

CHAPTER 100: SANITARY SEWER CONNECTION FEES

(Ordinance No. 2604, 5/4/2026)

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100.1 PURPOSE. The purpose of this chapter is to establish connection fees for properties within the City to recover the costs related to providing new, improve, or upgrade existing sanitary sewer infrastructure throughout the City.

100.2 DEFINITIONS.

1. “Benefited Area” means the area defined by the adopted Future Land Use Map.
2. “Connection Fee” means a fee established to connect a sanitary sewer service to the Municipal Sanitary Sewer System or to add an additional dwelling to an existing sanitary sewer service.
3. “Undeveloped Land” means land that does not have a structure or dwelling on the parcel at such time the land is subdivided.
4. “Dwelling unit, Accessory” As defined in Chapter 165.

100.3 PAYMENT OF FEE.

1. Property located within the corporate limits of the City shall be eligible for connection to the Municipal Sanitary Sewer System, subject to the following:
 - A. Acceptance of the facilities by the City for operation and maintenance; and
 - B. Submittal of the completed application; and
 - C. Approval of the request by the City; and
 - D. Receipt of an encroachment permit providing authorization to make the requested connection; and
 - E. Payment of the connection fee.
2. For properties in a benefited area, but under County jurisdiction at the time of adoption of the ordinance, the opportunity to connect to the facilities may be denied until such time as the owner of the subject property enters into an agreement to be subject to items A-E above.
3. The Accessory Dwelling Unit Connection fee applies to the construction and connection of an additional dwelling unit to the Municipal Sewer System. The Accessory Dwelling Unit Connection Fee shall be paid upon application for a building permit from the City.

100.4 PENALTIES. Any person who connects to the Municipal Sanitary Sewer System before meeting the requirements of this chapter shall be subject to one or more of the following:

1. The provisions of Section 1.14 or Chapter 3 of this Code of Ordinances.
2. The actual cost to the City for correcting any damage to public facilities as determined by the Mayor.
3. No foundation permits or building permits for the site shall be issued until the violation is corrected. Current foundation permits or building permits for the site may be rescinded.
4. No permanent certificates of occupancy shall be issued for property until the violation is corrected. An existing certificate of occupancy may be rescinded.
5. Fees equal to double the connection fee.
6. Disconnection of the illegal connection by the City until such time as the violation has been corrected.
7. All costs to correct the violation to be assessed to the property owner on the deed at the time of the illegal connection.

100.5 SANITARY SEWER CONNECTION FEES.

1. There is hereby established, effective January 1, 2017, a benefited sanitary sewer district, consisting of the area defined by the adopted Future Land Use Map.
2. Schedule of Fees. The schedule of fees is defined in the following table. All fees are effective upon the date of publication of the ordinance approved by resolution of the City Council.

Connection Fee			
	Single-Family Residential Use	\$ 910.00	Per Lot
	Multi-Family Residential Use	\$ 870.00	Per Unit
	Accessory Dwelling Unit	\$ 870.00	Per Unit
	Commercial/Industrial Use	\$ 3,000.00	Per Acre

100.6 REVIEW PROCESS FOR SANITARY SEWER CONNECTION FEES. This ordinance will be reviewed every two years or at the Mayor’s discretion if changes to the Future Land Use warrant a review. The Mayor shall appoint a committee to review that the expenditures related to the Municipal Sanitary Sewer System improvements within the benefited area are aligned with the connection fee schedule shown in this chapter. The committee shall consider changes in City boundaries, changes in the Future Land Use and annexations as part of its review. The committee shall include the Mayor, one Council member, City Engineer, and other support members deemed appropriate. The committee will report its findings and recommendations to Council for Ordinance amendment.