

City of Franklin



Annexation and Sewer 2009 Fact Sheet

This fact sheet was compiled to assist homeowners pending annexation who have septic systems to understand the costs associated with designing, installing, and tapping city sewer lines and decommissioning septic systems.

Who is responsible for providing public sanitary sewer service to my home?

Upon annexation, the city is responsible for providing public sanitary sewer availability to your home in a timely, reasonable manner. New public sanitary sewer lines are typically installed by the City in the public right-of-way in front of your home, but should elevation differences prevent this, then the public sanitary sewer may be installed in easements typically along lot lines. The homeowner is responsible for connecting to the public sewer line.

Who will pay for new public sanitary sewer lines to serve existing residential subdivisions that have been annexed?

It is the policy of the Franklin Board of Mayor and Aldermen (BOMA) that extensions of the City's sanitary sewer system into existing residential subdivisions are paid for through a special assessment district established for this purpose. This district would be set up for property owners to reimburse the city over time for all expenses related to designing and installing new sewer lines, including any easement acquisition that may be necessary. Each individual property owner pays for a portion of the overall cost based on the assessed value of their property as a percentage of the assessed value of all the properties in the assessment district. The Franklin BOMA amortizes the property's assessment and sets the terms (% interest, years, eligible costs/fees, etc.) in the assessment district's enabling resolution. The rates could differ slightly depending on market conditions at the time of final approval and date of debt issuance. On recent assessment district projects the assessment to homeowners was spread over 10 years and would operate as a lien against the property, meaning the full amount will need to be paid if you sell your home (upon closing).

Who will pay for the connection of my home to the new sanitary sewer system?

The homeowner is responsible for running the new private sanitary sewer service line from the home to the public sanitary sewer main line. In addition to the cost of installing the service line, sewer tap fees are collected by the city.

What will I pay in Sewer Tap Fees?

Sewer tap fees include system development, access, installation, effluent disposal and application fees. These fees are based on the 3/4 -inch residential water meter size and are paid to the City Utility Billing Dept. The fees total for 2009 is \$4,282 (if the City of Franklin does not perform the tap installation) or \$5,259 (if the City of Franklin performs the tap installation). See the Water and Wastewater Schedule of Fees for more detailed information.

Tap fees periodically increase over time. Will I be responsible for the higher tap fee if it takes 2 years to design and install the sewer before I can tap on?

Yes, the cost of the tap fee is that cost applicable at the time of payment, unless the BOMA determines otherwise when the special assessment district is established.

When are sewer tap fees due?

Tap fees are due in one lump sum prior to the home tapping into the city sanitary sewer system. BOMA has not opined as to whether or not to allow tap fees to be included in the special assessment district and be paid in monthly payments over time.

Do I have to connect if my septic system is working properly?

The County does not force a lot to connect if the septic system is working properly. If the system is failing or malfunctioning or is need of repair, then the County would require tapping onto the city sanitary sewer (which is required by State law). If the septic system would need to be expanded for any reason, then connection to the city sanitary sewer system would be required. Once sanitary sewer is available (within 200 feet of property), the City requires that the property owner connect to the public sanitary sewer system within 180 days of official notice to do so. The septic tank then would have to be decommissioned in accordance with the Williamson County Board of Health regulations or with Tenn. Code Ann. § 68-221-401 et seq.

If I choose not to connect, do I have to pay into the Special Assessment District?

Yes, you will have to pay the assessment and also a minimum monthly sanitary sewer service charge.

What is the monthly minimum service charge for public sanitary sewer?

There is a monthly minimum fee for sewer if it is available to you, regardless of whether or not you are tapped on and using the service. Once a sanitary sewer is available, the homeowner will be required to pay a monthly sanitary sewer service charge based on the amount of water used with a minimum monthly fee presently of \$7.05, equal to the usage of 1,000 gallons of water.

What can I expect to pay for monthly sanitary sewer service after I have tapped on?

Most households use between 5,000 and 7,000 gallons of water per month, depending on the number of persons living in the household. Presently the fee would be \$7.05 for the first 1,000 gallons of water used and \$3.36 per 1,000 after that (up to 15,000 gallons). For 5,000 to 7,000 gallons of usage, the rate is typically \$20-27 per month.

What happens to the septic system in my yard?

A septic system must be decommissioned properly (in accordance with the Williamson County Board of Health regulations) to avoid environmental hazards. A certified, licensed plumber must obtain a permit from the city for the changeover from septic to sanitary sewer. Typically, the work involves pumping out and then filling in the septic tank. This cost is paid by the property owner.

What is the timeline for this process?

The process is outlined below along with estimated timeframes. In total it may take 3 years or more from the time annexation is initiated.

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| 1. Hold neighborhood meeting | 1 month |
| 2. Planning Commission review for annexation | 2 months |
| 3. Three readings by the BOMA for annexation | 4 months |

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| 4. Develop a sewer plan | 1 year |
| 5. Establish a special assessment district | 4 months |
| 6. Acquire easements (if necessary) | 3 months |
| 7. Finalize Plans and bid project | 3 months |
| 8. Construction and installation of public sanitary sewer system (dependent upon system size) | >1Year |