

Betterment Assessment Policy:

- a. **History:** The District has assigned a flat \$2,700.00 betterment fee in the past for connecting to existing sewer that was not paid for with private funds and/or already covered through construction assessment. This flat fee is not equitable given variable costs of construction and variance among property types. Additionally, construction assessments were described with respect to the costs of creating new infrastructure without respect for size of property unit.
- b. The updated Betterment Assessment Policy will more equitably apply and be defined as follows:
 - i. **Betterment Fee for Existing Sewer:** The betterment fee for connecting to existing sewer not already paid for with private funds and/or already covered through construction assessment shall no longer be a flat fee. If the mandatory connection policy and penalty enforcement does not apply, then the fee shall be the original construction assessment for that portion of sewer with a 10% penalty.
 - ii. **Betterment Assessment for Sewer Construction:** When a sewer betterment assessment is imposed with respect to a particular public sewer construction project, 100% of the actual cost of the project design and construction, after any deductions for grants received, will be assessed against the owner or owners of land in front of which the sewer main in question runs and for the use of which it is installed.
 - iii. **Interest on loans for assessments:** When loans are used for financing sewer construction projects, the District may charge an additional 2% for financing construction assessments.
 - iv. **Uniform Unit Method:** Sewer betterment assessments shall be made upon property owners in accordance with a uniform unit method. Under such method, a uniform unit of cost shall be determined by dividing the total cost of the project to be assessed against owners of land by the total number of existing and potential sewer units to be served.
 1. Each sewer unit shall be equal to a single-family residence comprising occupancy equivalents for design flow for up to 4 bedrooms. Single-family residences with more than 4 bedrooms shall utilize a multiplier up to 2.0 depending on number of bedrooms added, with each bedroom accounting for .25 multiplier increase.
 2. Duplexes shall utilize a multiplier of 2.0. Triplexes shall utilize a multiplier of 3.0, and similarly additional multi-

family residences, such as a condominium, shall utilize a multiplier equivalent to the number of dwelling units.

3. Existing and potential multi-family, commercial, and industrial uses shall be converted into sewer units based on residential equivalents.
 4. An owner's assessment shall be equal to the number of sewer units assessed multiplied by the unit of cost.
 5. Each single-family residence, including any lawful conforming use as such, located on a way where the sewer line is installed shall be assessed one unit of cost. Each potentially taxable lot located on such way shall also be assessed one unit of cost.
 6. Existing, including any lawful conforming uses, and potentially multi-family uses, commercial uses, and industrial uses located on a way where the sewer line is installed shall be converted into sewer units based on single-family residential equivalents. The number of sewer units calculated for multi-family uses shall be calculated based the number of family units in the dwelling.
 7. A lot which meets the applicable requirements but is deemed unbuildable by the town upon presentation of the permit for any other reason shall not be assessed as a sewer unit.
 8. All Town-owned lots which meet the requirements established herein for classification as a sewer unit shall be included in the number of sewer units used in determining the unit of cost.
- v. **Planning Phase:** When a need has been identified for a sewer construction project in a specific portion of the census designated area of the District, the District shall prepare a proposal for the design and engineering for such project. Such proposal shall include the layout of the project, an estimate of the completion date of the project, an estimate of the actual cost of the project, and an estimate of the cost per sewer unit to be assessed to property owners. The District shall hold a public meeting on the proposal and shall include such information in the notice of the public meeting. When the project is fully designed, has been successfully bid, and is ready for the construction process, The District will have a follow-up meeting to discuss the finalized costs, followed by written confirmation of the same.

- vi. **Post-Construction Final Assessment:** After construction is complete, any increase in the final construction costs will result in an increase in the assessment to the property owners.
- vii. **Notification to property owners:** No less than 30 days prior to commencement of construction of the project, the District shall give written notice of the impending project to each property owner on a way where a sewer line is to be installed. Such notice shall include as a minimum the following:
 - 1. Description of the property to be assessed,;
 - 2. Notice that a sewer line is scheduled to be installed on the way where the property is located;
 - 3. An estimate of the completion date of the project;
 - 4. As the property will be bettered by the installation of the sewer line, a betterment fee will be assessed;
 - 5. An initial estimate of the betterment fee to be assessed against the property with due date for collection;
 - 6. A copy of the Mandatory Connection Policy and Penalty Enforcement.
- viii. **Record of Assessment:** The District shall, within six months after the completion of the sewer project, record the final construction assessments with the Town of Tiverton.
- ix. **Request for Abatement:** The owner of any real estate upon which a sewer betterment has been assessed may, within six months after notice of such assessment has been sent out, file with the District a request for an abatement of such assessment. The District shall act on such request within forty-five (45) days of the date of its receipt. If they do not act within that time, the request is deemed to be approved. The District shall give written notice to the property owner of their decision within 15 days after it has been made.
- x. **Hardship Applications Considered:** The District's Hardship Policy, which was approved and voted on May 20, 2019 will apply to all residents who express financial hardship as reason for non-compliance with the Mandatory Connection Policy. For reference, it is printed and included hereto.

THIS POLICY WAS VOTED ON AND APPROVED BY THE BOARD OF DIRECTORS ON SEPTEMBER 23, 2019.