



Town of Woodstock
Water & Sewer System Development Charge & Connection Policy

The following policy, as adopted by the Woodstock Town Council at its regular meeting on *September 1, 2020*, shall apply to all future in-town and out-of-town water and sewer connections. The Town Manager shall have the full authority to interpret and enforce this policy, with exception to the clauses where Town Council reserves the ability to utilize discretion.

System Development Charges

<u>Property Use Category</u>	<u>Water SDC</u>	<u>Sewer SDC</u>
Single Family, Townhouses, Duplexes	\$3,300 plus actual cost of installation	\$4,600 plus actual cost of installation
Apartment buildings and Condominium dwellings	\$3,300 per unit, plus actual cost of installation	\$4,600 per unit, plus actual cost of installation
Single Commercial & Industrial	Based on meter size, plus actual cost of installation	Based on meter size, plus actual cost of installation
Multi Commercial & Industrial	Based on meter size, plus \$1,500 per unit, plus actual cost of installation	Based on meter size, plus \$3,500 per unit, plus actual cost of installation
Commercial Plan Nurseries (Water Only)	Based on meter size, plus actual cost of installation	
Hotels, Motels, Dormitories	Based on meter size, plus \$750.00 per room/unit, plus actual cost of installation	Based on meter size, plus \$1,500 per room/unit, plus actual cost of installation
Hospitals, Nursing Care, Adult Homes	Based on meter size, plus \$750.00 per room/unit, plus actual cost of installation	Based on meter size, plus \$1,500 per room/unit, plus actual cost of installation
Campgrounds	Based on meter size, plus actual cost of installation	Based on meter size, plus actual costs of installation
Schools, Nurseries, Day Care	Based on meter size, plus \$50.00 per pupil, plus actual cost of installation	Based on meter size, plus \$100.00 per pupil, plus actual cost of installation
Restaurants	Based on meter size, plus \$100.00 per seating, plus actual cost of installation	Based on meter size, plus \$150.00 per seating, plus actual cost of installation
Laundromats	Based on meter size, plus \$1,000.00 per machine, plus actual cost of installation	Based on meter size, plus \$2,000 per machine, plus actual cost of installation

Car Washes	Based on meter size, plus \$1,500 per bay, plus actual cost of installation	Based on meter size, plus \$3,000 per bay, plus actual cost of installation
Fire Suppression (Dedicated Line)	2" \$1,000 3" \$1,250 4" \$2,000 6" \$4,000 8" \$7,000	
Individual Meter Fees	5/8" meter \$3,300 1" meter \$4,800 1 1/2" meter \$6,300 2" meter \$8,700 3" meter \$11,900 4" meter \$14,700 6" meter \$17,500 8" meter \$20,400	5/8" meter \$4,600 1" meter \$6,800 1 1/2" meter \$8,900 2" meter \$12,300 3" meter \$16,900 4" meter \$20,900 6" meter \$24,900 8" meter \$28,800

Water Service Connections:

- A. Water System Development Charges (SDCs) can be purchased from the Town of Woodstock only for a specific designated building site or lot.
- B. Once an application to purchase a water connection has been received, the connection shall not be transferable to another site.
- C. Water SDCs shall be paid upon application. No connections will be made until the appropriate fees are paid.
- D. SDCs as provided in this schedule do not include the cost of laterals where not installed and the cost of laterals shall be in addition to the connection fee.
- E. Water SDCs outside the corporate limits shall be twice the amount as the connection fees as provided in the above sections.
- F. Water SDCs made outside the corporate limits are to be limited to serving one residence per tap made on the main and connections are not to extend over 400 ft. from the main. Residence or property to be served to be parallel to the main and meter will be set at the main and the line to be extended from there to the property by the owner. The Town to specify the size of service line depending on distance. No lateral extensions of the main should be permitted. Limited exceptions allowing out-of-town connections may be considered by the Town Manager when one or more of the following conditions are met:
 - a. The proposed lateral extension is appropriately sized to accommodate anticipated future development as called for in the Comprehensive Plan.
 - b. The connection will not result in a dead-end.
 - c. The connection will remedy an environmental concern.
 - d. The connection will improve overall town fire flow.
- G. Out of town connection shall only be considered when a property is located within the town's Urban Growth Areas.
- H. Urban Growth Areas- The Town Council on a case by case basis may consider in-town access fees in the Urban Growth Areas. In making such a decision, Town Council should consider whether a boundary line adjustment may be agreed to with Shenandoah County or in cases of properties noncontiguous with Town boundaries, whether a revenue sharing agreement may be secured.
- I. Water SDCs made outside the corporate limits to be limited to mains larger than two inches.

- J. Connections in new subdivisions and street where mains have been installed at the expense of the developer shall be the same as above. All extensions of mains or distribution systems in subdivisions outside of town and lots outside and immediately adjacent to town shall be subject to the same specifications and requirements as inside of town and shall be approved by the Town Council. Fire hydrants may be required in subdivisions out of Town. Subject to approval of Town Council.
- K. Applications for water SDCs to be voided and connection fees returned to the applicant if connection to the structure and billing service has not commenced within 90 days to the date of application. Fee price alone shall be refunded without interest.
- L. Whenever buildings are enlarged or additional building area constructed on the same lot, or additional dwelling units added, or seating added, or additional seating added, water SDCs as provided in this schedule shall be paid for such enlargements or addition.
- M. Water & Sewer fees paid at same time when applicable.
- N. Installation statement and charges will be billed upon completion.
- O. The Town may require that engineering specifications and construction estimates of the proposed connection be provided by the property owner/developer.

Sewer Service Connections:

- A. Sewer System Development Charges (SDCs) can be purchased from the Town of Woodstock only for a specific, designated building site or lot.
- B. Once an application to purchase a sewer SDC has been received, the connection shall not be transferable to another site.
- C. Sewer SDCs shall be paid upon application. No connections will be made until the appropriate fees are paid.
- D. SDCs as provided in this schedule do not include the cost of laterals where not installed and the cost of laterals shall be in addition to the connection fee.
- E. Sewer SDCs outside the corporate limits shall be one and a half times the amount as the in-town connection fees as provided in the above sections, plus actual cost of installation.
- F. Connections made outside the corporate limits to the town's sanitary sewer mains to be limited to serving one residence per tap made on the main and the connection is not to extend over 200 feet from the main. No lateral extensions of the main should be approved. Limited exceptions allowing out-of-town connections may be made by the Town Manager when one or more of the following conditions are met:
 - a. The connection does not require the sewer be pumped from the proposed site.
 - b. The connection will remedy an environmental concern.
 - c. The connection furthers the Town's long-term infrastructure interests as determined by the Town Manager.
- G. Applications for sewer SDCs to be voided and SDCs returned to the applicant if connection to the structure and billing service has not commenced within 90 days to the date of application. Fee price alone shall be refunded without interest.
- H. Whenever buildings are enlarged or additional building area constructed on the same lot, or additional dwelling units added, or seating added, or additional seating added, water SDCs as provided in this schedule shall be paid for such enlargements or addition.
- I. Sewer & Water fees paid at same time when applicable.
- J. Installation statement and charges will be billed upon completion.
- K. Urban Growth Areas - The Town Council on a case by case basis may consider In Town access fees in the Urban Growth Areas. In making such a decision, Town Council should consider whether a boundary line adjustment may be agreed to with Shenandoah County or

in cases of properties noncontiguous with Town boundaries, whether a revenue sharing agreement may be secured.

- L. The Town may require that engineering specifications and construction estimates of the proposed connection be provided by the property owner/developer.