

Information on Sewer and Water Availability Charges in the City of Anoka

What are Sewer and Water Availability Charges and when are they applicable?

Metropolitan Council Sewer Availability Charge

The Sewer Availability Charge (SAC) is a one-time fee imposed by the Metropolitan Council for each new connection or increase in capacity demand of the Metropolitan Disposal System.

The SAC fee, based on the number of units, is assigned when a building permit is issued for either a new building or a remodeling permit or when a connection permit is issued for an existing building connecting to the sanitary sewer system for the first time. If the property has a change in use, the SAC fee is reduced by any previous SAC payments.

Examples of work that require a SAC determination include: a change from retail to restaurant, tenant build-out of a speculative office/warehouse space, most physical changes in the building that requires a building and/or plumbing permit and any tenant changes that differ from the previous use of the space.

City Sewer and Water Availability Charges

In 1996, the City adopted availability fees for the City water system (WAC) and in 2001 the City adopted availability fees for the sanitary sewer system (SAC). These fees are used for long-term maintenance of the City sanitary sewer and water system. For any construction project or change in use, the City SAC and WAC units are the same as the number of units determined by the Metropolitan Council.

How is a determination of the number of SAC/WAC units made?

A determination form is submitted to the Metropolitan Council by the developer, property owner, architect, etc. (not the City) prior issuance of a building permit. This determination takes approximately 15 days to complete. The applicant and City will receive a determination letter noting any charges.

How much are SAC/WAC charges?

The current rates for one unit are as follows:

Metropolitan Council SAC: \$2,485

City SAC: \$1,100

City WAC: \$2,000

Total: \$5,585/unit

When are charges paid?

Unit charges are paid when a building permit is obtained. The City **WILL NOT** issue a building permit until either the unit charges are paid or a loan/deferment agreement is in place.

Are there loan/deferment options?

Yes. In some situations, up front utility costs may prevent development, redevelopment, and business start-ups, renovations or expansions. In any of these situations, the City may consider assessing, lending, deferring payment, or granting the funds necessary for sewer and water availability charges. This will be determined on a case by case basis for each fee and/or a combination of all of these fees. In general deferments are allowed for a period of 5 years at an interest rate of 4%. Monthly payments are required. In addition, the property owner must sign the agreement, stating that if there is a default in payment, the property will be assessed any remaining amount due. Deferments in the amount of \$50,000 or less can be approved administratively. Deferments of more than \$50,000 require City Council approval which can take several weeks to process.

For further questions about SAC/WAC charges or for assistance in the process please call the City of Anoka Building Department at 763-576-2720. Information can also be obtained by visiting the Metropolitan Council website and searching for Sewer Availability Charge program.