



Queen Anne's County

DEPARTMENT OF PUBLIC WORKS

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Southern Kent Island Sanitary Sewer Project – Phase I Special Assessments and Legal Documents April 2017

On August 23, 2016, the County approved bids to move forward with the construction of Phase I of the Southern Kent Island Sanitary Sewer Project. Phase I of the project is to construct and connect the homes and vacant lots within the sewer service area in the subdivisions of Kent Island Estates and Romancoke on the Bay to a Public Sewer System. Phase I is estimated to take at least 4 years to complete.

Following the completion of Phase I, three (3) additional phases are planned for the communities of Tower Gardens (phase 2), Kentmorr, Queen Anne Colony (phase 3), Chesapeake Estates, Sunny Isle of Kent, Normans and Matapeake Estates (phase 4). Design and construction contracts have not been awarded for these communities at this time and it is estimated to take 10 to 15 years to fully complete all phases.

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 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 was 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 valid perc 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 estimated to be \$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.
- 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 may be 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 2020.

Special Benefit Assessment for Vacant Lots

- The assessment to unimproved properties is anticipated to be \$27,920, which consists of an Economic Benefit Premium of \$25,600 and base cost of \$2,320, due to Queen Anne's County which may be paid at a rate of \$129 per month for a 20 year period plus an O & M ready to serve fee of \$10 month while remaining vacant.
- The special assessment for unimproved properties will be implemented and charged once the service lines are installed and functional. This is estimated to be in the summer of 2018.
- The owners of unimproved lots have an option to defer the principal portion of the Economic Benefit Premium's monthly assessment cost (\$97) up to 10 years if they are not going to construct a home upon the initial availability of sewer.
 - The monthly cost during the deferral period is estimated to be \$42 per month, which is applied towards interest and the base cost. This also includes the \$10 ready to serve fee. The base cost will be paid in full 20 years from the time sewer service is available
 - Full payment of the Economic Benefit Premium assessment will begin at the time the property owner purchases sewer allocation to apply for a building permit.
 - Once sewer allocation is purchased for a building permit the remaining assessment may be paid off in full or the monthly charge will be adjusted to pay off the balance for a 20 year period. In addition, the O & M charge of \$30 per month will be applied at this time.
- 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 permitting for construction.

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 the 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.
- Property owners that have adjacent lots that total more than 40,000 sq ft may be eligible for 2 or more sewer taps since they meet the required lot size under current zoning.
- 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

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.

Phone: 443-262-4675