



Sewer Availability & Connection Charges

Town of Herndon – Building Inspections

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Sec. 74-268. Sewer availability and connection charges.

(a) *Availability charges* . Any person who hereafter effects any connection to the sanitary sewer facilities of the town must pay or cause to be paid to the town those charges for the availability of such facilities set forth as follows:

(1) *Availability charges for connections for residential purposes.*

a. Single-family detached dwellings, and single-family semi-detached and single-family attached dwellings, including townhouses, duplexes, multiplexes, semi-detached rowhouses, garden court and patio houses, with separate water service line meters, per dwelling . . . \$7,490.00

b. Lodginghouses or boardinghouses, hotels, motels, inns, tourist cabins, nursing homes, and nonprofit or commercial homes for the elderly, per each master water service line meter . . . 7,490.00

Plus, per rental unit . . . 1,874.00

c. All other residential uses, per dwelling unit . . . 5,987.00

(2) *All other uses.* There is hereby established the following availability charges for all other uses based upon the number of drainage fixture units (D.F.U.), including roughed-in fixture units, in accordance with Table 1. A drainage fixture unit is a measure of the probable discharge into the drainage system by various types of plumbing fixtures. using standards of the engineering profession, the Director of Public Works shall determine as necessary in writing the drainage fixture unit of any plumbing fixture. The availability charge will be assessed for each D.F.U. served by an individual water meter with a charge of \$388.00 per D.F.U. A minimum of \$7,760.00 is established for each premise, which is equivalent to a charge for 20 D.F.U. A premise is an individual business or activity served by an individual water meter. Fixture unit count for uses having fixtures discharging continuously or substantially continuously to a sanitary sewer system shall be increased by two fixture units for each gallon per minute of continuous or substantially continuous discharge. The rate of such discharge shall be determined by the rate established by the manufacturer of the fixture or equipment or such other method as the building official shall determine, using standards of the trade.

Table 1

Table of Fixture Units

Drainage

<i>Type of Fixture or Group of Fixtures</i>	<i>Fixture Unit Value</i>
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Automatic clothes washer (2-inch standpipe) . . .	3
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Bathroom group consisting of water closet, lavatory and bathtub or shower stall:	
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Flushometer valve closet . . .	8
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Tank type closet . . .	6
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Bathtub (with or without overhead shower) . . .	2
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Combination sink-and-tray with food disposal unit . . .	2
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Combination sink-and-tray with 1 1/2-inch traps . . .	2
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Combination sink-and-tray with separate 1 1/2-inch traps . . .	3
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Dental unit or cuspidor . . .	1
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Dental lavatory . . .	1
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Drinking fountain . . .	1/2
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Dishwasher, domestic . . .	2
Floor drains with 2-inch waste . . .	2
Kitchen sink, domestic, with one 1 1/2-inch waste . . .	2
Kitchen sink, domestic, with food waste grinder . . .	2
Lavatory with 1 1/4-inch waste . . .	1
Laundry tray (1 or 2 compartments) . . .	2
Shower stall, domestic . . .	2
Shower (group) per head . . .	2
Sinks:	
Surgeon's . . .	3
Flushing rim (with valve) . . .	6
Service (trap standard) . . .	3
Service (P trap) . . .	2
Pot, scullery, etc. . . .	4
Urinal, pedestal, syphon jet blowout . . .	6
Urinal, wall lip . . .	4
Urinal stall, washout . . .	4
Urinal trough (each GFT section) . . .	2
Wash sink (circular or multiple) each set of faucets . . .	2
Watercloset, tank operated . . .	4
Watercloset, valve operated . . .	6
Fixture drain or trap size:	
1 1/4 inches and smaller . . .	1
1 1/2 inches . . .	2
2 inches . . .	3
2 1/2 inches . . .	4
3 inches . . .	5
4 inches . . .	6

(b) *Rules for setting availability charges.* The following rules shall be used in setting the availability charge:

(1) *Type of use or principal use.* Multiuse premises shall be charged on the various types of use or on the principal use, whichever results in the higher charge.

(2) *Determination of type and charge.* The director of public works or his representative shall determine the type and charge for all premises. When a premises does not fall under any of the listed types, the director of public works shall select the most appropriate type listed or he may designate a special charge for the premises based on water consumption and meter size.

(3) *Type of premises and unit of measurement.* The type of premises and units of measurement shall be as defined in the zoning ordinance, building code, and town ordinances.

(4) *Charges based on plans for building permit; fixture count.* All availability charges shall be based on the plans submitted for the purpose of obtaining a building permit to the office of building inspections of the town. In multiuse structures each changed use or new use will require a new building permit and a recomputation and payment of availability fees prior to approval of any occupancy. Normally a fixture count will be accomplished whenever a water account is established or re-established in any commercial, industrial or multiuse facility.

(c) *Connection charges.*

(1) *Residential and community uses.* There is hereby established and imposed a connection charge for residential uses of \$6.00 per front foot of premises with a minimum of \$300.00 and a maximum of \$600.00 for connection of single-family

detached and attached dwellings or churches, schools, fire stations, community centers or other such similar community uses to the sewer facilities of the town.

(2) *All other uses.* There is hereby established and imposed a connection charge of \$6.00 per front foot of premises with a minimum charge of \$600.00 for connection of all other uses to the sewer facilities of the town.

(Code 1992, § 21-16; Ord. No. 08-O-08, § 1, 4-22-2008; Ord. No. 10-O-37, § 1, 10-26-2010)

Sec. 74-269. Payment of fees.

(a) All sewer availability fees are due and payable at the time of issuance of the building permit. Such fees will not be accepted prior to the application for a building permit. Applications for building permits cannot be filed prior to the recording of the final subdivision plat when a final subdivision plat is required, or the final approval of the site plan when no subdivision plat is required, when approval of a site plan is required.

(b) Upon the connection of a lateral to the public sanitary sewer, the property owner of a parcel which may be served by the connection may request of the public works director of the town that the town not act either to terminate water supply for the use of the real estate or to enforce the lien of the town on the parcel for the payment of the sewer availability fee if the availability fee is not paid when due. The public works director shall have the authority to approve such request if the owner agrees to pay the sewer availability fee in equal monthly installments over a period of no longer than 48 months together with the interest accruing monthly on the unpaid balance, interest to accrue at the rate established by law in the commonwealth, as applicable, if fees, rents or charges charged for the use and services of a sewage disposal system of a town are not paid when due, provided that the director shall first determine that:

(1) The request is made in relation to property used as the personal residence of the individual making the request;

(2) The individual making the request, and also any spouse from whom the individual is not estranged, is either in necessitous circumstances or is unable to obtain a commercial loan for the financing of the sewer availability fee; and

(3) The continued failure of the property to connect with the public sanitary sewer system would create a potential health hazard.

(c) Notwithstanding the approval of the director of such a request, upon the transfer and/or sale of the property, the outstanding balance of the sewer availability fee shall be paid in full.

(d) The provisions of this section shall not be applicable to unimproved parcels or to those as to which a building permit is being requested.

(Code 1992, § 21-17)