



Entrance Charge Program

Effective January 1, 2026

I. Purpose

The Entrance Charge Program was established to create a fund to support the Capital Improvement Program projects.

II. Authority

The Entrance Charge Program is established pursuant to authority granted in the District Charter, Private & Special Law 1981, Chapter 103, and as amended.

III. Basis of Calculation

The Entrance Charge Program is based on the volume of flow generated by the average dwelling unit, determined to be 180 gallons per day (gpd) for a one- or two-bedroom dwelling, plus 90 gpd for each additional bedroom. The program uses this volume of flow as the basis for determining the amount of the charge. This allows comparison of residential and non-residential uses, so that all categories of projects constructed can be consistently and uniformly assessed their fair portion of the construction, operation, and maintenance cost of sanitary sewer facilities.

IV. Applicability of Charge

- A. General. The Entrance Charge Program shall apply to all development connecting to District facilities after the effective date of the Program.
- B. Vacancy. For development or use that in the past has been connected to District facilities, but that has since become vacant:
 - i. If there is no change in use or flow from an existing property previously connected to District facilities, then the entrance charge connection fee will not be assessed.
 - ii. If there is a change in use or flow from an existing property previously connected to District facilities, then the entrance charge connection fee will be assessed based on the new use or flow.

V. Calculation of Entrance Charge

- A. The entrance charge is calculated by multiplying the applicable gallons per day (gpd) value by the current entrance charge per gallon.

- B. The gallons per day for residential development is based on the State of Maine Subsurface Wastewater Disposal Rules, 10-144 Code of Maine Rules, Chapter 241, determined as follows:
- One- or two-bedroom dwelling: 180 gpd
 - Three-bedroom dwelling: 270 gpd
 - Four-bedroom dwelling: 360 gpd
 - And so on, with an additional 90 gpd for each bedroom beyond two.
 - Accessory/In-Law Apartments: 120 gpd
- C. The gallons per day for non-residential development is the estimated average daily flow.
- D. Fractional Flows:
- i. For residential development, the minimum impact of any proposed new development is 90 gpd.
 - ii. For non-residential development:
 - a. For new construction or a new use (i.e., not previously existing), the minimum impact of any proposed new development is 180 gpd.
 - b. Where it involves an existing building proposed for an increase or change in use:
 - When the proposed additional flow is less than 90 gpd, the minimum impact of the proposed development is on 90 gpd.
 - When the proposed additional flow is 90 gallons per day or greater, the minimum impact of the proposed development is the projected average daily increase in flow (gpd).

VI. Entrance Charge per Gallon

The entrance charge per gallon is set by the Board of Trustees in the Schedule of Rates and is subject to change.

VII. Payment of Entrance Charge

The entrance charge is due and payable upon connection to the District's facilities.

- Permit applications are contingent upon Planning Board approval, except for projects not requiring such approval.
- The permit rate will be locked in for one year from the application date.
- Developers have one year from the permit date to construct the project and connect to the system. "Connection" is defined as the installation of the sewer line through building foundations; building completion or occupancy is not required.
- All fees must be paid in full before permit issuance, connection, inspection, and final approval by the District.
- If a project is not completed within one year, a new permit application is required, and current rates will apply.
- For larger projects involving multiple connections, fees for each building or unit may be assessed and collected upon each connection.

VIII. Petition for Re-calculation

A. General

- The entrance charge is based on a reasonable projection of new flow generated by a proposed development.
- Recognizing the difficulty in accurately projecting new flow for non-residential development and anticipating that actual new flow may differ materially from projections, this section establishes criteria for recalculating the entrance charge.

B. Criteria

This provision applies only to new non-residential development.

- The non-residential developer, ratepayer, or the District may petition for recalculation of the entrance charge amount once.
- A written application for recalculation must be submitted to the District by the termination date stated in the permit to connect. All rights under this provision terminate after the termination date.
- The recalculation application must be based on recorded consumption data, for a period up to 3 years following connection.
- If the recalculated entrance charge is less than the amount paid at the permit issuance, the District will refund the excess to the petitioner, provided all conditions are met.
- If the recalculated entrance charge amount is greater than the amount paid at permit issuance, the developer or ratepayer will be billed and payment is due, provided all conditions are met.
- A minimum variance of ten percent (10%) is required for either party to have recalculation rights.
- No refund of entrance charge monies will be made if those funds have been used by the District for facility expansion to serve the projected flow from the new development.
- Refunds are limited to the specific amount paid; no other consideration (e.g., interest) will be provided.
- The petitioner is responsible for ensuring that all petition conditions, including time limits, are met.

C. Right of Waiver

The Board reserves the right to waive any requirement listed or to vacate any conclusion indicated under this provision that is, in its sole discretion, materially mitigated by circumstances specific to the case. This decision by the Board shall be final.

IX. Other Provisions

- A. The Entrance Charge Program does not cover the cost of extending sewers into currently unsewered areas. The applicant is responsible for the costs of any such extensions necessary to serve the applicant's project, as outlined in the District's Facilities Extension Policy.
- B. The Entrance Charge Program does not cover the cost of providing sanitary sewer service piping from mainline sewers into property proposed for development. The applicant is

responsible for the costs of any such service piping necessary to serve the applicant's project.

C. The Entrance Charge Program does not cover the cost of upgrading District facilities to serve new development (i.e. increasing pump station capacity or installing larger gravity pipes). The applicant may be responsible for the costs of any upgrades, as determined by the District.

D. Inspection

- District inspection of construction in progress is essential.
- Failure by the developer, project owner, or contractor to notify the District for inspection scheduling may result in the work having to be re-excavated for inspection, at no cost to the District.
- Applicants may also be charged for inspection services if they fail to give prior notice.
- The permit to connect entitles the applicant to a reasonable inspection period by the District, defined as up to twenty-four (24) hours.
- Inspection exceeding this time, due to the project's size and scope, will be at the applicant's expense, in addition to the calculated entrance charge.

X. Adoption

The Entrance Charge Program was adopted by the District Board of Trustees on October 13, 1993, and as amended on June 18, 2020, and since amended on _____.

XI. Effective Date

The Entrance Charge Program as revised is effective January 1, 2026.