

**JCMUA SEWER CONNECTION FEE RULES**  
**EFFECTIVE JUNE 1, 2016**

1. An appropriate connection fee shall be charged for all new buildings regardless if a new or existing service lateral is used. The connection fee shall apply to properties where no prior building existed or when a prior building was completely demolished. Credit will not be given for any prior buildings.

2. An appropriate connection fee will be charged for additions to existing buildings based on the additional flow from the building as calculated using New Jersey Department of Environmental Protection (NJDEP) standards. If the increase in flow is less than 225 gallons per day (or one equivalent dwelling unit or EDU) then no connection fees shall be charged. JCMUA Site Plan Review application and drawings, prepared and signed by a New Jersey licensed architect and/or engineer showing the before and after conditions will be required evidence of the prior conditions.

3. For buildings whose use has changed, a connection fee shall be charged based on the increase in flow of proposed use compared to prior use, as determined using NJDEP standards. "Use" is defined as residential, commercial, industrial and institutional. Credit will be given for prior use if the building has been occupied over the last five (5) years. Proof, in the form of copy of utility bills, must be provided to establish building occupancy. No credit shall be given for vacant or abandoned buildings. Fees shall be charged for change in use of building only when increase in flow is 225 gallons per day (or one EDU) or greater. No connection fee shall be charged for renovations/alterations to existing buildings if the use, as defined above, has not changed. JCMUA may use available City records or its own billing records to establish whether a building has been vacant, at its discretion.

No connection fee will be charged for a building which is being reconstructed for the sole purpose of complying with all current plumbing, building, safety, fire and access codes.

4. If a sewer lateral is replaced, either with a lateral of equal size or a lateral of larger size approved by the Jersey City Plumbing Department and JCMUA, without alternations or additions to the building, a connection fee shall not be charged.

5. A fifty percent (50%) reduction in the current connection fee shall be granted to an applicant at the time of payment provided that documentation is received from the New Jersey Department of Community Affairs indicating that the development is providing low and moderate income housing units in accordance with the rules and regulations of the Department of Community Affairs. This reduction will only be granted to low and moderate income housing units. If only a portion of the proposed building is for low or moderate income housing, then fee reductions shall only apply to those units and other units shall be charged the full connection fee.

6. No connection fee shall be charged to an applicant qualified as a 501(c)(3) entity provided that the project being constructed is a House of Worship, community center, civic center, recreation center, or another public purpose or public use. The Board of Commissioners of the JCMUA reserve the exclusive right to determine what constitutes a public purpose or public use.

7. All buildings submitted as part of one development or contained within one set of plans will be assessed only one application fee in accordance with the rate per EDU based upon the total EDU (the estimated flow from the development and the maximum fees are set by resolution.)

8. For short term, temporary connections with discharges to the system for a period of less than three (3) years, the following connection fees will be charged:

- a. For connections that can be in use up to one (1) year – no connection fee.
- b. For connections that can be in use for a period from one (1) year and one (1) day up to two (2) years – one third (1/3) the normal connection fee.
- c. For connections that can be in use for a period from two (2) years and one (1) day up to three (3) years – two thirds (2/3) the normal connection fee.
- d. For connections that can be in use for a period greater than three (3) years and one (1) day – the normal connection fee.

If a connection exceeds the anticipated duration, the appropriate connection fee will be charged. If after the connection fee has been paid and the discharge ceases for any reason, the JCMUA will not issue a refund.

9. The connection fee to be assessed is that connection fee in effect on the date of the payment.

10. The JCMUA shall not execute any applications on behalf of the applicant, including, but not limited to, Treatment Works Approval (TWA) applications and water extension permit applications, or release meters until all connection fees are paid in full.

11. Treated or untreated groundwater discharged into the JCMUA combined or sanitary sewers from site remediation projects, that exceed a one year period, as defined in point 10 above, shall be charged an appropriate connection fee. Fees shall be based on estimated discharge as calculated by a NJ licensed professional engineer and approved by the JCMUA. If actual discharge is less than estimated amount, no credit shall be issued. JCMUA has the right to charge an additional fee, during or at the completion of the project, if the actual discharge to the sewer system is substantially higher than the calculated flows on which fees were paid.

12. The JCMUA shall accept letters of credit (LOC) in lieu of connection fees. The reason of providing a LOC shall be documented by the developer/project owner or their agent in form of a letter. LOC shall be provided in the format required by the JCMUA. All fees covered by the LOC shall be paid in full prior to release of water meter by the JCMUA/United Water or issuance of a certificate of occupancy (COO) by the Building Department, whichever is earlier. LOC shall not be accepted if the JCMUA does not find the reason for its submission to be valid.

13. Connection fees shall not be charged for City projects, excluding those involving public private partnerships (PPP). City projects shall include autonomous agencies such as the JCRA and JCHA.

14. Payment plans for connection fees may be setup between the JCMUA and the developer/project owner with Board approval. All fees shall be paid within two (2) years of project completion.

15. Restaurants and laundromats shall be given a 50% reduction on connection fees.

16. For new buildings, sewer application fees shall be calculated based on the number of EDUs on which connection fees are based. For all renovations, regardless of building size, an application fee of \$100 will be charged. Application fees shall be paid when plans are submitted to the JCMUA. Plan review will not be initiated by JCMUA Engineering unless payment is received.

17. The JCMUA shall charge a fee of \$200 for all requests for Will Serve letters from developers and their agents. This fee shall be paid before letter is issued by JCMUA Engineering.

18. If the rates to be charged for various types of developments/uses are restricted or limited by New Jersey State Law, the applicable connection fees will be modified to comply with said law.