

Issue Analysis Form

Date: January 8, 2019

Item: Reports - Utility Connection Fees

Lead Department: Engineering & Utilities

Contact Persons: Frank Haltom, Director



Description and Current Status

Contractors/developers building residential homes within the County currently pay utility connection fees prior to receiving a building permit. Some cities/counties allow these fees to be paid at the application for water service, prior to meter installation.

However, the County ordinance states in Section 82-261 - Connection charge schedule: *Developer-installed charge shall be assessed for each single-family residential unit, as defined in section 82-31, included in the development connecting to a line installed by the developer at the time an application for utility service is first filed by the developer or any subsequent owner of the lot or premises within the development.*

Staff recommends continuing the current process and updating the County ordinance to reflect this process. This provides consistency among all other uses (commercial/industrial) and the residential sewer only accounts, which require payment prior to building permit. It also alerts staff to monitor site work and coordinate inspections; eliminates pressure to install meter to receive Certificate of Occupancy; less burden to future home owner - contractor pays all fees prior to leaving the site.

Should the Board desire to remain consistent with the current ordinance, staff suggests allowing up to seven calendar days for installation upon payment of fees. This will allow office staff to gather the meter information and schedule the field staff for installation.

Localities that require fees prior to building permit: Isle of Wight County, City of Hopewell (sewer only), Sussex County (sewer only). Localities that require fees prior to meter installation: Chesterfield County, Dinwiddie, Colonial Heights, Sussex County (water only)

Government Path

Does this require IDA action? Yes No

Does this require BZA action? Yes No

Does this require Planning Commission action? Yes No

Does this require Board of Supervisors action? Yes No

Should the Board agree with staff's recommendation, Authorization to advertise for a public hearing to amend the ordinance is required.

Fiscal Impact Statement

None.

Prince George County Impact

None.

Notes

None.