City of Alexandria, Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY NO. 02-20

DATE: MAY 29, 2020

TO: DEVELOPERS, ARCHITECTS, ENGINEERS & SURVEYORS

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

SUBJECT: SANITARY SEWER CONNECTION FEES FOR FY2021
CITY CODE SECTION 5-6-25.1

Effective July 1, 2020, 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 FY2021: July 1, 2020 through June 30, 2021:

- **$9,204** single-family detached, semi-detached, duplex or townhouse
- **$8,284;** per dwelling unit; multi-family building, i.e. condominium apartments (90% of single-family rate)
- **$8,284;** per unit; hotel/motel (90% of single-family rate)

Nonresidential property (commercial buildings), fee is calculated based on the meter servicing the property. The non-residential fee chart is located on Page 2.

Fee Chart for Nonresidential Property

Meter Size (inches)	*Maximum Capacity (GPM)*	*3/4" Meter Equivalent*	*Fee*
3/4 or smaller	30	1.00	**$9,204**
1	50	1.67	**$15,370**
1 1/2	100	3.33	**$30,648**
2	160	5.33	**$49,055**
3	320	10.76	**$99,031**
4	500	16.67	**$153,424**
6	1000	33.33	**$306,757**
8	1600	53.33	**$490,828**
10	2300	76.67	**$705,640**

The sanitary sewer connection fee increases reflect the requirements of City Code Section 5-6-25.1. On July 1 of each fiscal year, these fees 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 2021 an increase of 0.43% was used based on the CPI-U rate from March 2019 to March 2020.

Tear-down credits: For connections that involve the removal of an existing structure with an existing tap, a credit will be provided, equal to 50 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.

If you have any questions, please call 703.746.4154 or email erin.beviscarver@alexandriava.gov.