

INFORMATION FOR PROPERTY OWNERS

Attention Property Owners and Contractors: Information regarding sewer service lines

The Special District Statute, Title 32, Section 1-1006(1)(a)(I) allows the District to compel the owner of premises located within the boundaries of the District, to connect such owner's premises, in accordance with the State plumbing code, to the sewer of the District, if such sewer is within 400 feet of such premises. The Board of Directors has declared that the premises is the boundary line of the property in question. If such connection is not made, the Board may thereafter connect the premises to the sewer system and shall have a perpetual lien on and against the premises for the cost of making the connection, and any such lien may be foreclosed in the same manner as provided by the laws of this State for the foreclosure of mechanics' liens. A temporary variance from connection can be approved by the Board of Directors in situations where it is not economically feasible or physically impossible to make a connection.

Sewer service line installation and maintenance are the responsibility of the property owner. The type and diameter of pipe used for installation is 4" pvc. Sewer service lines commence at the property improvement served, and extend to the sewer tap at the sewer main. These service lines are installed by a private contractor at the request of the property owner. The District's Regulations require that a licensed plumber must install the tap at the sewer main. District personnel can give you information regarding the location of the closest sewer main to the property being connected, and its depth. Manholes nearest the property can also be located and if service is via a central lift station, information as to the lift station can also be given. District personnel do not give advice as to how to install or make a connection of a sewer service line.

Sewer Tap

A Sewer Tap is required to be purchased, in order to utilize the sewer services of the District. The tap fee is considered an investment in the sewer system. The Tap Fee is paid to the District at the time that building plans, ready for submittal to the Grand County Building Department, are brought into the office for review and assessment and for sign-off by the District. The assessment will determine the number of single-family equivalents that will be required to be purchased. Each sfe is \$7,500 at this time, but can change at the approval of the Board of Directors. Often times the Contractor will bring the building plans into the office and pay the tap fee for the property owner. The Grand County Building Department requires that the District sign off on two sets of building plans.

Sewer Connection Permit

A Permit must be purchased which gives approval to tap the District's sewer main. Along with the Permit, the District issues a disconnect/reconnect valve and backflow preventer. This valve must be placed on the service line just inside the property boundary. The Permit fee that includes the valve is \$202.00, but can change slightly from time to time depending on the District's cost of the valve. A 6 inch PVC pipe extension as well as a 3/4 inch PVC pipe will be necessary to

complete the valve installation. A Permit cannot be purchased without the Sewer Tap Fee having been paid. Most often, both the Tap Fee and the Permit Fee are paid at the same time.

The Permit requires the Contractor to contact the District when a tap has been made at the sewer main, so that District personnel may inspect it. District personnel will also inspect the disconnect/reconnect valve and backflow preventer on the sewer service line, and a drawing of the entire service line from the improvement to the sewer main, is made. The District keeps these records in house for fulfilling locate requirements in the future.

Tracer Wire Requirement

All service line installations shall be required to run a 16-gauge tracer wire securely attached at regular intervals to the sewer line. If the line is greater than 6 feet deep, the tracer wire may be laid in the trench directly above the pipe at a depth not to exceed 6 feet. Wire ends are to be secured to the disconnect/ reconnect valve. If a disconnect/reconnect valve is not required due to a manhole or lift station tap, the wire must be secured to a metal rod placed on the property line directly above the service line. Secure, waterproof connections shall be made between main line locate wires and service line locate wires at the location of the tap into the main.

Disconnection of Sewer Service Lines

A Disconnection Permit shall be issued whenever an improvement is to be disconnected from the public sewer. The Permit Fee is \$25.00. Disconnection is only at the approval of the District and can be for reasons such as a building being removed; the building was burned down, or was relocated. Proper procedures include purchase of the Permit, a sewer cap placed on the remaining sewer pipe, and inspection by District personnel.

The following are the rates, charges, and billing procedures as enacted by the Three Lakes Water and Sanitation District's Board of Directors:

1. Service charges are \$25.00 per month per single family equivalent (SFE). There is a minimum billing of 1 (one) SFE on all accounts. Charges will commence at the time a tap is purchased, if after February 14, 2003. Otherwise charges will commence the day building plans are reviewed if the tap was purchased prior to February 14, 2003.
2. Service charges will be billed quarterly and are payable in advance of service. Statements are mailed on January 1, April 1, July 1, and October 1, DUE AND PAYABLE ON THE 25TH OF EACH OF THOSE MONTHS.
3. If the charges are not paid or post dated by the twenty-fifth (25th) of the month billed, they will become delinquent and will be assessed interest of one percent (1%) per month on the unpaid balance.
4. Pursuant to C.R.S. 32-1-1001(II)(j)(I), all fees, rates, tolls, penalties, or charges shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of this State for the foreclosure of

mechanics' liens. C.R.S. 32-1-1001(e) allows the District to have certain delinquent fees, rates, tolls, penalties, charges, or assessments made or levied, to be collected and paid over by the Treasurer of the County in the same manner as taxes are authorized to be collected. The Treasurer of the County is also authorized to charge and retain a penalty at the rate of thirty percent, or thirty dollars, whichever is greater, on the delinquent sum due and owing to defray the costs of collection. C.R.S. 32-1-1006(d) allows for disconnection of service for delinquencies in the payment of such rates, fees, tolls, or charges, or for any violations of the Rules and Regulations of the District.
