

Section 22

Residential Water and Sewer Connection Fees, 2003

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 34 cities, 48 counties, and 118 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. In Appendix B of our publication, we list the localities’ websites, which will permit the interested reader to link to the appropriate department.



**Table 22.1
Residential Water and Sewer Connection Fees, 2003**

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	3/4"	795	3/4"	1,040
	Availability fee:	1,000	Availability fee:	1,500
Bristol	N/A	300	N/A	200
Buena Vista	N/A	500	N/A	330
	Tap fee:	500	Tap fee:	330
Charlottesville ^a	5/8"	425	5/8"	1,080
Chesapeake	Developer funded:		Developer funded:	
	5/8"	2,580	5/8"	1,620
	3/4"	2,673	3/4"	1,782
	1"	3,402	1"	2,268
	1 1/2"	4,374	1 1/2"	2,916
	2"	7,047	2"	4,698
	3"	26,730	3"	17,820
	4"	34,020	4"	22,680
	6"	51,030	6"	34,020
	8"	70,470	8"	46,980
	10"	92,340	10"	61,560
	City funded:		City funded:	
	5/8"	2,970	5/8"	1,980
	3/4"	3,267	3/4"	2,178
	1"	4,158	1"	2,772
	1 1/2"	5,346	1 1/2"	3,564
	2"	8,613	2"	5,742
	3"	32,670	3"	21,780
	4"	41,580	4"	32,000
	6"	62,370	6"	41,580
	8"	86,130	8"	57,420
	10"	112,860	10"	75,240
Colonial Heights	5/8", 3/4"	1,500	3/4"	2,000
Covington	N/A	350	N/A	350
	Tap fee:	350	Tap fee:	350
Emporia	5/8"	1,200	(Included in water fee)	N/A
	Tap fee:	800		
Falls Church	5/8"	1,920	5/8"	1,035
	Availability fee:	2,750	Availability fee:	2,480
Franklin	3/4"	850	3/4"	1,650
	1"	1,425	Meter fee:	20
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
Harrisonburg	5/8"	600	5/8", 3/4"	800
	Availability fee:	1,000	Availability fee:	1,000
Hopewell	3/4"	1,026	3/4"	135
			tap fee:	375
Lynchburg	5/8"	700		
	Availability fee:	1,550		
Manassas	N/A	525	First 24 fixture units	5,464
	First 24 fixture units	1,800	Additional fixture units	65
Manassas Park	5/8"	65	Tap fee:	8,200
	Tap fee:	2,800		
Martinsville	3/4"	525	4" (line size)	500
	1"	625	6"	550
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

N/A Not applicable.

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

^b The City of 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.

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Cities (continued)				
Norton	Within city:	240	Within city:	175
	Outside city:	360	Outside city:	350
Petersburg	N/A	75	(Included with water)	
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
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
	Availability fee:	1,732		
Williamsburg	N/A	1,950	N/A	2,000
Winchester	Connection fee w/in city:		Connection fee w/in city:	
	5/8"	2,200	5/8"	3,200
	3/4"	2,200	3/4"	3,200
	1"	4,500	1"	4,648
	1 1/2"	8,500	1 1/2"	6,000
	2"	13,500	2"	9,600
	3"	25,000	3"	35,000
	4"	30,000	4"	45,000
	6"	45,000	6"	70,000
	Connection fee outside of city:		Connection fee outside of city:	
	5/8"	2,200	5/8"	3,652
	3/4"	2,200	3/4"	3,652
	1"	4,800	1"	4,800
	1 1/2"	9,000	1 1/2"	6,500
	2"	17,000	2"	10,000
	3"	30,000	3"	40,000
	4"	35,000	4"	50,000
	6"	50,000	6"	75,000
	Meter fee (5/8")	67		
	Availability within city:	1,700	Availability within city:	3,200
	Availability outside city:	2,200	Availability outside city:	3,652
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
	1"	689		
	over 1"	Cost		
	tap fee (up to 2" size)	150		
	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
	1 1/2"	2,000		
	2"	3,600		
	3"	10,600		
	4"	11,500		
	6"	13,500		
	8"	15,500		
Augusta	5/8"	2,025	5/8"	3,755
	Hookup fee:	870		

N/A Not applicable.

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

^d Rivanna Water & Sewer Authority.

Table 22.1 Residential Water and Sewer Connection Fees, 2003(continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Counties (continued)				
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	500	N/A	500
Buckingham	N/A	2,000	N/A	2,500
	Meter fee:	1,000		
Caroline	N/A	Cost + 20%	N/A	Cost + 20%
	Availability fee:	2,800	Availability fee:	3,200
Carroll	N/A	550		
Chesterfield	N/A	3,807	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
	3/4"	800		
	1"	950		
	1 1/2"	1,550		
	2"	1,800		
	Over 2"	Cost + 30%		
	Local facilities charge:	3,800	Meter:	Cost + 29
	Availability fee:	3,100		
Floyd	N/A	20% cost + 1,000	N/A	20% cost + 1,000
Frederick	5/8"	2,100	5/8"	1,575
	Availability fee:	2,220	Availability fee:	3,220
Gloucester	N/A	2,300	N/A	3,000
Goochland	5/8"	2,500	5/8"	3,500
Greensville	N/A	800	N/A	1,100
Halifax	N/A	500	N/A	500
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"	4,000	5/8"	4,000
	1"	6,300	3/4"	4,800
	1 1/2"	9,900	1"	6,400
	2"	15,200	1 1/2"	9,200
	Availability fee:	20	2"	16,000
	Tap fee:	80		
James City	5/8"	1,300	5/8"	300
	3/4"	3,500	3/4"	3,500
	1"	4,000	1"	4,000
	1 1/2"	7,500	1 1/2"	7,500
	2"	12,000	2"	12,000
	Meter fee: 5/8"	300		
	Local facilities fee:	1,300		

N/A Not applicable.

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Counties (continued)				
King George	5/8", 3/4"	585	5/8", 3/4"	585
	Availability fee:	1,780	Availability fee:	2,950
	Other fees:	2,000		
Loudoun	5/8"	3,575	5/8"	4,933
	Meter fee:	175		
	Permit fee:	80		
Montgomery	N/A	500	N/A	500
Nelson	5/8", 3/4"	1,500	5/8", 3/4"	1,500
	3/4" (full)	2,250	3/4" (full)	2,250
	1"	3,750	1"	3,750
	1 1/2"	6,563	1 1/2"	6,563
	2"	12,000	2"	12,000
	3"	24,000	3"	24,000
	4"	37,500	4"	37,500
	6"	75,000	6"	75,000
New Kent	N/A	2,200	N/A	4,000
	Meter fee:	85		
Northumberland	N/A	1,000 - 2,500	N/A	2,500
Prince George	5/8"	2,500	N/A	3,500
Prince William	3/4"	4,100	3/4"	5,700
	Meter fee:	200	(Local facilities fees may apply)	
	(Local facilities fees may apply)			
Pulaski	N/A	350	N/A	350
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 ^e	1,000 - 1,200	Varies ^e	1,500 - 1,800
Southampton	N/A	450	N/A	900
Spotsylvania	N/A	3,950	N/A	3,850
	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	500	N/A	500
York ^f	5/8"	2,850	5/8"	3,300
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
			Availability fee:	2,500
Appomattox	3/4"	750	N/A	800
	1"	850		
	Availability fee:	750	Availability fee:	800
Berryville	N/A	Cost + 10%	N/A	Cost + 10%
	Availability fee:	3,690	Availability fee:	6,100
	Meter fee:	268		

N/A Not applicable.

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

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

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Big Stone Gap	Within town:	400	Within town:	400
	Outside town:	650	Outside town:	650
Blacksburg	5/8"	408	5/8"	606
	Availability fee:	445	Availability fee:	422
	Meter fee:	460		
Blackstone	Within town:	400	Within town:	400
	Outside town:	800	Outside town:	800
Bluefield	N/A	350	N/A	N/A
Bowling Green	5/8", 3/4"	3,000	5/8", 3/4"	3,500
	1"	6,000	1"	6,500
	1 1/2"	9,500	1 1/2"	9,500
	2"	12,500	2"	12,500
	3"	15,500	3"	15,500
	4"	18,000	4"	18,000
	6"	21,500	6"	21,500
	8"	24,500	8"	24,500
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	600	N/A	700
Burkeville	N/A	425	N/A	400
Cape Charles	N/A	875	N/A	875
	Meter fee:	250		
	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", 3/4"	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:	375
	Outside town:	600	Outside town:	450
Coeburn	Within town:	400	Within town:	75
	Outside town:	525	Outside town:	450
Colonial Beach	N/A	1,250	N/A	2,250
Courtland	N/A	1,000	N/A	N/A
Crewe	N/A	300	N/A	800
Culpeper	Within town:	5,000	Within town:	5,000
	Outside town:	10,000	Outside town:	10,000
Damascus	N/A	N/A	N/A	350
Dayton	3/4"	Cost + 1,200	N/A	1,200
	Availability fee:	1,200	Availability fee:	1,200
Drakes Branch	N/A	450	N/A	1,250
Dublin	Within town:	450	Within town:	400
	Outside town:	565	Outside town:	500
Dungannon	Availability fee:	400	Availability fee:	600
	Meter fee:	25		
	Tap fee:	25		
Edinburg	Within town:	1,000	Within town:	1,500
	Outside town:	1,500	Outside town:	2,250

N/A Not applicable.

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Exmore	N/A	500	N/A	500
Farmville	N/A	660	4"	660
	Availability fee:	550	Availability fee:	550
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	All	500	N/A	500
Gordonsville	Within town:	750	N/A	N/A
	Outside town:	1,500		
Goshen	Varies	Cost + 260	N/A	N/A
Gretna	N/A	160	N/A	400
Hamilton	N/A	10,000	N/A	500
Herndon	5/8"	2,000	5/8"	300 - 600
	Availability fee:	2,760	Availability fee:	4,621
	Tap fee:	130		
Hillsville	N/A	550	N/A	400
Honaker	N/A	275	Within town:	150
			Outside town:	175
Iron Gate	N/A	300	N/A	300
	Meter fee:	200	Meter fee:	200
Ivor	Road crossing:	2,000	N/A	N/A
	Non-road crossing:	1,300		
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
	Deposit fee:	150	Deposit fee:	150
Leesburg	N/A	Cost + 15%	N/A	50
	Availability fee:	3,926	Availability fee	6,115
Lovettsville	N/A	1,000	N/A	1,000
	Availability fee:	100	Availability fee:	11,900
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	500	N/A	500
	Availability fee:	8,000	Availability fee:	11,000
	Meter:	500		
Middletown	N/A	2,500	N/A	3,000
Mineral	Within town:	1,000	N/A	1,200
	Outside town:	1,200		
Monterey	N/A	1,125	N/A	1,125
Montross	3/4"	Cost + 500	N/A	N/A
Narrows	N/A	200	N/A	200
Onancock	5/8"	1,150	5/8"	1,200
Orange	Within town:	2,000	Within town:	2,000
	Outside town:	2,500	Outside town:	3,125
Pamplin	N/A	Cost + 55	N/A	N/A
Parksley	N/A	500	N/A	N/A
Pearisburg	N/A	400	N/A	250
Pennington Gap	N/A	200	N/A	125
Phenix	N/A	250	N/A	N/A
Pocahontas	5/8"	400	N/A	125

N/A Not applicable.

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Pound	Within town:	260	Within town:	260
	Outside town:	360	Outside town:	260
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")	750	Within town: (5/8")	750
	Outside town: (5/8")	1,125	Outside town: (5/8")	1,125
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"	660	5/8"	1,580
	Availability fee:	2,150	Availability fee:	2,900
South Boston	5/8"	375	N/A	375
South Hill	Within town:	1,000	Within town:	1,500
	Outside town:	2,000	Outside town:	3,000
Stanley	Within town:	2,000	Within town:	2,500
	Outside town:	2,500	Outside town:	3,500
Stephens City	N/A	Cost + 15%	N/A	Cost + 15%
	Availability fee:	3,000	Availability fee:	3,000
Strasburg	N/A	3,700	N/A	3,500
Stuart	Within town:	250	Within town:	250
	Outside town:	300	Outside town:	300
Surry	5/8" (within town)	Cost + 500	N/A	400
	5/8" (outside town)	Cost + 700		
Tappahannock	5/8"	500	N/A	1,800
	1"	600		
	1 1/2"	700		
	2"	800		
	3"	1,100		
	4"	1,900		
Tazewell	N/A	350	N/A	350
Timberville	Within town:	500	Within town:	1,250
	Outside town:	750	Outside town:	1,750
Troutdale	N/A	100	N/A	N/A
	Tap fee:	250		
Troutville	5/8"	700	N/A	N/A
	3/4"	1,000		
	1"	1,200		
	1 1/2"	1,800		
	2"	2,400		
	3"	3,600		
	4"	4,500		
	6"	7,500		
	8"	10,500		
	10"	12,500		
12"	14,500			
Urbanna	N/A	1,500	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		
Virgilina	N/A	200	N/A	400
Wakefield	Within town:	400	(Sussex Service Authority)	N/A
	Outside town:	500		
Warrenton	Within town:	4,950	Within town:	6,200
	Outside town:	7,425	Outside town:	9,300

N/A Not applicable.

Table 22.1 Residential Water and Sewer Connection Fees, 2003 (continued)

Locality	Water		Sewer	
	Meter Size	Connection Fee (\$)	Meter Size	Connection Fee (\$)
Towns (continued)				
Warsaw	3/4"	2,400	3/4"	2,400
	1"	6,000	1"	6,000
	2"	19,200	2"	19,200
	4"	60,000	4"	60,000
	6"	120,000	6"	120,000
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)	N/A
	1"	1,200		
	1 1/2"	1,300		
	2"	1,400		
	3"	1,500		
Windsor	3/4"	3,000	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.