Clerk.

(over)

- B. Every remodeling or addition to an existing structure which adds plumbing fixtures shall pay an impact fee of \$58 for each added plumbing fixture.

ARTICLE IV. SANITARY SEWER TAPPING FEES

- A. It is the requirement of the Wastewater Department that a sanitary sewer tap be provided by the developer at his expense for each lot when new subdivisions are being platted. There is no fee for using these taps, as the cost for their provision should be part of the lot purchase price.
- B. Where a sanitary sewer tap has been provided by the developer, there shall be a tap utilization fee as follows.

4" Pre-Taps	\$212
6" Pre-Taps	\$371

- C. Where the Wastewater Department provides a service tap on an existing sewer or a newly constructed sewer to serve either existing or future development, the following fees, based on depth of excavation and type of surface restoration, shall apply.

1. For Excavations:

	$\leq 8'$		$>8'$	
	4"	6"	4"	6"
Into Dirt and Sod	\$ 679	\$ 838	\$1,024	\$1,183
Through Pavement	\$1,602	\$1,761	\$1,952	\$2,111
2. Said fees shall be paid to the Wastewater Department at the Athens Utilities Billing Office prior to the tap installation.

ARTICLE V. CAPITAL INFRASTRUCTURE FUND

All revenue from these impact fees shall be deposited in a Capital Infrastructure Fund to be administered by the Utilities Finance Director with disbursements from that fund only by Resolution of the Athens City Council.

ARTICLE VI. INFLATION FACTOR

Effective October 1, 2004, and annually thereafter, unless adjusted by Resolution of the Athens City Council, all impact fees and tapping fees established by this Ordinance shall increase three percent (3%).

ARTICLE VII. EXCEPTIONS AND EXTENSIONS.

- A. It is the objective of the City of Athens that all future development occur on public sanitary sewerage. However, in the event that the Wastewater Department cannot provide current sanitary sewerage for a development that is approved by the Athens Planning Commission, no impact fees shall be due until sanitary sewer taps at the property line are available.
- B. At any time in the future when public sanitary sewerage is provided to property not previously served, all impact fees and tap fees then applicable shall be due and payable prior to said property actually connecting to the public sanitary sewers.
- C. Any of the fees hereinabove specified can be waived or reduced by Resolution of the Athens City Council.

ARTICLE VIII. INTERPRETATIONS AND APPEALS.

- A. The Wastewater Department Manager shall be the authority on all questions pertaining to this Ordinance, its application and any interpretation of meanings or intent. Appeals of any decisions or actions pursuant to this Ordinance shall be submitted in writing to the Wastewater Department Manager and immediately carried to the Athens City Council for a final determination.