

JCMUA SEWER CONNECTION FEE RULES
EFFECTIVE JANUARY 1, 2007

1. An appropriate connection fee will be charged for all new buildings regardless if a new or existing service lateral is used. The connection fee will apply to properties where no prior building existed or when a prior building was completely demolished. Credit will not be given for any prior buildings.

2. An appropriate connection fee will be charged for additions to existing buildings only when the service lateral **is replaced with a new service lateral of a larger size**. In such instances, the connection fee will only be assessed based on the additional portion of the building. For example, if an additional bedroom is added to an existing home, the connection fee will be charged for the new bedroom. If an additional story is added to a building, the connection fee will only be charged for the new story. If a wing is added to a building, the connection fee will only be charged for the new wing. Drawings, prepared and signed by a New Jersey licensed architect and/or engineer **showing the before and after conditions** will be required evidence of the prior conditions. If the lateral is replaced with one of equal diameter because it is in an unacceptable condition, a connection fee will not be charged.

3. **A connection fee will be charged when there is (i) a change in the use of the building and (ii) the change is accompanied by an increase in flow and (iii) the building has remained vacant¹ for a period of more than three (3) years prior to the filing of an application. "Use" is defined as residential, commercial, industrial or institutional. If a connection fee is applicable based on the above conditions, the connection fee shall be assessed based on the increase in flow. The JCMUA will utilize the New Jersey Department of Environmental Protection standards for estimated usage per day in order to compare the flow that occurred prior to the change in use of the building with the flow anticipated following the change in use of the building. If the use of only a portion of a building changes and the change is accompanied by an increase in flow and that portion of the building has remained vacant for a period of more than three (3) years prior to the application, a connection fee will be charged for the changed portion of the building.**

4. **No connection fee will be charged for a building which is being reconstructed for the sole purpose of complying with all current plumbing, building, safety, fire and access codes.**

5. **If a service line is replaced in kind due to its condition and not related to change in use or size of a building, a connection fee will not be charged.**

6. If a service lateral is replaced without alternations to the building, a connection fee will not be charged.

¹ For a residential building to be considered vacant, less than fifty (50%) of the units must have been unoccupied for a period of more than three (3) years prior to the filing of the application.

7. A fifty percent (50%) reduction in the current connection fee will be granted to an applicant at the time of payment provided that documentation is received from the New Jersey Department of Community Affairs indicating that the development is providing low and moderate income housing units in accordance with the rules and regulations of the Department of Community Affairs. This reduction will only be granted to low and moderate income housing units.

8. No connection fee shall be charged to an applicant qualified as a 501(c)(3) entity provided that the project being constructed is a House of Worship, community center, civic center, recreation center, or another public purpose or public use. The Board of Commissioners of the JCMUA reserve the exclusive right to determine what constitutes a public purpose or public use.

9. All buildings submitted as part of one development or contained within one set of plans will be assessed only one application fee in accordance with the rate per EDU based upon the total EDU (the estimated flow from the development and the maximum fees are set by resolution.)

10. For short term, temporary connections with discharges to the system for a period of less than three (3) years, the following connection fees will be charged:

- a. For connections that can be in use up to one (1) year – no connection fee.
- b. For connections that can be in use for a period from one (1) year and one (1) day up to two (2) years – one third (1/3) the normal connection fee.
- c. For connections that can be in use for a period from two (2) years and one (1) day up to three (3) years – two thirds (2/3) the normal connection fee.
- d. For connections that can be in use for a period greater than three (3) years and one (1) day – the normal connection fee.

If a connection exceeds the anticipated duration, the appropriate connection fee will be charged. If after the connection fee has been paid and the discharge ceases for any reason, the JCMUA will not issue a refund.

11. The connection fee to be assessed is that connection fee in effect on the date of the payment.

12. The JCMUA shall not execute any applications on behalf of the applicant, including, but not limited to, treatment works approval applications and water extension permit applications, or release meters until all connection fees are paid in full.

13. If the rates to be charged for various types of developments/uses are restricted or limited by New Jersey State Law, the applicable connection fees will be modified to comply with said law.