

Section 22

Residential Water and Sewer Connection Fees, 2002

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 22.1 provides the water and sewer connection fees for the 35 cities, 49 counties, and 114 towns that report imposing these fees. Most localities base fees on meter size. In addition to a connection fee, several localities charge other fees. Explanations of fees often vary from place to place, but in general, local facilities charges apply to mains, valves, and hydrants that are installed by the locality. When an owner or developer installs all necessary facilities himself, the charge is generally waived.

Availability fees are charged by some localities in order to prepare for future expansion of the water and sewer capital facilities. Some localities call the fee an “offsite facilities fee”. Many fee schedules are extremely complex. In such cases, only fees for the standard residential meter size are given in the table.

Due to the extreme variation among fees in many localities, many local water authorities were contacted directly or information from their websites has been used. For localities that responded with a single fee and not a schedule, it is assumed that the fee listed applies to the standard residential connection, even though no information on meter size was available. If you have questions dealing with responses given in this table, please contact the appropriate water and sewer department or authority in the locality, or see their website if applicable.



**Table 22.1
Residential Water and Sewer Connection Fees, 2002**

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Cities (Note: All cities responded to the survey. Those that answered "not applicable" for all items in this table are excluded.)				
Bedford	N/A	795	N/A	1,040
Bristol	N/A	300	N/A	200
Buena Vista	N/A	500	N/A	330
Charlottesville ^a	5/8"	425	5/8"	375
Chesapeake	Developer funded:	2,580	Developer funded:	1,620
	City funded:	3,120	City funded:	1,980
			Regional sanitation district fee:	1,240
Colonial Heights	N/A	1,000	N/A	1,500
Covington	N/A	350	N/A	350
Emporia	5/8"	1,200	(Included in water fee)	N/A
Falls Church	5/8"	2,400	5/8"	1,035
Franklin	3/4"	850	3/4"	1,650
Fredericksburg ^b	Tap fee:	700	Tap fee:	1,600
	Availability fee (non-expansion area):	1,800	Availability fee (non-expansion area):	1,600
	Availability fee (expansion area):	2,400	Availability fee (expansion area):	2,400
Galax	N/A	350	N/A	350
Hampton				
Harrisonburg	Tap fee:	250	N/A	800
	Meter:	990	Availability fee:	315
Hopewell	3/4"	1,026	3/4"	135
Lexington			N/A	500
Manassas	First 24 fixture units	2,000	First 24 fixture units	5,000
	Additional fixture units	65	Additional fixture units	65
Manassas Park	N/A	2,800	N/A	8,200
Martinsville	3/4"	425	4" (line size)	400
Newport News	3/4"	690	\$5 per lot front foot (developer installed)	
	Meter fee:	285	Single lot:	2,000
	System development charge:	951	Single lot lateral:	750
Norfolk	N/A	525	N/A	250
Norton	Within city:	240	Within city:	175
	Outside city:	360	Outside city:	360
Petersburg	N/A	75	N/A	75
Poquoson	N/A	1,560	5/8"	1,240
			Availability fee: ^c	6,000
Portsmouth	3/4"	500	5/8"	1,240
Radford	N/A	200	N/A	450
Richmond	N/A	1,800	N/A	30
Roanoke	5/8"	1,170	4" (line size)	452.26
Salem	3/4"	800	3/4"	1,700
Staunton	N/A	2,625	N/A	3,200
Suffolk	N/A	3,590	N/A	1,750
Virginia Beach	N/A	285	N/A	N/A
Waynesboro	5/8"	800	5/8"	800
	Meter fee:	1,732	Meter fee:	2,730
Williamsburg	N/A	1,950	N/A	2,000
Winchester	Meter fee (5/8")	67		
	Availability within city:	1,700	Availability within city:	2,200
	Availability outside city:	2,200	Availability outside city:	3,652

N/A Not applicable.

^a Charlottesville has a surcharge of \$200 on water connection that goes to the Rivanna Water & Sewer Authority.

^b Fredericksburg bases its residential rate schedule on number of bedrooms. Figures given are for three bedrooms. The tap fee is waived if the developer has already paid for a subdivision to tap the main.

^c There are low income exemptions from Poquoson's sewer availability fee.

Table 22.1 Water and Sewer Connection Fees, 2002 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Counties (Note: All counties responded to the survey. Those that answered "not applicable" for all items in this table are excluded.)				
Albemarle	5/8"	587	N/A	Cost
	Local facilities charge:	1,300	Local facilities charge	1,400
	System development charge:	475	System development charge:	625
	RWSA ^d capacity charge:	858	RWSA ^d capacity charge:	615
	Buck Mountain surcharge:	200		
Alleghany	N/A	600	N/A	600
Amherst	N/A	1,401	N/A	2,015
Arlington	3/4"	1,600	3/4"	116/drainage fixture unit
Augusta	5/8"	2,025	5/8"	3,725
	Hookup fee:	870	Hookup fee:	820
Bath	N/A	100	N/A	100
	Transmission & treatment fee:	400	Transmission & treatment fee:	400
Bedford	5/8"	2,250	5/8"	2,750
	Meter fee:	700		
Bland	N/A	400	N/A	400
Botetourt	5/8"	700	5/8"	1,000
	Offsite facilities fee:	2,000	Offsite facilities fee:	1,000
Buchanan	N/A	350	N/A	350
Buckingham	Meter fee:	1,000	N/A	N/A
Caroline	N/A	500	N/A	550
	Availability fee:	2,500	Availability fee:	2,900
Carroll	N/A	550	N/A	N/A
Chesterfield	N/A	2,877	N/A	1,465
Craig	N/A	400	N/A	400
Cumberland	N/A	N/A	N/A	800
Dinwiddie	N/A	1,700	N/A	3,100
Fairfax	5/8"	650	N/A	N/A
	Local facilities charge:	2,900	Meter:	Cost + 29
	Availability fee:	3,100		
Floyd	N/A	20% cost + 1,000	N/A	20% cost + 1,000
Fluvanna	Fork Union Sanitary District:	520	N/A	N/A
Frederick	5/8"	4,320	5/8"	4,795
Gloucester	N/A	1,800	N/A	1,800
Goochland	5/8"	2,500	5/8"	3,500
Greensville	N/A	800	N/A	1,100
Halifax	N/A	500	N/A	1,000
Hanover	5/8", 3/4"	3,280	5/8", 3/4"	5,560
Henrico	5/8"	1,470	5/8"	2,960
Henry	N/A	815	N/A	815
Highland	N/A	Cost + 200	N/A	N/A
Isle of Wight	5/8"	3,000	5/8"	3,000
	Meter fee:	3,000		
James City	5/8"	300 ^e	5/8"	300 ^e
	Local facilities fee:	1,300		
King George	N/A	3,700	N/A	4,800
Loudoun	5/8"	3,575	5/8"	4,933
	Meter fee:	175		
Montgomery	N/A	500	N/A	500
Nelson	N/A	1,000	N/A	1,000
New Kent	N/A	2,200	N/A	4,000
	Meter fee:	85		
Northumberland	N/A	1,000-2,500	N/A	N/A
Prince George	N/A	2,500	N/A	3,500
Prince William	3/4"	4,100	3/4"	5,700
	Meter:	200	(Local facilities fees may apply)	
	(Local facilities fees may apply)			
Pulaski	N/A	350	N/A	500

N/A Not applicable.

^d Rivanna Water & Sewer Authority

^e In James City County the connection charge for a 5/8" meter is \$300 per bathroom fixture unit.

Table 22.1 Water and Sewer Connection Fees, 2002 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Counties (continued)				
Roanoke	5/8"	500	5/8"	100
	Offsite facilities fee:	2,690	Offsite facilities fee:	2,000
Rockbridge	5/8", 3/4"	1,100	N/A	N/A
	Hookup fee:	400	Hookup fee:	400
	Availability fee:	1,100	Availability fee:	1,400
Rockingham	Varies ^f	1,000-1,200	Varies ^f	1,500-1,800
Southampton	N/A	450	N/A	900
Spotsylvania	N/A	4,075	N/A	2,850
	Meter fee:	125		
Stafford	N/A	500	N/A	N/A
	Availability fee:	3,600	Availability fee:	3,500
	Meter fee:	80	Meter fee:	80
Wise	N/A	400	N/A	N/A
Wythe	N/A	350	N/A	500
York ^g	N/A	2,875	5/8"	2,850
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	N/A	Within town:	1,000
			Outside town:	2,000
Altavista	N/A	250	N/A	1,000
Amherst	Within town:	700	Within town:	2,500
	Outside town:	1,400	Outside town:	5,000
Appomattox	N/A	750	N/A	800
	Availability fee:	750	Availability fee:	800
Berryville	N/A	3,600	N/A	5,820
Big Stone Gap	Within town:	400	Within town:	400
	Outside town:	650	Outside town:	650
Blacksburg	5/8"	901	5/8"	418
Blackstone	Within town:	400	Within town:	400
	Outside town:	800	Outside town:	800
Bluefield	N/A	350		N/A
Bowling Green	5/8", 3/4"	3,000	5/8", 3/4"	3,500
Boydton	Within town:	750	Within town:	750
	Outside town:	1,250	Outside town:	1,250
Bridgewater	N/A	1,200	N/A	1,200
Broadway	N/A	1,500	N/A	1,600
Brodnax	N/A	600	N/A	1,500
Buchanan	N/A	400	N/A	500
Burkeville	N/A	425	N/A	400
Cape Charles	N/A	875	N/A	875
	Inspection fee:	50	Inspection fee:	50
	Plan review fee:	30	Plan review fee:	30
Capron	N/A	275	N/A	N/A
Cedar Bluff	N/A	325	N/A	300
Charlotte C.H.	N/A	1,450	N/A	N/A
Chase City	N/A	600	N/A	400
Chatham	Within town:	500	Within town:	500
	Outside town:	1,000	Outside town:	1,000
Chilhowie	Within town:	350	Within town:	350
	Outside town:	450	Outside town:	450
Chincoteague	5/8"	550	N/A	N/A
Christiansburg	N/A	1,000	N/A	5/foot in front lot + 1,000
Claremont	N/A	750	N/A	N/A
Clarksville	N/A	800	N/A	600
Clifton Forge	N/A	600	N/A	600
Clintwood	Within town and road crossing:	400	Within town and road crossing:	400
	Outside town:	600		
Coeburn	Within town:	400	Within town:	75
	Outside town:	525	Outside town:	450

N/A Not applicable.

^f Rockingham County water and sewer connection fees vary by subdivision.

^g In York County, fees increase if owners of existing homes do not connect within the first 90 days of availability.

Table 22.1 Water and Sewer Connection Fees, 2002 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Colonial Beach	N/A	1,250	N/A	2,250
Courtland	N/A	600	N/A	N/A
Crewe	N/A	300	N/A	800
Culpeper	Within town:	2,660	Within town:	3,840
	Outside town:	Cost + 5,320	Outside town:	Cost + 7,680
Damascus	N/A	N/A	N/A	350
Dayton	N/A	Cost + 1,200	N/A	1,200
Dillwyn	N/A	Cost + 350	N/A	Cost + 500
Drakes Branch	N/A	450	N/A	1,250
Dublin	Within town:	450	Within town:	400
	Outside town:	565	Outside town:	500
Edinburg	Within town:	1,000	Within town:	1,500
	Outside town:	1,500	Outside town:	2,250
Exmore	N/A	500	N/A	500
Farmville	N/A	1,100	N/A	1,100
Fincastle	N/A	1,500	N/A	1,200
Fries	N/A	150	(Included in water)	N/A
Front Royal	3/4"	2,800	4"	2,800
Glasgow	N/A	150	N/A	150
Gordonsville	Within town:	750	N/A	N/A
	Outside town:	1,500		
Gretna	N/A	160	N/A	400
Hamilton	N/A	10,000	N/A	500
Haymarket	(Administered by Prince William County)		(Administered by Prince William County)	
Herndon	N/A	2,130	N/A	300-600
Hillsville	N/A	550	N/A	400
Honaker	Within town:	275	Within town:	150
	Outside town:	400	Outside town:	175
Hurt	N/A	750	N/A	1,000
Iron Gate	N/A	300	N/A	300
Ivor	Road crossing:	2,000	N/A	N/A
	Non road crossing:	1,300		
Jonesville	N/A	250	N/A	N/A
Kenbridge	N/A	500	N/A	500
Keysville	N/A	500	N/A	750
Kilmarnock	5/8"	1,500	5/8"	2,500
La Crosse	Within town:	500	Within town:	1,000
	Outside town:	1,000	Outside town:	1,500
Lawrenceville	N/A	Cost + 400	N/A	Cost + 400
Lebanon	N/A	500	N/A	500
Lovettsville	N/A	1,000	N/A	1,000
Luray	N/A	1,700	N/A	1,700
Marion	N/A	450	N/A	675
McKenney	Within town:	500	Within town:	1,000
	Outside town:	750	Outside town:	1,500
Middleburg	N/A	4,500	N/A	4,500
	Meter:	500	Meter:	500
Middletown	N/A	2,000	N/A	2,500
Mineral	Within town:	1,000	N/A	1,200
	Outside town:	1,200		
Monterey	N/A	1,125	N/A	1,125
Montross	N/A	Cost + 500	N/A	N/A
Narrows	N/A	175	N/A	200
Onancock	N/A	500	N/A	500
Orange	Within town:	1,500	Within town:	2,000
	Outside town:	1,875	Outside town:	2,500
Pamplin	N/A	Cost + 55	N/A	N/A
Pearisburg	N/A	400	N/A	250
Pennington Gap	N/A	200	N/A	125

N/A Not applicable.

Table 22.1 Water and Sewer Connection Fees, 2002 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Phenix	N/A	250	N/A	N/A
Pound	Within town:	260	Within town:	260
	Outside town:	360	Outside town:	360
Pulaski	Within town:	470	N/A	450
	Outside town:	590		
Purcellville	N/A	8,000	Availability fee:	7,000
	Meter fee:	235		
Remington	N/A	3,000	N/A	N/A
Rich Creek	N/A	100	N/A	150
Richlands	N/A	400	N/A	300
Rocky Mount	Within town: (5/8")	625	Within town: (5/8")	625
	Outside town: (5/8")	1,250	Outside town: (5/8")	1,250
Round Hill	Within town:	4,000	Within town:	8,000
	Outside town:	6,000	Outside town:	12,000
Rural Retreat	N/A	900	N/A	350
Saint Paul	N/A	250	N/A	250
Saltville	Within town:	450	Within town:	450
	Outside town:	550	Outside town:	550
Shenandoah	Within town:	1,500	Within town:	2,000
	Outside town:	2,000	Outside town:	3,500
Smithfield	5/8"	1,100	5/8"	3,740
South Boston	N/A	750	N/A	750
South Hill	Within town:	1,000	Within town:	1,500
	Outside town:	2,000	Outside town:	3,000
Stephens City	N/A	1,700	N/A	1,800
Strasburg	N/A	1,500	N/A	1,500
Stuart	Within town:	250	Within town:	250
	Outside town:	300	Outside town:	300
Surry	N/A	400	N/A	400
Tappahannock	N/A	500	N/A	1,800
Tazewell	N/A	350	N/A	350
Timberville	Within town:	500	Within town:	1,250
	Outside town:	750	Outside town:	1,750
Troutville	N/A	500	N/A	N/A
	Meter fee:	150		
Urbanna	N/A	1,250	N/A	2,000
Vienna	N/A	1,100	(Included in water fee)	N/A
Vinton	N/A	1,500	N/A	1,600
	Meter:	50		
Wakefield	Within town:	400	(Sussex service authority)	N/A
	Outside town:	500		
Warrenton	Within town:	2,700	Within town:	4,100
	Outside town:	4,050	Outside town:	6,150
Washington	N/A	1,500	N/A	N/A
Waverly	N/A	1,000	N/A	1,500
West Point	3/4"	1,100	(Hampton Roads Sanitation Authority)	1,240
Windsor	N/A	2,000	N/A	N/A
Wise	Within town:	500	Within town:	500
	Outside town:	750	Outside town:	750
Woodstock	N/A	Cost + 2,000	N/A	3,000
Wytheville	N/A	Meter cost + 750	N/A	750

N/A Not applicable.