

**TOWN OF NEW CANAAN**

**WATER POLLUTION CONTROL AUTHORITY**

**NOTICE OF CHANGES IN SEWER USAGE CHARGES**

**NOTICE** is hereby given that the Board of Finance acting as the Water Pollution Control Authority of the Town of New Canaan, APPROVED at the Public Hearing, Tuesday, May 10, 2022, in the Town Hall Meeting Room or Virtual, the Sewer Usage Fee rates for residents and commercial users connected to the New Canaan Sewer System and Septage Fees for sewage haulers.

The Board of Finance changed the previous *ad valorem* sewer tax to a tiered, flat-rate Sewer Fee system for FY2020 and beyond. For **Residential sewer users**, the User Fee flat rates were approved on 5/14/2019, to be phased in over three years for FY 2020, FY 2021 and FY 2022, subject to annual changes after FY2022 as may be required due to changes in the Sewer System annual operating budget or needs. The Water Pollution Control Authority APPROVED that Sewer User Fees will be flat for FY2023 while adjusting to three categories from the initial four:

	<u>Current</u>	<u>APPROVED</u>
<b>RESIDENTIAL:</b>	<b>FY2022</b>	<b>FY2023</b>
R Category # 1	\$275	<b>\$275</b>
R Category # 2	\$385	<b>\$385</b>
R Category # 3	\$585	<b>\$585</b>
R Category # 4	\$735	

Assessed value categories were assigned with assessed value bands, since the assessed value takes into account the number of bedrooms, bathrooms, etc., which parallels an estimate usage volume. Based upon the three year experience, the APPROVED categories will be combined from four to three which more effectively represents property type of usage.

- R Category 1: applies to single family homes and condos whose current assessed value is less than \$450,000.
  - R Category 2: applies to single family homes and condos whose current assessed value is between \$450,000 & \$749,999.
  - R Category 3: applies to single family homes and condos whose current assessed value is \$750,000 or more.
- Apartments, co-op units and multi-family units are charged as R Category 2 sewer users for each unit.

**Commercial sewer users** are assigned to a flat User Fee rate category, or Special Mixed Use category for mixed use and special focus properties. The Sewer User Fee for FY2022 was set at a 6/08/2021 meeting. Based on the Sewer System’s annual operating budget and needs, the Water Pollution Control Authority APPROVED that Sewer Usage Fees remain flat from the current fiscal year. The approved rates for FY 2023 are:

	<u>Current</u>	<u>APPROVED</u>
<b>COMMERCIAL:</b>	<b>FY2022</b>	<b>FY2023</b>
C Category #1	\$780	<b>\$780</b>
C Category #2	\$1,300	<b>\$1,300</b>
C Category #3	\$2,600	<b>\$2,600</b>
C Category #4	\$3,640	<b>\$3,640</b>
C Category #5	\$5,200	<b>\$5,200</b>
C Category #6	\$10,200	<b>\$10,200</b>
* Commercial / Business Condominiums	\$260	<b>\$260</b>

\* Commercial/Business Condominiums are assessed a base rate. Occupancy type may result in placement in a higher Category.

Categories for Commercial properties are based on estimated annual water consumption as measured by Aquarion Water Company and considering such factors as estimated average daily occupancy, tenant density and the nature of activities conducted on the premises, such as food preparation, bathroom use, showers or other commercial operations.

Commercial users include commercial properties, churches, other non-profits, schools and municipal buildings.

**Septage Fee:** The Sewer Usage Fee for sewage haulers depositing sewage at the Waste Water Treatment Plant is currently \$100 per thousand gallons of disposal. The APPROVED fee for **FY2023 is \$105** per thousand gallons.