

Water Connection Fees

Project Name: **Nokomis Water Lines (Project #55922)**

What are the Fees?	What does this fee cover?	When is this Paid?	What is the fee based on?	How much is the fee?	Anything else I should know?
Water Capacity Fee	This fee is paid for any connection to the county's water system including new construction, regardless of location. This fee covers the cost of the county major water plants, transmission water lines, and pump stations. This does not cover the cost of water lines in your neighborhood.	At time of applicaton for service. If financed, the paperwork can be completed in advance or at the time of application for service. Financing is not allowed for new construction.	Single Family Home = 1.0 Equivalent Dwelling Unit (EDU)	\$ 2720.00 per EDU	This fee can be financed in full or in part by Sarasota County upon request. Financing is for up to 20 years at 3% interest. Financing is not allowed for new construction. The loan can be paid off at any time with no penalties. A separate loan bill is issued monthly; it is not included in the water bill as the loan bill must go to the property owner. This loan must be paid off should the property be sold. Low income financing may also be available through the Office of Housing and Community Developmen should you qualify. A loan processing administrative fee including documentary stamps and recording fees may apply and varies by loan amount. The monthly loan payment, if the entire amount is financed for 20 years, is about \$15.00 per month. The owner may pay any amount as down payment and request any term up to 20 years.
Water Meter Installation Fee	This fee covers the cost of the the water meter and installation of the water meter. The amount is based on the water meter being installed on the service line placed at the property line during construction. Property owners will be consulted during construction to determine the most advantagous location for the water service line. Additional charges apply if a new water service line is requested at a later date or if the water service line is installed at the wrong location by customer request. A service line will be provided to each property at the time of construction whether or not the owner plans to connect the property to water or not. The water service line is typically a 1" line.	At time of applicaton for service.	5/8" meter only, 1" meter can be requested for an additional \$25.00 charge	\$100.00	Fee is for a 5/8" meter which is standard for a single family home. Additional charges may apply for larger meters or multiple meters. A large meter may be requested for homes that are located further back from the roadway, are multiple levels, or for other higher use/pressure requirements.
MSBU Annual Assessment	This is the cost of the design and construction of the water lines within your neighborhood. Initial costs are estimated as actual costs will not be known until completion of construction.	Automatically billed on the annual property tax bill starting the year after construction is completed regardless of whether an application for service has been submitted.	Per EDU/Units as shown on the property tax records (Single Family Home = 1.0 EDU)	\$5000 to \$6000 per EDU estimated	By County ordinance this will be billed on a 20-to-25 year property tax assessment whether the property is connect to water or not. The costs can be reduced by financial incentives such as grants or other options that reduced the final cost of construction. This fee will automatically be billed on the annual property tax bill. The owner will need to do nothing. Should you wish to pay this fee in full, a payoff amount can be quoted after the final construction cost is determined. The MSBU stays with the property should the property be sold and does not have to be paid in full anytime during the term. The final assessment amount and term/years will be determined by the Board of County Commissioners at a Public Hearing but is generally done on a 20-to-25 year assessment.
Deposit	A refundable deposit is required for all new customers. The deposit can be waived by agreeing to a credit check to determine credit worthiness or using credit from another Sarasota County Utilities account in good standing. If paid, this deposit is credited back to the utility account after 12 months of good payment history or upon account closure. Sarasota County currently pays interest on deposits at a rate of 5% if deposit is on file for 12 months or longer. Interest is credited to the utility account annually in January.	At time of applicaton for service.	Per Account	\$75.00 for a single family home	The security deposit is refunded should the account be closed after any owed charges are paid. Should this be a rental property, the owner will pay the deposit to set up the account initially but then can request the tenant to contact our office and transfer service into the tenant's name. The tenant would then either pay the deposit or request a credit check to determine credit worthiness.
On-site Cost	The cost of plumbing, plugging of the well if needed, installation of a backflow device, or any other on-site work needed by the property owner to connect. This cost would include any plumbing permits, inspections, etc. This cost cannot be determined by Sarasota County and can vary greatly by property.	Determined by property owner.	Varies by property	Varies by property	If the property is owner-occupied the plumbing may be performed by the owner in compliance with current plumbing codes and other county codes. Sarasota County does not recommend or endorse any plumbing companies and is not responsible for the quality of plumbing work. A plumbing permit is required for any plumbing work performed either by the property owner or plumbing company. If the property has an existing well the Health Department will determine is the well can remain for outdoor/irrigation usage.
Utility Bill	Monthly utility bill to cover the service provided.	Monthly	Single Family Home = \$14.56 base charge per month with no usage. Usage charges start at \$2.56 per 1,000 gallons.	Single Family Home = A two person household generally would see a water bill of \$22.00 to \$27.00 per month (not including irrigation usage)	Billing commences within 90 days of application for service or upon installation of the water meter, whichever comes first. Sarasota County does not allow advance payment of connection fees without a physical connection of plumbing. Plumbing connection must be completed within 90 days of applicaton for service or all fees will be refunded and meter removed (meter installation fee will not be refunded). The monthly bill for water service can be placed in a tenant's name should this be rental property.
Loan Bill	Monthly bill for financing of the capacity fee if applicable.	Monthly	The amount, term, and interest rate.	Approximately \$15.00 per month if the full amount is financed for 20 years at 3% interest.	Loan billing commences immediately after the application for service and loan paperwork is completed. Loan bills are issued the 10th of each month. A loan bill will be issued even if the plumbing has not yet been completed. Loans can be paid off at any time with no penalties. The current balance will be shown on the monthly statement. All loans will be billed to the property owner.

All fees are subject to change. However all changes must be approved at a Public Hearing before the Board of County Commissioners.