



# Queen Anne's County

## **County Commissioners:**

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Philip L. Dumenil, District 3  
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## **DEPARTMENT OF PUBLIC WORKS**

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## **Southern Kent Island Sanitary Sewer Project** **December 2020**

In 2016 the County approved bids to move forward with the Southern Kent Island Sanitary Sewer Project. The overall project consists of four phases. Phase 1 – consisting of the Kent Island Estates and Romancoke subdivisions - has almost completed its construction, and it is estimated that all existing homes will be connected to the system by July 2021. Phase 2 - consisting of the Tower Gardens subdivision – has begun construction and is 15% complete and is estimated to be complete by fall 2022. Phase 3 – consisting of the Kentmorr and Queen Anne Colony subdivisions is currently under design and its construction is estimated to be completed around fall of 2024. Phase 4 – consisting of the Chesapeake Estates, Sunny Isle of Kent, Matapeake Estates, as well as the community of Normans/Batts Neck – is estimated to be complete in fall of 2025.

### **Special Benefit Assessment**

- As a result of the project a special benefit assessment, including a base cost will be assessed to both improved property owners and vacant lot owners.
- The Base Cost is the portion of the project cost distributed evenly to both improved properties and vacant lots. The remainder of the assessment is calculated differently for improved lots and vacant lots due to the use of grants to reduce costs to homeowners and the Economic Benefit Premium charge to currently unbuildable vacant lots.
- This project is partially funded with a grant from the Bay Restoration Fund of \$10,000 per existing home reducing the cost to existing homeowners.
- For the cost of the project not covered by the grant, a low interest loan will be obtained. The special benefit assessment pays the debt service on that loan.
- The assessment will be financed over a 20-year period. The balance of the special assessment may be paid in full to the County at any time, however it is not required.
- The assessment is transferable to future owners of the property for payment throughout the 20-year term.
- Vacant lots outside the service area are not eligible for a sewer connection and will not be assessed.
- Vacant lots that are buildable prior to the installation of sewer, as a result of having a validperc approved by the Health Department, are only charged the base cost for purposes of the assessment.

### **Special Benefit Assessment for Improved Properties\***

- The assessment to improved properties is \$15,220 due to Queen Anne's County which may be paid at a rate of \$70 per month for a 20-year period. This assessment includes the base cost and the entire cost for installation of the STEP system to make the system operational.

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- A monthly bill of \$30 for operations and maintenance (O&M) will be added to the assessment for a total monthly bill of \$100 per month to existing homeowners. O & M may be subject to increases over time.
- O & M charges are applied once use of the sewer system begins by each homeowner. The debt-service assessment for improved properties will be implemented and charged once all STEP systems on all improved lots are functional. This is estimated to be in the summer of 2021 for Phase 1.

### **Special Benefit Assessment for Vacant Lots\***

- The assessment to unimproved properties is \$27,920, which consists of an Economic Benefit Premium of \$25,600 and the base cost of \$2,320.
- The special assessment for unimproved properties will be implemented and charged once the service lines are installed and functional. Phase 1 vacant lot assessments were levied October 2018.
- The vacant lot assessments defer the principle portion of the Economic Benefit Premium's monthly assessment cost for up to 10 years – however this deferment will end before 10 years if the vacant lot is built upon.
  - The monthly cost during the deferral period is \$42 per month, which is applied towards interest of the Economic Benefit Premium and principle and interest of the base cost. This also includes the \$10 per month ready to serve fee. The base cost will be paid in full 20 years from the time sewer service is available (October 2018 for Phase 1).
  - Full payment of the Economic Benefit Premium assessment will begin at the time a newly constructed home is connected to the sewer. Once this occurs, the monthly cost increases to \$159 per month which includes the O&M charge of \$30 per month.
- The cost to install the STEP system and the purchase of sewer allocation is not part of the assessment for unimproved properties and will be the responsibility of the property owner at the time of applying for a building permit.

### **Easement for Construction and Maintenance**

- In order to receive service, all property owners must execute an easement for the installation of the STEP system and its continued maintenance by the County.
- Unimproved lots must execute easements at the time of building permit application.
- The Easement is signed by the property owner and notarized. Then the easement is recorded in Queen Anne's County land records and transfers to each future owner.

### **Lot Consolidation/Declaration of Administration Subdivision**

- As a condition of receiving grant funds for the project from the Bay Restoration Fund and to minimize the amount of infill development the County implemented a lot consolidation ordinance.
- This ordinance requires that adjacent lots, both improved and unimproved, in common ownership on November 12, 2013 must be combined into a single lot of record.
- To implement the lot consolidation ordinance a legal document titled, Declaration of Administrative Subdivision, signed by the property owner and notarized, is recorded in Queen Anne's County land records.

### **Community Office - Phone: 443-262-4675**

The Community Office at 9410 Romancoke Road, next to United Communities Volunteer Fire Department will be open to assist with answering questions and notarizing documents.

\*Note that while all costs represented herein are shown as monthly, billing in fact takes place quarterly.