

NORTH KINGSTOWN POST ROAD SOUTH FREQUENTLY ASKED QUESTIONS

November 2014

CONNECTING TO TOWN SEWERS

How will I know when the sewers are ready?

When the sewer system is complete and ready to accept sewage, the Public Works Department will send a letter to each property owner notifying them that sewers are available. We anticipate that access to sewers will become available by the late fall.

What do I need to do to connect when the sewers are ready?

Upon receipt of the notification of availability, the property owner must hire either a Town-licensed drainlayer to make the connection from the house to the sewer lateral. A State-licensed master plumber is also allowed to connect sewers. The Public Works Department maintains a list of currently licensed drainlayers; this list is available upon request (401-268- 1500 X 622) or online at <http://www.northkingstown.org/sanitary-sewers>. The drainlayer must apply at the Public Works Department to make the sewer connection, and must install the connection according to the **Standard Sanitary Sewer Requirements**. These are also available online or at the Public Works Department.

The Town also recommends property owners communicate amongst each other to compare contractor costs and potentially pool for group discounts.

The Town's Ordinance requires property owners to connection within six (6) months from the notification of availability in which to connect to the sewer system. Failure to connect within one year can result in the issuance of a municipal court summons to the property owner. There are some exceptions to the connection requirements for new or recently upgraded septic systems. For property owners who have installed a new system after July 1, 2007, an exemption shall be granted for a period to January 1, 2019 or until the property title is transferred.

Letters requesting an exemption to the mandatory connection must be received by January 7, 2015.

What will happen to my existing septic system when I tie into the sewer system?

According to State and local regulations, any existing septic system on a property that ties into public sewers must be filled and abandoned. It cannot be used in conjunction with sewers in any way. Your drainlayer will be responsible for property filling and abandoning your septic system in accordance with the **Standard Sanitary Sewer Requirements** <http://www.northkingstown.org/sanitary-sewers> when he/she connects you to the sewer.

THE COST OF A SEWER SYSTEM

What does the bond issue cover?

Bond funds are used to pay for the cost of engineering, construction, inspection services and administration of the projects. Bonds are similar to loans to the Town, and must be repaid with interest by the Town. In North Kingstown, only the benefitting property owners in the sewer installation area are charged sewer assessments to repay the bonds. As such, every property that gains sewer access as a result of this project will be assessed.

Bond Authorization: November 3, 2009 \$10,000,000

\$5.0 Million – Post Road South Phase 1

\$5.0 Million – QDC Wastewater Treatment Upgrades

Bond Authorization: November 2, 2010 \$9,200,000

\$5.0 Million – Post Road South Phase 2

Bond Authorization: June 17, 2014

\$ 6.6 Million -- Post Road North

\$ 4.9 Million -- Wickford Business District

How much will my sewer assessment cost?

Post Road South Sewer District:

Based on the authorized bond issue amount of \$9,400,000 (Phase 1: \$4.2 Million / Phase 2: \$5.2 Million), each residential parcel shall be assessed \$18,500.00 per dwelling unit and each commercial parcel shall be assessed \$0.87 per square foot, whether or not they are connected to the sewer system. This assessment is based on the total estimated cost of the Post Road South (Phase 1 and Phase 2) Sewer Projects divided by the number of residential properties commercial areas that will have access to sewers. The assessment can be paid either up front in full, or distributed over twenty (20) years at a State subsidized annual interest rate (*currently 2.9%*). The total assessment cost over twenty (20) years (based on the full bond issue amount and interim financing interest), is approximately \$9.4 Million. After the sewers are completed, you will receive a form in the mail that will ask you to select a method of paying the assessment. This form will include the final assessment amount and the annualized cost. Like many other loan installment plans, there is no penalty for early payment of the assessment.

If you wish to have your assessment reconsidered, you must send a letter within 60 days of the date of letter specifying the assessment.

For the Post Road North and Wickford Sewer Districts, the assessments will be fine turned based on each design.

Do sewer assessments have to be paid off before I sell my property?

No. The assessment runs with the deed. As long as the most recent installment of your assessment has been paid, the remainder of the assessment will be transferred to the new property owner.

I am a residential homeowner and I own two lots; my house is on one and the other lot is my yard. How will this vacant lot be assessed?

Vacant lots will be assessed separately if the lot is considered to be buildable according to current zoning regulations. Buildable vacant lots that have access to sewers will be assessed in the same way that developed lots are assessed. If you are unsure about whether or not your lot is buildable, contact the Building Inspector in the Office of Code Enforcement.

Does the assessment cover all of my sewer connection costs?

No. You must still pay a drainlayer or master plumber for the work on your property needed to hook-up to the sewer lateral at your property line. The cost for this work can vary greatly depending on the specific site conditions.