



A GOOD CONNECTION

GETTING LOCAL SEWER SERVICE

SEWER LATERAL ASSESSMENTS

Public sewers are a good alternative to Household Sewage Treatment Systems. Public sewers provide homeowners with a reliable sewage disposal service that protects both public health and the environment. It is the policy of the Board of County Commissioners of Hamilton County, Ohio (the Board) to encourage the use of public sewers.

A property's connection to a sewer main is accomplished by a sewer lateral. Typically, the sewer lateral consists of a public-side segment and a private-side segment. The public-side segment of the sewer lateral is a conduit that originates at the sewer main and terminates at the boundary of the public right-of-way. The private-side sewer lateral segment is a similar conduit that connects the public-side sewer lateral to the dwelling.

A property owner may hire a qualified contractor to install the entire sewer lateral. Sometimes, installation of the public-side sewer lateral segment requires specialized construction methods, such as trench-less technology. In these cases, the property owner may request MSD to install the public side sewer lateral from the sewer main to the property right-of-way boundary. In such a case, the property owner pays MSD for this service and hires a qualified contractor to install the private-side sewer lateral segment.

WHAT ARE THE BENEFITS?

Public sewer service is reliable, cost effective and clean. With public sewer service, you will avoid the cost to operate, maintain and periodically replace your home sewage treatment system. By eliminating home sewage treatment systems, the quality of our environment will be generally improved.

WHAT DOES A SEWER LATERAL COST?

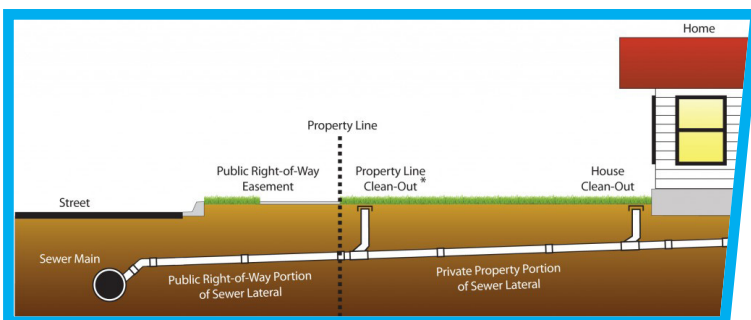
If MSD installs the public-side sewer lateral segment, your property will be assessed a charge. This "assessment" is equal to the total cost of the public sewer lateral improvement. However, as of February 9, 2005, total actual costs in excess of \$12,000 will be funded from MSD unappropriated funds.

Therefore, your cost for the public-side sewer lateral improvement will not exceed \$12,000 per property if installed by MSD.

Only the public sewer costs are eligible to be financed through placement on property taxes over 20 years, with interested and with an Hamilton County Auditor service fee. The County does not pay for or finance building lateral construction for the benefited property.

OTHER COSTS

In addition to the assessment, you will have to pay a one-time tap-in fee. For single-family residences that are converting from a household sewage treatment system to public sewer, the tap-in fee is \$480.



You will also have to contract with a qualified sewer tapper to install the private-side sewer lateral. Cost for installation of the private-side sewer lateral is unique to each property and depends upon a variety of factors such as length of pipe, the type of soil and construction obstacles.

SEWER RATES & BILLING PRACTICES

After your property is connected to the sewer system, you will be charged for use of the sewer system. Sewer rates and bill pay practices are available at MSD's website: www.msdbg.org/customer_care

HOW IS THE ASSESSMENT PAID?

You may pay the assessment in full within 30 days after receipt of the final assessment notification. Any amount not paid within 30 days of the final assessment notification will be financed on your behalf by the County. Your payments, **including principal and interest**, will be due and payable with each of your property tax statements during a 20-year term. If the property transfers during the 20-year financing term, there is no need to pay off the loan; future payments will run with the property. Also, there is no rebate of interest if you pay off early. You should consult with your tax advisor to determine the tax implications of these payment options.

PETITION, STATEMENT & WAIVER

If you decide to ask MSD to install the public-side sewer lateral segment, MSD will provide a Petition, Statement & Waiver for your execution. The Waiver is a binding agreement that commits your property to be assessed for all of MSD's costs to design and install the public-side sewer lateral segment, up to \$12,000. Once you have executed the Waiver, it is submitted to the Hamilton County Recorder for recording.

- You should evaluate the advantages and disadvantages of installing the public-side sewer lateral with your contractor prior to asking for a Waiver.
- You may want to consult an attorney prior to executing the Waiver.
- Installation of the public-side sewer lateral by MSD is subject to approval of the Board of County Commissioners of Hamilton County.

PRIVATE-SIDE LATERAL INSTALLATION

You must solicit proposals and hire a plumber to install the private-side sewer lateral segment. Plumbers doing this work must be certified with MSD as "sewer tappers." The list of these certified tappers is available on the MSD website at www.msdbg.org.

PLEASE BE ADVISED!

The sewer tappers list is NOT an endorsement or recommendation of any particular company or individual listed! MSD recommends that you follow the same steps and precautions you would take for any home improvement.

Some of these steps might include:

- Obtain more than one bid for the work;
- Ask for references and check them out;
- Check with an agency such as the Better Business Bureau;
- Get a written contract and make sure it covers all the work that is to be done.
- Limit the amount of any down payment.

FINANCIAL ASSISTANCE

MSD provides financial assistance in the form of Assessment Credits. MSD Assessment Credits lower your overall assessment cost to no more than \$12,000 per benefited parcel.

Hamilton County offers sewer connection grants for financially qualifying low-to-moderate income property owners in participating communities. These grants help pay the cost of connecting your property to the new sewer. Call (513) 946-8230 for more information.

People Working Cooperatively (PWC) offers home repair and emergency repair services to low income homeowners. Call PWC at (513) 351-7921.

FOR MORE INFO CONTACT

MSD ENGINEERING
CUSTOMER SERVICE
(513)557-3594

WWW.MSDGC.ORG