

# How Will Annexation Affect SEWERS AND SEPTIC SYSTEMS?

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## ***Does Annexation Affect the City of Renton's Extension of Sewer to East Plateau?***

No. In the late 1990's, the City of Renton was designated the sewer provider for the East Renton Plateau. Renton currently provides sewer service in the PAA, so all Renton regulations identified below apply whether or not annexation occurs. Annexation will not change how quickly or slowly sewer service will come to the Plateau.

## ***Am I Required to Connect to the City's Sewer System?***

If the East Renton Plateau annexes to the City, no one will newly be required to connect to the City's sewer system. Connection to sewer is required only where the property is within 200 feet of an available sewer main AND one of the following is true:

- The user has a failed or failing septic system; OR
- Property development occurs as part of a subdivision ; OR
- A property owner has been included in a Local Improvement District (LID) for sewer connection. (An LID is formed when property owners organize to undertake a neighborhood improvement project, such as sewers, street paving, or sidewalk improvements.)

## ***What Are the Costs to Connect and When Would They Need to be Paid?***

There are three types of fees associated with sewer connection. These are described in turn below (Part 1 Fees, Part 2 Fees, and Monthly Rates.) Again, all fees described below apply to sewer connections whether or not the property is annexed to the City of Renton.

### **Part 1 Fees**

<b>Cost</b>	<b>Due At</b>	<b>Paid To</b>	<b>Amount</b>
King County Capacity Charge (can be paid over 15 years at about \$34.05/month)	Connection	King County	\$4,300
System Development Fee	Connection	Renton	\$900
Sewer Side Connection	Connection	Renton	\$60
Right of Way Access	Connection	Renton	\$30
Special Assessment: East Renton Interceptor (per-household charge for Renton's construction to bring sewer to the area)	Connection	Renton	\$320
King County Permit Fee (for Renton's Right of Way Permit with King County)	Connection	Renton	\$300
<b>Total Part 1 Fees (County Plus City)</b>			<b>\$5,910</b>

## Part 2 Fees

Commonly known as frontage fees, there are three different scenarios. The scenario that would apply would depend on the financing method of extending the sewer system to serve your property. The total cost will depend on factors such as the total cost of the sewer system extension, the linear feet of property that will connect to the system, and other variables. Because of these variable factors, a property with an area of 7,200 square feet would pay between \$3,000 and \$10,000 for Part 2 Fees. Fees are paid to Renton at the time of connection to the system.

- Scenario 1: Local Improvement District;
- Scenario 2: Special Assessment District;
- Scenario 3: Developer Late-Comer Agreement. Fees paid to Renton are distributed to the developer.

## Monthly Rates

Once connected, monthly sewer rates are \$25.60 for County treatment portion of the bill, both in-City and out-of-City. The Renton portion of the bill is \$13.43 in-City, and \$20.15 outside the City. Renton's Utility Tax is 6%, same as for all other utilities.

## ***I Want to Keep My Septic System. Can I Build Here Without Connecting to Sewer? How Does Annexation Affect That?***

Commercial development is not permitted on property served only by septic systems. Residential septic systems are regulated by the King County Health Department, even inside city boundaries. Conditions for septic systems to operate vary with each property, and are not related to annexation.

For **existing** residential property, a building permit is required to make any significant changes that add square footage (bedrooms, deck, recreation room, detached garage). The Health Department is required to review all remodel projects when the house is served by a septic system. Construction cannot begin until the local building department authorizes the project, and the septic system condition and capacity must be comparable to the changes made to the house after the remodel is complete. The Health Department has requirements for additions to existing homes to meet specific standards for on-site sewer systems. If a property cannot meet the standards, then improvements to existing homes may be delayed or prohibited until sewers are available.

**New** homes may be built on individual lots and remain on septic systems if they are:

- Greater than 200 feet away from existing public sewer; and
- Have a minimum lot size of 12,500 square feet; and
- Meet soils characteristics that are required (the site has to "percolate" properly) to have an "on-site sewer" (septic) system; and
- Meet the King County Health Department's criterion for infeasibility to connect to sewer.

However, a temporary service agreement will be required to be executed that requires connection to sewer, once sewer is extended to the property.