
Sec. 14-71. Payment of system development and capital facilities fees.

- (a) System development fees or capital facilities fees set forth in the schedule of rates and charges referenced in section 14-9, and in appendix A to this chapter, shall be paid by the developer or owner of property being developed, or redeveloped.
- (1) The system development fee shall be applied to new development that connects to the utility system. New development shall be defined as any of the following: 1) the subdivision of land, 2) the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure which increases the number of meters or increases the meter size which began after July 1, 2017. The system development fee shall not be applied to any manufactured home as defined by G.S. 143-145(7) unless or until the manufactured home is converted to real property as defined by G.S. 105-273(13) provided an existing water and or sewer connection is available. Any new water or sewer tap established for the use of a manufactured home shall pay a system development fee calculated from flow rates available in the 15A NCAC 2T rules.
 - (2) The capital facilities fee shall apply to existing development that connects to the system for the first time, or redevelopment of a parcel, vacant or otherwise, with a prior water or sewer connection that was in existence before February 12, 1990.
 - (3) The collection of the fees shall be in accordance with G.S. 162A-213.
 - (4) The basis of design the town utilizes for water or sewer system planning for water and wastewater projects is 120 gallons per day per bedroom pursuant to G.S. 162A-205(9). This planning basis of design shall be used in the calculation of system development fees for Equivalent Residential Unit average daily consumption and shall be based upon a three-bedroom home (i.e., 360 gallons per day).

(Prior Code, § 14-71; Ord. of 2-12-1990; Ord. No. 20220627-3.F, §§ 1—4, 6-27-2022; Ord. No. 202311-13-6.F, § 1, 11-13-2023)