

City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 27-01

DATE: JUNE 5, 2026

TO: DEVELOPERS, ARCHITECTS, ENGINEERS & SURVEYORS

FROM: ERIN BEVIS-CARVER, P.E., DIVISION CHIEF, SANITARY
INFRASTRUCTURE DIVISION, TRANSPORTATION AND ENVIRONMENTAL SERVICES *EBC*

SUBJECT: SANITARY SEWER CONNECTION FEES FOR FY2027
CITY CODE SECTION 5-6-25.1

Effective July 1, 2026, for Final Site Plans and Grading Plans, the sanitary sewer connection fees are hereby increased as outlined in the revised fee schedule below. The plan submission date governs the applicable fee schedule which shall be determined by the date that the Final 1 Site Plan or initial Grading Plan was received by the City. For Site Plans, please note that the date the plan was submitted to ESI for Minimum Submission Review is not the same as the Final 1 Submission Date.

For FY2027: July 1, 2026 through June 30, 2027:

- **\$11,455;** per dwelling unit; single-family detached, semi-detached, duplex or townhouse
- **\$10,309;** per dwelling unit; multi-family building, i.e. condominium or apartments (90% of single-family rate)
- **\$10,309;** per unit; hotel building (90% of single-family rate)
- **\$8,591;** per dwelling unit; senior living building, i.e. nursing homes, assisted living facilities (75% of single-family rate)

For non-residential properties (commercial buildings), the fee is calculated based on the water meter servicing the property and the corresponding number of equivalent residential units (ERUs), which are multiplied by the single-family dwelling amount. The non-residential fee chart is located on Page 2.

Fee Chart for Nonresidential Property*

<i>Meter Size (inches)</i>	<i>Equivalent Residential Units (ERUs)</i>	<i>Fee</i>
3/4 or smaller	1.4	\$16,037
1	3	\$34,364
1.5	6	\$68,728
2	15	\$171,820

*For water meter sizes greater than 2-inches, the number of ERUs shall be determined on an individual basis by calculating the total daily sewer flow using established City standard flow factors but shall not be less than 15 ERUs.

Teardown credits: For connections that involve the removal of an existing structure with an existing tap, a credit will be provided equal to 100 percent of the current fee that would be applied to the structure(s) being removed. For mixed-use properties, the credit will be based on the sum of the residential credit and nonresidential credit, in accordance with Section 5-6-25.1 of the City Code. The credit shall only apply to properties removed or demolished not longer than three years prior to the submission of the final site plan or grading plan for the new structure.

Conversions: For conversions of existing buildings that increase the number of units or change use, a full credit (100 percent) for the existing use will be applied to the tap fee calculation.

Fee Payment Timing: As stated in Section 5-6-25.1(a) of the City Code, the sanitary sewer connection fee for site plans shall be calculated prior to the release of the site plan and shall be paid before the first certificate of occupancy is issued by the Department of Code Administration. For grading plans, the fee shall be calculated and paid prior to release of the plan.

Annual Fee Adjustment: On July 1 of each fiscal year, the sanitary sewer connection fee shall be increased by the annual rate of inflation as determined by the CPI-U for the Washington, DC-MD-VA-WVA Combined Statistical Area. For Fiscal Year 2027 an increase of 3.02% was used based on the CPI-U rate from March 2025 to March 2026.

If you have any questions, please call 703.746.4154 or email erin.beviscarver@alexandriava.gov or Lu Zhang at 703.746.4289 or lu.zhang@alexandriava.gov.