

**RESIDENTIAL FACT SHEET FOR
1710 N FOUNTAIN GREEN RD
(SEWER EXTENSION)**

1. Item to Consider: County Sewer Hook-Up Charges

Payment of Hookup charges will be due prior to issuance of plumbing connection permit.

A. To Pay in full

Sewer Area Charge (SAC)	\$450.00	
Sewer Surcharge (SS)	\$100.00	
Sewer Development Charge (SDC) FY21	\$9,059.00	Increases at 4.5% every July 1st
Leeswood Garth Parallel Sewer Policy	\$3,601.00	
Hickory Area Collector Sewer Policy FY21	\$6,523.00	
TOTAL One Time Hook-up Charges	\$19,733.00	Valid July 1, 2020 to June 30, 2021 with finalized Harford Co. connection plumbing permit

OR

B. To pro-rate at time of application

Harford County offers a pro-rate option for **existing homes**; with this option, the owner of an existing residence has the option of paying in increments of five annual installments to settle the charges, which accrues interest over time. The applied interest is set to accrue at 2% interest over the current prime interest rate. If chosen, the total amount due for the first installment is listed in the chart below. The remaining balance of **\$7,687.20** will accrue interest until the debt is settled. For more details on this option, please contact Linda Verzi with the Water and Sewer Treasury Department at (410) 638-3311. The balance must be paid before a sale of the home.

First Installment	\$1,921.80	(SAC + SS + SDC/5)
Leeswood Garth Parallel Sewer Policy	\$3,601.00	
Hickory Area Collector Sewer Policy	\$6,523.00	
Initial Hook-up Charges	\$12,045.80	Valid July 1, 2020 to June 30, 2021 with a finalized Harford County connection plumbing permit

2. Item to Consider: Public Sewer Extension

a. Submittal of the Fee Authorization Letter:

You are required to complete and submit a Fee Authorization letter to the Division of Water and Sewer Engineering Section located at 3334 Abingdon Rd., Abingdon, MD, at the time the utility construction drawings are submitted to the County for review. **By signing this letter of authorization, you are agreeing to pay for all fees incurred by Harford County for all technical and engineering review staff time and any inspections required for your project.**

b. Design of Public Sewer Main Extension:

You will be responsible to hire an engineering firm, licensed by the State of Maryland, to design the extension of the public sewer main in accordance with the Division of Water and Sewer Guidelines. An extension is required approximately 700 +/- linear feet from the main contract #9935 sewer man hole 90A, North East across parcel 335 to common right of way, North East along the south side common right of way to approximately 10 feet short of the existing drive way for lot 4. A public easement is required for Parcels 335. Contract drawings required. The Drawings shall be completed by the Developer and reviewed and approved by the County as provided and any necessary permits including but not limited to, wetlands, grading, any other local, state or federal permits must be obtained by the Developer prior to the start of construction.

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Your proposed design drawings will be submitted to Harford County for review and approval. Please keep in mind that the County will take over maintenance and ownership of the public water and sewer mains per the Rules & Regulations.

c. **Review and approval of the proposed public sewer main extension:**

Your engineer shall submit the proposed design drawings and Fee Authorization letter to the Division of Water and Sewer Engineering Division at 3334 Abingdon Road, Abingdon, MD for review and approval. For the initial submittal, two complete sets of plans must be submitted. When the original mylars are submitted, two additional sets of prints will be required. After the original Mylar drawings are approved, seven copies must be made for the County, and both the copies and the original drawings must be given to the Division of Water and Sewer.

d. **Public Drainage and Utility Easement:**

You must hire an engineer to create a Deed of Easement for a Public Drainage and Utility Easement across Parcel 335. These easements must be created to provide for the construction and repair of the public sewer main. Our staff will work with your engineer on this matter. These Deed of Easements or Easement Plat will need to be recorded in the County Courthouse prior to the approval of the design drawings.

e. **Execution of a signed Public Works Utility Agreement (PWUA):**

You are required to enter into an agreement with the County for the extension of the public sewer main. After the design drawings for the sewer extension is approved by the County, you will need to send an email to wspemits@harfordcountymd.gov with the Division of Water and Sewer requesting the County to produce the PWUA.

f. **Construction of Public Sewer Main Extension:**

It is your responsibility to hire a Licensed Utility Contractor to perform this work.

A licensed utility contractor must install the proposed public sewer extension.

A list of pre-qualified licensed utility contractors can be provided to you, Section D-1 for Sewer Utilities.

When you obtain prices from utility contractors, keep in mind that a County inspector must be on-site while the work is being performed for which you will be billed at a rate of \$50 per hour. Your contractor will be contacting Miss Utility for the marking of the underground utilities. This service may be around \$50.

Your contractor will schedule a pre-construction meeting with the Bureau of Construction Management 410-638-3217 prior to the start of construction. Construction may commence anytime after the PWUA has been fully executed with the County and the pre-construction meeting has occurred.

g. **Testing, approval and operational of the public sewer main extension:**

For your project to receive full operational approval there are several sections in the County that will review and approve the completed construction. Upon completion of construction, the Bureau of Construction Management will produce an Operational Certificate during the operational testing and walk through. The Operational Certificate is then forwarded to the Engineering and Administration Section of Water and Sewer. At this time, your engineer will be responsible to perform an As-Built survey of the completed construction and transfer this information onto the original construction drawings. You will now post a Maintenance Bond and our office will work with you to determine the amount.

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3. Item to Consider: Installation of On-Site Private Plumbing:

You will need to hire a master plumber to connect to the sewer service and install on-site private plumbing to your home. For more information on plumbing procedures, contact the Harford County Department of Inspections, Licenses and Permits, Plumbing Division at 410-638-3215.

Please be aware that if your house has basement facilities, you may require a sewer ejector pump. Since there are several options to consider, please consult with your plumber to explore these options. Any ejector pump will be the property owner's responsibility to purchase, install and maintain.

Customer and Plumber Information:

The Harford County Code strictly prohibits the discharge of infiltration (groundwater) or inflow (storm water) into the sewer system. Sump pumps and roof drains may not be connected into the sanitary plumbing on your property. The County Code provides the County authority to issue civil fines for a person who discharges or allows the discharge of such prohibited discharges.

- **The abandonment of the existing septic is required:**

- **You will be required to abandon the existing septic per Health Department regulations. You must contact the Health Department at 410-877-2302 for instructions.**

4. Item to Consider: Restoration of Lawn within Easements

When working in a County Easement the restoration of the neighbor's yard must be restored to the satisfaction of the County. The County will require you to restore the yard to the original condition or better. Keep in mind that in some cases the original yard was established by the installation of sod. If this is the case of the neighbor's yard you may be required to hire a landscaping company to cut the existing sod, store the sod, relay the sod and roll it in accordance with standard sod installation practices. The timing of the construction is dependent on the landscaping company being able to cut the existing sod. Or you may be required to install new sod as needed.

5. Item to Consider: Recurring Cost – Per lot

Also, please note that your property will be subject to one annual assessment issued every July, and a quarterly usage charge. Listed below is a brief description of these costs:

- The **Quarterly Sewage Usage Charge** is calculated by a flat rate charge of \$106.55 per quarter. The flat rate applies when a property is a County sewer customer only versus a County water and sewer customer. These rates may increase periodically. The State of Maryland Bay Restoration Fee for all residential users will be \$15.00 per quarter added to your Quarterly Usage Bill.

- **Annual Sewer User Benefit Assessment**, for \$70.00 per year for 25 years. This assessment will start the July after your plumber has completed his work.

6. Information from the Health Department

Maryland Department of the Environment provides Bay Restoration Fund (BRF) grant funds up to a maximum of \$20,000 per property to abandon existing septic systems and connect to public sewer. This grant can be used to pay for costs such as Hook-up Charges, the cost of on-site plumbing such as the abandonment of the existing septic tank and construction of the private sewer connection. For further details and assistance with the application, please contact the Harford County Health Department at 410-877-2325.