

Section 21

Water and Sewer Connection Fees and Impact Fees, 1999

The *Code of Virginia* §15.2-2122 authorizes sewer connection fees to finance changes in the sewer system that improve public health. Localities may establish, construct, improve, enlarge, operate, and maintain a sewage disposal system with all that is necessary for the operation of such system. The terms under which the locality can charge a fee are defined in §15.2-2119.

Table 21.1 provides the water and sewer connection fees for the 36 cities, 45 counties, and 116 towns that impose these fees. Due to the complexity of the schedule of fees for some of the localities, we are unable to show entire schedules in the table. In some cases, we provide a range over which the rates fall or, if this is not possible, we simply denote the fee as "varies." If there is a question about the listing for a locality, please contact the locality directly. (See Appendix B for a listing of respondents' phone numbers.)

Table 21.2 details the impact fees imposed in 4 cities, 9 counties, and 3 towns. Section §15.2-2319 of the *Code of Virginia* allows Virginia's governing bodies to impose this fee. Any applicable locality may, by ordinance,

assess and impose impact fees on new developments to pay all or part of the cost of reasonable road improvements attributable in substantial part to such development. Cost includes, in addition to all labor, materials, machinery and equipment for construction, (i) acquisition of land, rights-of-way, property rights, easements and interests, including the costs of moving or relocating utilities, (ii) demolition or removal of any structure on land so acquired, including acquisition of land to which such structure may be moved, (iii) survey, engineering, and architectural expenses, (iv) legal, administrative, and other related expenses, and (v) interest charges and other financing costs if impact fees are used for the payment of principal and interest on bonds, notes or other obligations issued by the county, city, or town to finance the road improvements (§15.2-2318).

Section §15.2-2323 specifies that the impact fee must be determined prior to or at the time when the site is approved. The ordinance may specify that the payment of fees may be in one lump sum or through installments at a reasonable rate of interest for a fixed number of years. No impact fee may be

levied upon a developer who, prior to the adoption of the ordinance, has proffered conditions pursuant to §15.2-

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2298 or §15.2-2303 for off-site road improvements and such proffered conditions have been accepted by the locality.

Table 21.1
Water and Sewer Connection Fees, 1999

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Cities	Note: All cities responded to the survey. Those that answered "not applicable" for all items in this table are excluded.	
Bedford	500 within city; 1,000 outside	500 within city; 1,000 outside
Bristol	300	200
Buena Vista	500	330
Charlottesville	Varies	Varies
Chesapeake	1,440	1,480
Clifton Forge	Connection : 600	600
Colonial Heights	R: 1,000 C: 1,000-7,200	1,500
Covington	350	350
Danville	N/A	N/A
Emporia	85	85
Falls Church	5/8" 2,400	1,035
Franklin	3/4" 850 1" 1,425	1,650
Fredericksburg	Connection : 700-1,750; Meter: 5.39-895.45 (Bi-mo.)	Connection : 4"/1,600; 6"/1,900 Meter: 7.19-1,193.61 (Bi-mo.)
Galax	Connection : 350 - 2,200 <u>Meter</u> <u>Gallons</u> 16.33 0-6,000 1.73/1,000 7,000-300,000 1.53/1,000 301,000-600,000 1.27/1,000 > 601,000	Connection : 350 - 750 <u>Meter</u> <u>Gallons</u> 16.33 0-6,000 1.73/1,000 7,000-300,000 1.53/1,000 301,000-600,000 1.27/1,000 > 601,000
Hampton	0.60/100 cu. yd .	N/A
Harrisonburg	Connection: 10; Tap fee: 250; Meter: 990	315
Hopewell	3/4"/ 1,026; > 3/4" actual cost	135-375
Lexington	20 50 (Rental unit water deposit)	450
Lynchburg	15	N/A
Manassas	2,000 1 st 24 fixture units 65 each additional	5,000 1 st 24 fixture units 210 each additional

N/A Not applicable.

Key to abbreviations R: Residential C: Commercial

Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Cities (continued)		
Manassas Park	2,100 New connection R: 65 C: 70	5,900
Martinsville	R: Connection: 25; Meter: 3/4"/425; 1"/ 525	R: 4"/400; 6"/425
Newport News	690	100 /1 st yr. to \$350 (under City ordinance); 2,000 (not under City ordinance)
Norfolk	525	250
Norton	240 within city/360 outside	175 within city/350 outside
Petersburg	75	75
Poquoson	1,560	3,000 within; 720 HRSD
Portsmouth	Varies	1.0694/1,000 gal; or 0.80/100 cu. ft., min. 1.50
Radford	200	450
Roanoke	965	300
Staunton	2,160	1,540
Suffolk	3,590 minimum	1,750 minimum
Virginia Beach	285	...
Waynesboro	500	1,000
Williamsburg	450-675 new home construction	750
Winchester	Connection: 1,000 minimum; Meter: 79.50 minimum	Connection: 1,000 minimum
Counties		
Note: All counties responded top the survey. Those that answered "not applicabl for all items in this table are excluded.		
Alleghany	600	600
Amherst	1,401.50	R: 2,015
Arlington	Varies	116 /DFU
Augusta	845 minimum	2,520 minimum
Bedford	1,750	2,000
Bland	400	N/A
Buchanan	350	350
Buckingham	Connection: 20; Meter: 1,000	N/A
Caroline	R: 2,200 availability fee + Connection: 300 C: cost + 25% + 2 per gal. Both: after service, 1.35/1,000 gal. & 6 service charge	R: 2,750 availability fee + Connection: 450 C: 450 + 3 per gal, min. availability of 2,750 . RC: after service, 1.80/1,000 gal. & 6.30 service charge
Carroll	550 + mo. water usage fee	N/A

... No response provided.

N/A Not applicable.

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Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Counties (continued)		
Chesterfield	2,592	1,465
Craig	RC: 400	R: 400
Cumberland	N/A	R: 800 C: 1,200
Dinwiddie	1,700 new; 900 existing	3,100 new; 1,900 existing
Fairfax	Varies	Varies
Floyd	1,000 + 20% of cost	1,000 + 20% of cost
Fluvanna	520-Fork Union Sanitary dist.	N/A
Frederick	3,915	3,355
Gloucester	1,800-2,250	1,800
Goochland	Connection: 1,600; Meter: 5.75 bi-monthly + 2.75/meter	Varies
Greensville	500	500
Halifax	500-1,500	1,000
Hanover	3.32/ 1,000 gal. + 3,090 meter and connection	3,555
Henrico	R: 5/8"/1,400	R: 5/8"/2,815
Henry	815	815
Isle of Wight	Connection: 3,000-12,000	<u>Meter</u> <u>Amount</u>
	<u>Meter</u> <u>Amount</u>	5/8" 3,000
	5/8"- 3/4" 3,000	3/4" 3,600
	1" 4,725	1" 4,800
	1.5" 7,425	1.5" 6,900
	2" 11,400	2" 12,000
James City	Connection : 1,300	<u>Meter</u> <u>Amount</u>
	<u>Meter</u> <u>Amount</u>	5/8" 300/bathroom fixt.
	5/8" 300/bathroom fixt.	3/4" 3,500
	3/4" 3,500	1" 4,000
	1" 4,000	1.5" 7,500
	1.5" 7,500	2" 12,000
	2" 12,000	
King George	1,700	3,600
Loudoun	Connection: 3,655 Meter: 175	4,865
Montgomery	500 minimum	500 minimum

N/A Not applicable.

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Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Counties (continued)		
Nelson	1,000	1,000
New Kent	Connection: 2,200 max. Meter: 85	N/A
Powhatan	N/A	N/A
Prince George	Connection : 1,505	2,500
Prince William	Connection : 4,100 R: meter: 3.55/1,000 gal. C: meter: 3.90/1,000 gal.	R: 5,700
Pulaski	350	500
Roanoke	2,820	500
Rockbridge	Varies	Varies
Rockingham	1,200	1,800
Southampton	450	900
Spotsylvania	3,750	2,800
Stafford	500; availability fee 3,600; Meter fee 80	availability fee 3,500; Meter fee 80
Wise	400	N/A
Wythe	R: 350	500
York	Tap: 110; Meter: 10	Varies
Towns	Note: Towns that answered "not applicable" for all items in this table are excluded. For a listing of town respondents and non-respondents, see Appendix B.	
Abingdon	N/A	R: 1,000 in town; 2,000 outside C: 1,100 in town; 2,200 outside
Altavista	250	1,000
Amherst	700 in town; 1,050 outside	1,900 in town; 2,850 outside
Appomattox	500, plus 500 availability fee	500, plus 500 availability fee
Berryville	3,155	4,280
Big Stone Gap	Init. Dep. 100; Sevice Charge 20; Tap fee 400 Inside Corp; Outside Corp. 650	Included in water connection plus: Sewer Tap fee Inside corp. 400, Outside corp. 650
Blacksburg	meter: 5/8"/875; 8"/3,455	meter: 5/8"/393; 8"/31,718
Blackstone	400	400
Bluefield	250	N/A
Bowling Green	R: 1,200 in town; 2,400 outside C: 2,400 in town; 4,800 outside	R: 1,200 in town; 2,400 outside C: 2,400 in town; 4,800 outside

N/A Not applicable.

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Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Towns (continued)		
Boydton	350 in town; 450 outside	350 in town; 450 outside
Bridgewater	800	800
Broadway	1,500	1,600
Brodnax	R: 600 C: 750	R: 1,500 C: 2,000
Buchanan	400	500
Capron	275	N/A
Cedar Bluff	325	300
Chatham	500 in town ; 1,000 outside	500 in town; 1,000 outside
Chilhowie	350 in town; 450 outside	350 in town; 450 outside
Chincoteague	<u>Meter</u> <u>Amount</u> 5/8" 3/4" pipe 550 1" 2" pipe 1,000 2" 2" pipe 1,350	N/A
Christiansburg	500	500 + 5/lot front foot
Clarksville	800	600
Clintwood	400 in town; 400 road crossing; 600 outside town	400 in town; 400 road crossing
Clover	350 in town; 525 outside	400 in town; 200 outside
Coeburn	350 in town; 475 outside	300 in town; 400 outside
Colonial Beach	1,250	2,250
Courtland	600	N/A
Crewe	300	800
Culpeper	1,500/tap + time & materials	1,500/tap + time & materials
Damascus	N/A	350
Dayton	R: 1,200 + time & materials	R: 1,200
Dillwyn	350 + cost	500 + cost
Drakes Branch	450	1,250
Dublin	200 in town; 300 outside meter: 165 in town/outside	200 in town; 300 outside
Edinburg	600 in town; 900 outside	1,000 in town; 1,500 outside
Exmore	500	500
Farmville	1,100	1,100
Fincastle	1,500	1,200
Fries	150; includes sewer connection	N/A
Front Royal	3/4" tap/2,800	4" tap/2,800

N/A Not applicable.

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Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Towns (continued)		
Gate City	350	650
Glade Spring	300-350	N/A
Glasgow	150	150
Gordonsville	750 in town ; 1,200 outside	N/A
Goshen	Connection : 250 Meter: 10/mo.	N/A
Gretna	160	400
Grottoes	R: 1,200 C: 1,500	R: 1,200 C: 1,500
Hamilton	350 in town ; 450 outside	350 in town; 500 outside
Herndon	2,130	R: 300-600
Hillsville	550	400
Honaker	250 in town; 375 outside	125 in town; 150 outside
Hurt	750	N/A
Iron Gate	300	300
Ivor	350	N/A
Jonesville	250	250
Kenbridge	500	500
Keysville	500	750
Kilmarnock	<u>Meter</u>	<u>Amount</u>
	5/8"	1,225
	1"	3,900
	4"	5,750
La Crosse	500 in town; 1,000 outside	1000 in town; 1,500 outside
Lawrenceville	400 + parts/labor	400 + parts/labor
Lebanon	R: 500 C: 800 150 deposit fee	R: 500 C: 800 150 deposit fee
Leesburg	180 minimum	50 minimum
Louisa	1,500	1,500
Luray	1,700	1,700
Marion	450	675
McKenney	300 in town; 500 outside	800 in town; 1,000 outside
Middleburg	Connection: 4,500; Meter: 500	Connection: 4,500 Meter: 500
Middletown	1,000	1,500
Mineral	1,000 in town; 1,200 outside	1,200
Monterey	1,125	1,125

... No Response Provided

N/A Not applicable.

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Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Towns (continued)		
Montross	500 + cost	N/A
New Market	Varies	Varies
Onancock	500	500
Orange	1,500	2,000
Painter	N/A	N/A
Pamplin	55 + cost	N/A
Parksley	Connection: 500	N/A
Pearisburg	400	250
Pennington Gap	Connection: 10; STD tap: 200	Connection & STD tap: 125
Phenix	250	N/A
Pocahontas	325	125
Pound	260 in town; 360 outside	260 in town/outside
Pulaski	470 in town; 590 outside	450
Purcellville	4,000	5,000
Quantico	300- 600; based on meter/pipe	R: 300/ bathroom C: 400/ bathroom
Remington	3,000	N/A
Richlands	400 +25 deposit	300
Rocky Mount	based on meter size	based on meter size
Round Hill	3,250 in town; 4,125 outside	4,450 in town; 6,675 outside
Rural Retreat	600	200
Saint Paul	250	250
Saltville	350 in town; 400 outside	350 in town; 400 outside
Shenandoah	1,500 in town; 2,000 outside	2,000 in town; 3,500 outside
Smithfield	250-2,000	100-2,000
South Boston	19.44	34.80
South Hill	1,000 in town; 2,000 outside 90 renters water service deposit 30 cut-on fee	1,500 in town; 3,000 outside
Stanley	1,500 in town; 2,000 outside	2,000 in town; 3,000 outside
Stephens City	1,400	1,600
Strasburg	1,500 - 3000	1,500 - 3000
Stuart	250 in town; 300 outside	250 in town; 300 outside
Tappahannock	500 minimum	1,800 minimum
Tazewell	300	300
Troutdale	100	N/A
Urbanna	1,250	2,000
Victoria	300	300

N/A Not applicable.

Key to abbreviations R: Residential C: Commercial

Table 21.1 (continued)

Locality	Water Connection and Meter Fee (\$)	Sewer Connection Fee (\$)
Towns (continued)		
Vienna	1,100-10,500	Included in water connection
Vinton	Connection: 375; Meter: 50	1,600
Wakefield	400 in town; 500 outside	1,200 in town; 1,600 outside
Warrenton	2,700 in town; 4,050 outside	4,100 in town; 6,150 outside
Washington	1,500	N/A
Waverly	1,000	1,500
West Point	600 + install cost	600 + install cost
Windsor	1,000	N/A
	15 new account for existing water	
Wise	500 in town; 750 outside	500 in town; 750 outside
Woodstock	750 + installation charges	3,000
Wytheville	750 + meter cost	750 + meter cost
N/A Not applicable.		
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Table 21.2
Impact Fees For Road Improvement, 1999

Locality	Impact Fee on Developers (\$)
Cities	Note: All cities responded to the survey. Those that answered "not applicable" for the item in this table are excluded.
Charlottesville	Varies
Danville	\$500
Newport News	\$633 (water)
Winchester	\$1,000 water / \$1,000 sewer
Counties	Note: All counties responded to the survey. Those that answered "not applicable" for the item in this table are excluded.
Alleghany	5/8" / \$600
Caroline	Proffers
Craig	Varies by meter size
Hanover	\$881
Henry	\$815
New Kent	\$500 age restricted; \$1,000 unrestricted
Powhatan	Proffer: \$2,696/lot
Stafford	Average house \$1,1200
Rockbridge	Varies
Towns	Note: Towns that answered "not applicable" for the item in this table are excluded. For a listing of town respondents and non-respondents, see Appendix B.
Leesburg	\$8,057
Painter	Zoning ordinance permit fees
Tappahannock	Availability fee: outside connections