

Sec. 1000-3A. - Sewer Connection Fees and Supplemental Charges

3A-1. A connection fee shall be due and payable upon actual connection or reconnection to the sewer line, or prior to receipt of a Certificate of Occupancy for intensification of use at a building or property currently connected to the sanitary sewer, by any person or entity seeking to connect or reconnect to the sanitary sewer or to intensify the use of a building or property currently connected to sanitary sewer. All persons or entities connecting or reconnecting to the sanitary sewer system, or proposing an intensification of use for which a zoning or building permit is required and which shall result in additional dwelling units or an increase in domestic water service size, must pay the applicable connection fee, unless an owner of the real estate to be served by the connection has paid an assessment levied pursuant to Sec. 1000-9 of these Sanitary Sewer Regulations and the proposed connection or reconnection does not involve an intensification of use due to additional dwelling units or increased domestic water service size. The connection fee shall be in addition to the permit fee and inspection fee due under Section 1000-3-2. The connection fee shall apply to any proposed new connection, reconnection, or intensification of use for which a zoning or building permit is required and which will result in additional dwelling units or an increase in domestic water service size, for real property that does not have an approved land use application before July 1, 2021.

- a. Connection fees for properties containing only residential dwelling units or buildings shall be determined by the number and size of dwelling units as defined in Table 9. Connection fees for properties or buildings containing mixed-use or non-residential uses shall be determined by the size of the domestic water services as defined in Table 9.
- b. Properties that are reconnected to the sanitary sewer or subject to an intensification of use shall pay the difference in tabulated connection fees between the current or prior use and the proposed use. Clarifying examples are provided below.
 1. Example Calculation 1: A building originally serviced by a 2inch diameter domestic water service is remodeled, enlarged, or replaced with a building that requires a 4inch domestic water service connection. In this case, the connection fee is \$79,369 (4 inch fee) minus \$21,185 (2 inch fee), which equals a net fee of \$58,184.
 2. Example Calculation 2: A group of buildings with three different domestic water services (1 inch, 1.5 inch, and 2 inch) is replaced by two buildings each with 3-inch water services. In this case, the connection fee is calculated by adding two 3-inch connections fees (\$45,428) for a total of \$90,856, and subtracting \$21,185 (2-inch fee) , as well as \$12,700 (1.5 inch fee) and \$6,639 (1 inch fee), which equals a net fee of \$50,332.
 3. Example Calculation 3: A single family residence with more than 3 bedrooms is demolished and replaced with a building containing three apartments, each with two bedrooms. In this case, the connection fee is calculated by adding three connection fees of \$500 each (2 bedroom dwelling unit fee),for a total of \$1,500, and then subtracting \$1,000 (3 bedroom or single family dwelling unit fee), which equals a net fee of \$500.

3A-2. No connection fee shall be required of owners of lots which lots are served by a public sanitary sewer installed by the developer that extended the sewer. Disconnection and reconnection of such lots shall be in accordance with section 3A-1.

3A-3. Any person or entity desiring to make a connection to the sanitary sewer system as provided in this section shall include in the application required under Section 1000-3-2, sufficient information to establish the connection fee in accordance with the following schedule of connection fees (Table 9).

TABLE 9

Applicant	Fees
Dwelling Unit or Single Family Residence (3 bedrooms or greater)	Connection Fee \$1,000 per residential building served
Dwelling Unit (2 bedrooms or less)	Connection Fee \$500 per residential unit served.
Non-Residential 5/8" Diameter Domestic Water Service	\$3,000
Non-Residential 3/4" Diameter Domestic Water Service	Connection Fee \$4,517
Non-Residential 1" Diameter Domestic Water Service	Connection Fee \$6,639
Non-Residential 1-1/4" Diameter Domestic Water Service	Connection Fee \$9,366
Non-Residential 1-1/2" Diameter Domestic Water Service	Connection Fee \$12,700
Non-Residential 2" Diameter Domestic Water Service	Connection Fee \$21,185
Non-Residential 3" Diameter Domestic Water Service	Connection Fee \$45,428
Non-Residential 4" Diameter Domestic Water Service	Connection Fee \$79,369
Non-Residential 6" Diameter Domestic Water Service	Connection Fee \$176,343
Non-Residential Domestic Water Services Larger than 6" Diameter	To Be Determined on a Case by Case Basis by Darien Sewer Commission.

3A-4. A copy of the application shall be submitted to the Darien Sewer Commission, which shall levy the connection fee pursuant to the schedule of connection fees, which fees may be amended by appropriate action of the Darien Sewer Commission and which shall be based on the following: a) for a residential building, the type and number of units to be served; and b) for a commercial building, the size of the domestic water piping required to service the building; and c) any capital upgrades to downstream infrastructure, such as piping or pump station improvements, necessitated by the proposed connection.

3A-5. Wherever an assessment has been levied pursuant to Sec. 1000-9 against real property and an increased intensity of use has taken or will take place after the initial assessment has been levied, including, but not limited to, a subdivision of real property that requires additional sewer connections, a supplemental sewer connection charge may be imposed. The Darien Sewer Commission shall determine the amount of the additional charge to be levied in accordance with the increased intensity of use and in accordance with its established formula for levying such charges.

3A-6. No sewer permit shall be issued until the sewer connection fee or the supplemental charge required by this section has been paid, or until an agreement providing for the payment of the supplemental charge over a period of time has been executed. Such connection fees and supplemental charges shall be paid to the Town of Darien and collected by the Department of Public Works.

3A-7. A sanitary sewer system capacity analysis may be required prior to approval of sewer connection wherever there is an increase in flow rate and/or change in use. The Darien Sewer Commission may require sanitary sewer system improvements to increase capacity of sewer system to facilitate proposed connection in addition to connection fee. Improvements may include but may not be limited to replacement of sewer pipes, appurtenances, or improvements to pump stations. No reduction in connection fee shall be granted based upon cost of any necessary improvements.