



**SOUTHERN KENT ISLAND SANITARY PROJECT
PHASE 2 – TOWER GARDENS SUBDIVISION
VACANT LOT ASSESSMENT HEARING**

JUNE 8, 2021

KENT ISLAND HIGH SCHOOL

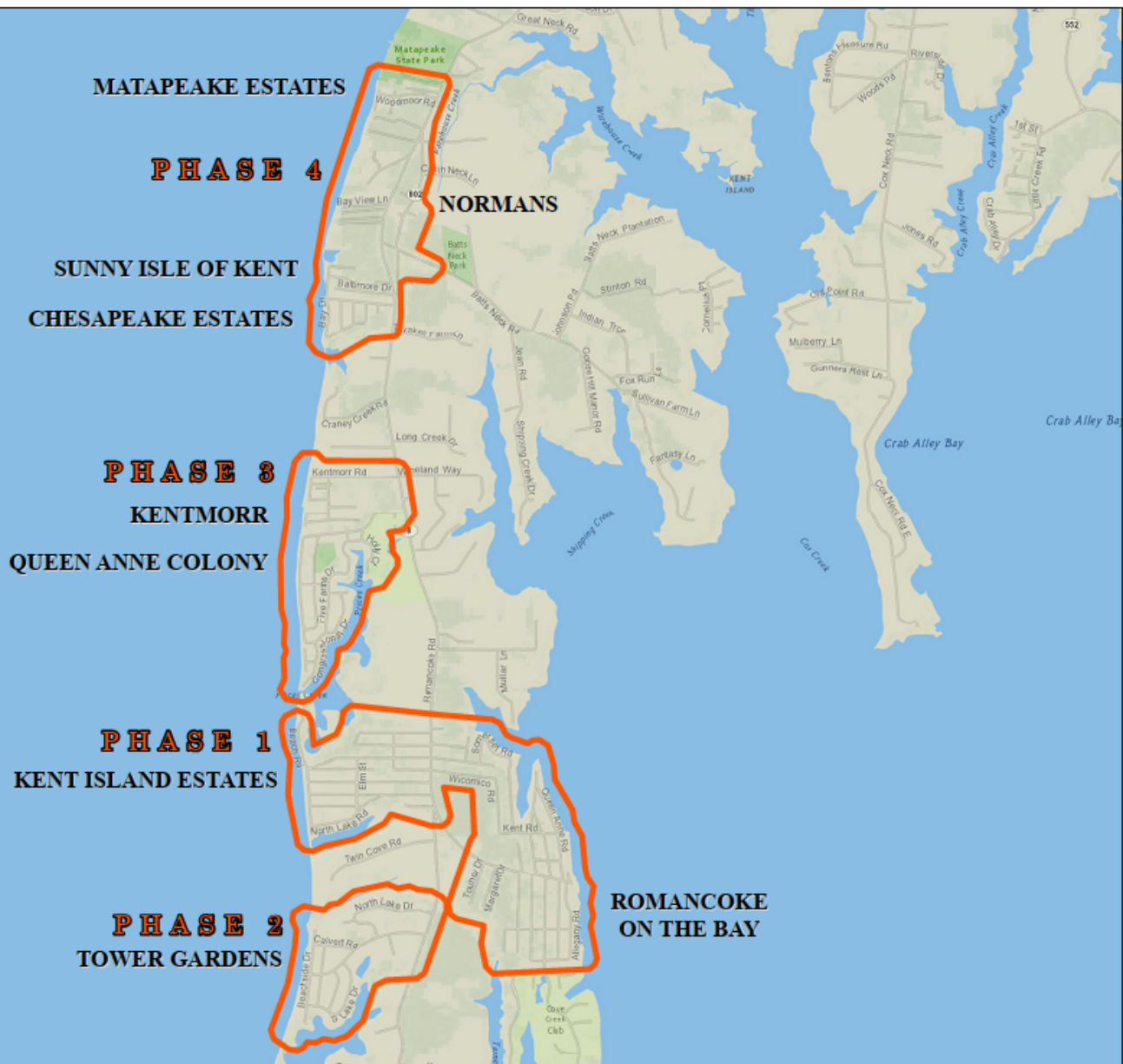
TWO CLASSES OF VACANT LOTS

- **CLASS B – 17 PROPERTIES**
 - LOTS WITHOUT A VALID PERCOLATION TEST
 - UNBUILDABLE WITHOUT COUNTY SEWER
- **CLASS C – 2 PROPERTIES**
 - LOTS WITH A VALID PERCOLATION TEST
 - BUILDABLE WITHOUT COUNTY SEWER

OVERALL PROJECT

- **FOUR PHASES TO CONNECT 1518 EXISTING SEPTIC SYSTEMS – MANY OF WHICH HAD FAILED**
 - PHASE 1 – KENT ISLAND ESTATES AND ROMANCOKE SUBDIVISIONS – 774 EXISTING
 - **PHASE 2 – TOWER GARDENS SUBDIVISION – 200 EXISTING**
 - PHASE 3 – QUEEN ANNE COLONY AND KENTMORR SUBDIVISIONS – 335 EXISTING
 - PHASE 4 – CHESAPEAKE ESTATES, SUNNY ISLE, NORMANS, AND MATAPEAKE ESTATES – 210 EXISTING

**Southern Kent Island
Service Area**
Queen Anne's County
MARYLAND



Phase	Design Phase	Construction Phase
Phase 1	2015	2016 - 2021
Phase 2	2019	2022 - 2023
Phase 3	2020	2023 - 2024
Phase 4	2021	2024 - 2025

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ASSESSMENT AMOUNT – CLASS B

- **TWO COMPONENTS**

- **BASE FEE** - \$2,320 PAYABLE OVER 20 YEARS – ALL CLASSES PAY THIS FEE
- **ECONOMIC BENEFIT PREMIUM (EBP)** - \$25,600 PAYABLE OVER 30 YEARS
 - REFLECTS INCREASE IN PROPERTY'S VALUE BY TRANSFORMING IT FROM **'UNBUILDABLE'** TO **'BUILDABLE'**
 - PRINCIPAL DEFERRED FOR FIRST 10 YEARS IF PROPERTY REMAINS VACANT – PAY INTEREST ONLY

QUARTERLY FEES – CLASS B

- FOR FIRST 10 YEARS **IF PROPERTY REMAINS VACANT**

- BASE FEE \$ 33.00
- EBP \$ 63.00 (INTEREST ONLY)
- O&M \$ 30.00
- TOTAL QUARTERLY FEE \$126.00

QUARTERLY FEES – CLASS B

- FOR LAST 20 YEARS IF PROPERTY REMAINS VACANT*

- BASE FEE \$ 33.00
- EBP \$354.00
- O&M \$ 30.00
- TOTAL QUARTERLY FEE \$417.00

*IF BUILT UPON, O&M INCREASES TO \$90 FOR A TOTAL QUARTERLY BILL OF \$477.00

QUARTERLY FEES – CLASS C

- **IF PROPERTY REMAINS VACANT***

- BASE FEE \$ 33.00
- O&M \$ 30.00
- TOTAL QUARTERLY FEE \$ 63.00

*IF BUILT UPON, O&M INCREASES TO \$90 FOR A TOTAL QUARTERLY BILL OF \$123.00

ASSESSMENT

ASSESSMENT IS TRANSFERABLE IF PROPERTY SOLD

FIRST BILLING – JULY 1, 2021

OPEN FOR PUBLIC COMMENTS

Board of County Commissioners

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

