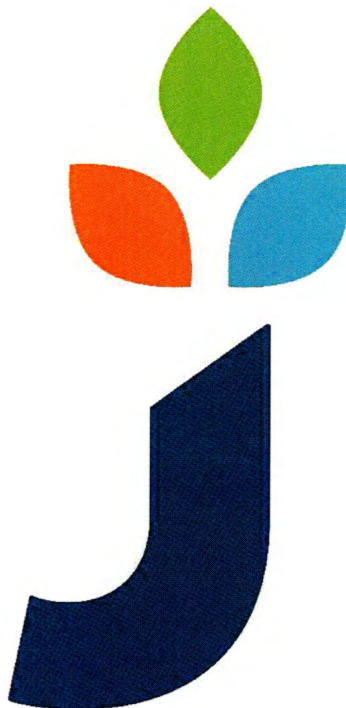


Johnston County Water and Sewer Policies



Revised July 1, 2025

Johnston County Department of Utilities
Johnston County Water and Sewer Policies

Definitions

Application Fee	A one-time charge to be paid at the time a person requests (applies for) water or sewer service.
System Development Fee	A charge or assessment for service imposed with respect to new development within the County to fund costs of capital improvements necessitated by and attributable to such new development, to recoup costs of existing facilities which Service such new development, or a combination of those costs, as provided in Chapter 162A, Article 8 of the North Carolina General Statutes. Upon payment of the System Development Fee, water and sewer capacity is reserved for such new development.
Capital Improvements	Document adopted by the Board of Commissioners or utilized as part of the Plan (CIP) most recent water/sewer rate or system development fee analysis identifying the proposed water, sewer and reclaimed water projects for the next 20 years.
Commodity Charge	A fixed charge for a 1,000 gallon volume of water provided and/or wastewater received. The volume is based on water meter readings for retail customers, and either water meter or wastewater meter readings for bulk customers.
Connection	That part of a water or sewer service line which extends from the main to the property line, including all appurtenances, to make the service complete and ready to use.
Connection Charge	A one-time charge for installation of a water or sewer service line and appurtenances.
Controlled By	Is owned, operated or leased by.
Customer	The person legally or equitably responsible for the payment of charges for water or sewer services received.
Deposit	A one-time payment per address made at the time of application for water or sewer service which is non-interest bearing. Where service continues for at least 12 months with each payment received by the due date, the account holder may request in writing a refund of the deposit which will be applied to the account balance. The deposit shall be applied to any delinquent or unpaid balance when the account holder or the public utility closes the account. The public utility shall apply the deposit to set off any utility fees owed by the customer prior to resorting to other authorized debt collection remedies. <i>The deposit shall not be automatically applied to a delinquent account PRIOR to disconnection for non-payment of utility services.</i>
ETJ	A municipal extraterritorial planning area or jurisdiction.
Easement	An acquired legal right for a specific use of land owned by others.
Fire Connection Charge	A one-time charge for installation of a fire line or sprinkler line normally including a connection to the water main, cut-off valve, and double check valve/detector check assembly and valve vault.

IHOD	Interstate Highway Overlay District
Johnston County Utility Construction Standards	A written compilation of specifications, design details, and drawings for construction of water distribution and wastewater collection and transmission facilities, which is maintained on file at the Department of Utilities.
Lateral	That portion of the water connection which does not include meter, box, or meter setter, or that portion of a sewer connection between the main line and right-of-way or easement limit.
Main	The water or sewer pipe usually laid in or adjacent to a street running parallel to the property line which distributes water or collects sewage.
May	Is permissive (see “shall”)
Meter Fee	A one-time charge for providing and installing a water meter in a new water service.
Monthly Base Charge	A constant monthly charge to each water and/or sewer customer, which is independent of the amount of water used.
MTZ	Municipal Transition Zones
Non-payment penalty	Fee charged when payment is past due and is not received by the Due Date.
Occupant	The customer who is actually in possession or control of any premises.
ORSSA	Outlying Residential Sewer Service Areas
Owner	The person having legal or equitable title to any premises.
Person	An individual, firm, association, partnership or corporation.
Premises	Land, a building, or other structure and appurtenances thereto.
Septage	Concentrated wastewater, sludge, and debris removed from the settling chamber of a domestic wastewater septic tank.
Service Line	A water line or a sewer line which may service a house, business, apartments, etc. which runs from the street to the establishment being served.
Shall	Is mandatory (see “may”)
Town or Municipal Sewer Service Area	Any areas provided retail sewer service by municipalities or other public utilities through non-County owned wastewater collection and transmission facilities.
Town or Municipal Water Service Area	Any areas provided retail water service using non-County owned pipelines and facilities.

Water and Sewer Connection Policy

Under the following conditions, connection to public water and sewer facilities is deemed *available and feasible*. In these cases, service shall be provided by the public utility in lieu of installation of individual wells and septic tanks, or installation of a community (private utility) system.

Water (Only)

<u>User Classification</u>	<u>Distance to utility easement or public right-of-way adjacent to the water and/or sewer main (see definitions for distance on next page)</u>
Major subdivisions or multi-unit residential development	60 l.f. per lot or unit or 1,000 l.f., whichever is greater, based on the development master plan
Existing business with an unsuitable well	1,000 l.f.
New business	1,500 l.f.
New individual residence	350 l.f.

Water and Sewer

<u>User Classification</u>	<u>Distance to utility easement or public right-of-way adjacent to the water and/or sewer main (see definitions for distance on next page)</u>
Subdivisions or multi-unit residential development	Water: 60 l.f. per lot or unit or 1,000 l.f., whichever is greater, based on the development master plan
Residential Sewer	See Residential Sewer Service Policy
Commercial and Industrial Sewer:	1,500 l.f. for water and sewer
Existing business with an unsuitable well and/or failed/failing septic tank	1,000 l.f. for water and sewer
New business	1,500 l.f. for water and sewer
New individual residence	Water: 350 l.f. Sewer: See Residential Sewer Service Policy

Notes:

1. "Distance" for individual residences and businesses shall be measured from the closest structure requiring service across the subject land parcel to the edge of the public right-of-way or easement hosting the water or sewer utility. The condition will apply only when the utility easement or public right-of-way hosting the utility is contiguous with the subject property.

"Distance" for all other applications shall be measured from the closest property line of the parcel requiring service along public rights-of-way and/or easements to the edge of the public right-of-way or easement hosting the water or sewer utility.
2. A new individual residence that is constructed to replace an existing residence shall be deemed an "existing" residence and shall not be subject to this policy.
3. A major residential subdivision is defined as 7 lots or more subdivided for residential use. Included are mobile home parks and multi-family developments.
4. Public water and sewer facilities are water and sewer systems owned, operated, and maintained by Johnston County, a County special service district, a sanitary district, or a public (not for profit) water and/or sewer authority.
5. Business is defined as a non-residential or non-agricultural land use with a water usage of 500 gpd or greater.
6. Non-profit entities will be evaluated on a case-by-case basis and, under hardship circumstances, may be exempt from this policy.
7. Distance for sewer refers to gravity sewer mains only. The presence of a force main does not indicate availability.

Residential Sewer Service Policy: (Adopted 3/14/05)

Sewer service for residential developments shall be limited to developments within Municipal Transition District's (MTD's); Interstate Highway Interchange Districts (IHID's); Outlying Residential Sewer Service Areas (ORSSA's); developments on land zoned R-10, PUD, or PDM prior to the date of adoption of this policy; and existing residences with failed or failing septic systems.

*If a residential wastewater tap is requested on county wastewater lines that flow into a municipal-owned treatment facility, the municipality receiving the waste must approve the request based on plant capacity. That approval would be sent to the applicant and county in writing, subject to the county's approval of line capacity. Also, if the request involved a subdivision of 5 or more lots, the Board of County Commissioners would evaluate the request based on county land use policy. If approved, the county and municipality would coordinate fees, taps, meters, and customer service based on existing service area policies/agreements.

Residential development is defined as a group of owner or renter occupied dwellings consisting of single units or multiple units including subdivisions, patio homes, apartments, condominiums, and town homes. To qualify for residential sewer service in ORSSA's, developments must be zoned PUD or PDM, or be contiguous or immediately adjacent to existing residential development with public sewer service and must be able to be served by construction of new gravity lines (no new pump station required) which will be tributary to existing sewer infrastructure.**

Availability of wastewater allocation for qualifying residential developments shall be subject to surplus wastewater treatment capacity plant. Three years' capacity shall be continuously reserved in the wastewater treatment plant to serve the projected annual growth of the current bulk municipal customers and projected commercial, industrial and institutional development.

Requests will be processed on a first-come, first-served basis. The official date of acceptance for a residential development project shall be the date of Planning Board approval of the preliminary plat or date of approval of Board of Commissioners approval of a PUD or PDM.

At the time of submittal of preliminary plans to the Department of Planning for initial Planning Board approval, a development phasing plan shall be included which specifies the schedule of development phases, the number and type of residential units, and the requested wastewater flow allocation required for each phase of development. Wastewater capacity shall be allocated for residential projects on a development phase- by-development phase basis.

Sewer System Development Fees shall be paid in full prior to plat recordation. Wastewater capacity allocations are subject to availability. Johnston County Department of Utilities will endeavor to permit and construct wastewater transmission and treatment capacity expansions to meet demands.

***Wastewater allocations expressly are for a defined project on a given parcel. Allocations may be transferred with land ownership. Allocations may not be transferred from one parcel to another or from one project to another without the expressed, formal approval of the Johnston County Board of Commissioners.

MTD's, IHID's, and ORSSA's shall be as shown on the attached map and may be modified, changed, or amended by the Board of Commissioners.

*Policy amendment adopted September 12, 2005.

**Policy amendment adopted May 1, 2006

***Policy amendment adopted June 13, 2005.

Individual Residence Water Line Extension Policy: (Adopted 6/2/2008)

Service Guarantee Policy: A property owner may request by application an individual residential retail water service within 350 ft. from the end of an existing water line that can be served by the construction of a 2-inch water line extension – provided there are no cost prohibitive restrictions (i.e., stream crossing or problem utility easement). The Residential Retail Water Service fees shown below will apply. A reasonable time frame for construction from the time of application would be 30 days or upon acquisition of a NCDOT encroachment permit, whichever is greater. The only exception to the full price connection fee will be for a “grandfathered” water district incentive tap that can be served within the 350 ft. extension.

Single Individual Residential Retail Water Service Line Extension beyond 350 ft: A property owner may request by application a single residential retail water service beyond the 350 ft service guarantee if the customer pays the additional construction costs + 10% in excess of the 350 ft. (based on the size of water main to be installed consistent with the County’s long-term capital needs, not to exceed 6” diameter) and the Residential Retail Water Service fees shown below, provided there are no cost prohibitive restrictions (i.e, stream crossing or utility easement acquisition required). A reasonable time frame for construction from the time of application would be 90 days, or as necessary for design, permitting and scheduling. A property owner may request to construct the water line extension using their own licensed utility contractor subject to approval by the Department of Utilities in which case County design and construction standards shall apply. The maximum allowable total extension length under this policy is 1,000 l.f. (including the initial 350 l.f.).

Individual Residential Retail Water Service Fee under Capital Construction Projects: For water service line extensions beyond 350 ft from the end of an existing water line where more than one (1) household can be served, property owners can petition the Department of Utilities for service within a proposed area. **This policy does not guarantee that the County will complete the requested extension.** However, if the extension is financially feasible to construct and the County proceeds with construction, property owners will be notified by mail and given the opportunity to apply for water

service. Residential Retail Water Service fees shown below will apply. The only exception to the full price connection fee will be for a “grandfathered” water district incentive tap that can be served.

JOHNSTON COUNTY WATER CONSERVATION POLICY
(Adopted 4/1/08)

All customers are requested to conserve, minimize or eliminate non-essential uses.

NON-ESSENTIAL WATER USE (Effective April 1, 2008)	POLICY
Automatic/Non-Automatic Irrigation Systems	ODD ADDRESS – Tuesday/Thursday/Saturday EVEN ADDRESS – Wednesday/Friday/Sunday NO IRRIGATION ON MONDAY VIOLATIONS WILL APPLY
Hose-end Sprinklers	ODD ADDRESS – Tuesday/Thursday/Saturday EVEN ADDRESS – Wednesday/Friday/Sunday NO IRRIGATION ON MONDAY VIOLATIONS WILL APPLY
Hand-held Hose	Anytime
Vehicle Washing	Anytime
Pressure Washing	Anytime
Pools	Only thru residential meter. No hydrant meter filling.
New Landscape Establishment Permit (Effective June 18, 2008)	\$200 Permit fee Period of 28 days – designated 5 hrs. per day New landscape plantings: New sod – entire yard Whole yard – first seeding Large commercial plantings Permit specific to land parcel

*Year-Round Conservation Policy adopted by the Johnston County Board of Commissioners effective April 1, 2008. This is a year-round policy subject to change without notification (according to the Water Conservation Ordinance adopted March 10, 2009 – Sec. 24, Art. 71-79).

Sec. 24-73. Compliance and Enforcement.

(a) The direct or indirect use of water from the JCDPU distribution system in violation of this division is prohibited. Any water customer of the JCDPU distribution system, direct or indirect, that violates or permits the violation of these rules and regulations after first receiving a written warning shall be subject to the penalties established by the Board of Commissioners. Following are penalties effective as of April 1, 2008:

Meter Size	First Violation	Second Violation
¾" - 1"	\$100.00	\$250.00
1-1/2" - 2"	\$250.00	\$500.00
3" - 4"	\$500.00	\$1,000.00
> 4"	\$750.00	\$1,500.00

Irrigation for New Landscape Establishment Policy (Adopted 7/08)

Customers of Johnston County water system may purchase a permit for *temporary irrigation* to establish new landscape planting. Under the permit, consecutive day irrigation, for a five hour period of time each day (time period to be designated on permit at time of issuance), is allowed for a period of 28 days. New landscape plantings, for the purpose of this permit, are defined as the installation of new sod on an entire yard, whole yard first seeding, or large commercial plantings. The permit shall be specific for a single project on a given land parcel.

The fee for the *New Landscape Establishment Irrigation Permit* shall be \$200.00 or as set by the Board of County Commissioners from time to time. One renewable permit period of 28 consecutive days may be granted for an additional \$200.00. Penalties for violation shall be consistent with the County's water supply ordinance. Water for irrigation shall be billed at the County's conservation rate.

Notes:

1. A permit "sign" shall be issued which shall be posted on the property and visible from the street.
2. Permits shall be obtained at the business office of the Department of Utilities in the County's Land Use Center, 309 E. Market Street, Smithfield.
3. Penalties are currently:

	<u>First Violation</u>		<u>Second Violation</u>
Meter Size ¾" – 1"	\$100	Meter Size ¾" – 1"	\$250
1-1/2" – 2"	\$250	1-1/2" – 2"	\$500
3" – 4"	\$500	3" – 4"	\$1,000
> 4"	\$750	> 4"	\$1,500

Irrigation Services:

In-ground irrigation systems shall require separate irrigation meters on lots platted and recorded in the office of the Register of Deeds in the county or counties in which the real property is located after July 1, 2009. This shall not apply to lots with privately owned septic systems or other types of privately owned innovative on-site wastewater systems if a lockable cutoff valve approved by JCPU and a testable backflow prevention device approved by JCPU are installed on the water supply line for the irrigation system. The lockable cutoff valve shall be installed on the water supply line for the irrigation system within 24 inches of the water meter and the testable backflow device shall be installed on the water supply line for the irrigation system.

Retail Water Service

Retail Water Fees – New Services/Connections –Effective Date: September 1, 2025

Item	RESIDENTIAL		NON-RESIDENTIAL	
	Through 8/31/25	After 9/1/25	Through 8/31/25	After 9/1/25
Application Fee (Water Only)	\$30.00	No Change	\$30.00	No Change
Application Fee (Water & Sewer)	\$45.00	No Change	\$45.00	No Change
Deposit	\$75.00	No Change	\$75.00	No Change
Tap Fee				
¾"	\$800.00*	\$800.00*	\$800.00*	\$800.00*
1"	\$1,000.00*	\$1,000.00*	\$1,000.00*	\$1,000.00*
1 ½"	\$2,100.00*	\$3,250.00*	\$2,100.00*	\$3,250.00*
2"	\$2,400.00*	\$3,370.00*	\$2,400.00*	\$3,370.00*
System Development Fee (SDF)				
Existing Residential**	\$1,640.00**		N/A	
¾"	\$4,750.00	To Be Determined (Based on Updated SDF Analysis)	\$4,750.00	To Be Determined (Based on Updated SDF Analysis)
1"	\$4,750.00		\$11,875.00^	
1 ½"	\$4,750.00		\$23,750.00^	
2"	\$4,750.00		\$38,000.00^	
3"	N/A		Per Gallon^	
4"	N/A		Per Gallon^	
6"	N/A		Per Gallon^	
8"	N/A		Per Gallon^	
Meter Fee				
¾"	\$370.00	\$395.00	\$370.00	\$395.00
1"	\$480.00	\$515.00	\$480.00	\$515.00
1 ½"	\$950.00	\$1,025.00	\$950.00	\$1,025.00
2"	\$1,285.00	\$1,375.00	\$1,285.00	\$1,375.00

*Or County cost plus 10% where extenuating site conditions exist (whichever is greater)

**The Existing Residential fee applies only to an existing residential unit with an active well applying to connect.

^In situations where the application of the meter-based fees will result in the collection of fees significantly different than the potential requirement of a new customer requesting service, the Director of Public Utilities shall have the discretion to calculate system development fees on a Per Gallon basis (\$16.35/gpd, with a minimum SDF of \$3,750.00 through 08/31/2024 and \$18.10/gpd with a minimum of \$4,750.00 effective 09/01/2024).

Retail Water Rates - Effective Date: September 1, 2025

Item	Through 8/31/25	After 9/1/25
Retail Monthly Service Base Charge		
¾" – 1" Meter	\$23.00/month	\$24.00/month
1 ½" Meter	\$46.00/month	\$48.00/month
2" Meter	\$61.00/month	\$64.00/month
3" Meter	\$92.00/month	\$96.00/month
4" Meter	\$155.00/month	\$162.00/month
6" Meter	\$230.00/month	\$242.00/month
8" Meter	\$290.00/month	\$302.00/month
10" Meter	\$460.00/month	\$480.00/month
12" Meter	\$615.00/month	\$640.00/month
Retail Commodity Charge		
Residential (up to 4,000 gal/month) & Other	\$4.95/1,000 gallons	\$5.45/1,000 gallons
Residential (5,000 – 9,000 gal/month)	\$6.05/1,000 gallons	\$6.65/1,000 gallons
Residential (10,000 – 14,000 gal/month)	\$7.20/1,000 gallons	\$7.95/1,000 gallons
Residential (15,000 gallons or more/month)	\$7.95/1,000 gallons	\$8.75/1,000 gallons
Commercial, Institutional and Industrial	\$4.95/1,000 gallons	\$5.45/1,000 gallons
Metered Irrigation Usage	\$6.40/1,000 gallons	\$7.00/1,000 gallons
Hydrant Meter		
Base Charge	\$90.00/month	\$100.00/month
Commodity Charge (per 1,000 gallons)	\$9.85/1,000 gallons	\$10.85/1,000 gallons
Monthly Fire Protection Charges		
Standby Fire Hydrant (Private)	\$11.00/month	\$12.00/month
2" Sprinkler Connection	\$27.00/month	\$29.00/month
4" Sprinkler Connection	\$37.00/month	\$40.00/month
6" Sprinkler Connection	\$53.00/month	\$58.00/month
8" Sprinkler Connection	\$105.00/month	\$115.00/month
10" Sprinkler Connection	\$215.00/Month	\$235.00/Month
12" Sprinkler Connection	\$320.00/month	\$350.00/month

Bulk Water Rates - Effective Date: September 1, 2025

Item	Through 8/31/25	After 9/1/25
Bulk Capacity Fee	\$13.50/gpd of avg capacity	To Be Determined (Based on Updated Capacity Fee Analysis)
Bulk Commodity Charge	\$3.60/1,000 gallons	\$3.95/1,000 gallons
Contract Services Fee (Water Districts)	\$1.90/1,000 gallons	\$2.10/1,000 gallons
Monthly Base Charge		
Systems Less than 1% of County's Total Bulk Sales	\$170.00	\$190.00
<i>Town of Micro</i>	\$170.00	\$190.00
<i>Town of Pine Level</i>	\$170.00	\$190.00
Systems 1 - 5% of County's Total Bulk Sales	\$450.00	\$500.00
<i>Town of Selma</i>	\$450.00	\$500.00
<i>Carolina Water Service (Winston Pt/White Oak)</i>	\$450.00	\$500.00
<i>Town of Princeton</i>	\$450.00	\$500.00
<i>Town of Kenly</i>	\$450.00	\$500.00
<i>Town of Four Oaks</i>	\$450.00	\$500.00
Systems 5 - 10% of County's Total Bulk Sales	\$560.00	\$620.00
<i>Town of Fuquay-Varina</i>	\$560.00	\$620.00
Systems 11 - 25% of County's Total Bulk Sales	\$900.00	\$1,000.00
<i>Aqua NC (Flowers Plantation)</i>	\$900.00	\$1,000.00
Systems 26 - 50% of County's Total Bulk Sales	\$1,690.00	\$1,860.00
Systems over 50% of County's Total Bulk Sales	\$2,250.00	\$2,500.00
<i>Town of Clayton</i>	\$2,250.00	\$2,500.00

Retail Sewer Service

Retail Sewer Fees – New Services/Connections - Effective Date: September 1, 2025

Item	RESIDENTIAL		NON-RESIDENTIAL	
	Through 8/31/25	After 9/1/25	Through 8/31/25	After 9/1/25
Tap Fee	County's cost plus 10%	No Change	County's cost plus 10%	No Change
System Development Fee (SDF) (Based on water meter size)				
¾"			\$4,020.00	
1"			\$10,050.00^	
1 ½"			\$20,100.00^	
2"			\$32,160.00^	
3"			\$64,320.00^	
4"			\$100,500.00^	
6"			\$201,000.00^	
8"			\$321,600.00^	
	\$4,020.00	To Be Determined (Based on Updated SDF Analysis)		To Be Determined (Based on Updated SDF Analysis)

^In situations where the application of the meter-based fees will result in the collection of fees significantly different than the potential requirement of a new customer requesting service, the Director of Public Utilities shall have the discretion to calculate system development fees based on \$14.38/gpd, with a minimum SDF of \$4,020.00.

Retail Sewer Rates - Effective Date: September 1, 2025

Item	Existing	FY 25/26 Adopted
Retail Monthly Service Base Charge		
¾" – 1" Meter	\$32.00/month	\$33.00/month
Devil's Racetrack (¾"-1")	\$37.00/month	\$38.00/month
1 ½" Meter	\$53.00/month	\$55.00/month
Devil's Racetrack (1 ½")	\$57.00/month	\$59.00/month
2" Meter	\$75.00/month	\$77.00/month
3" Meter	\$120.00/month	\$125.00/month
4" Meter	\$200.00/month	\$210.00/month
6" Meter	\$310.00/month	\$325.00/month
8" Meter	\$460.00/month	\$480.00/month
Retail Commodity Charge	\$8.05/1,000 gallons	\$8.85/1,000 gallons

Bulk Sewer Service

Bulk Sewer Rates - Effective Date: September 1, 2025

Item	Through 8/31/25	After 9/1/25
Bulk Capacity Fee	\$10.68/gpd plus costs for any necessary transmission infrastructure not included in the 2023 SDF CIP	To Be Determined (Based on Updated Capacity Fee Analysis)
Bulk Commodity Charge (Transmission)		
Town of Smithfield	\$0.82/1,000 gallons	\$0.90/1,000 gallons
Town of Selma	\$1.30/1,000 gallons	\$1.43/1,000 gallons
Town of Pine Level/Four Oaks/Clayton/Aqua	\$1.53/1,000 gallons	\$1.68/1,000 gallons
Bulk Commodity Charge (Treatment)		
Smithfield/Selma/Pine Level/Four Oaks	\$3.65/1,000 gallons	\$4.02/1,000 gallons
Clayton/Aqua	\$3.65/1,000 gallons	\$4.02/1,000 gallons
Carolina Water Service	\$7.53/1,000 gallons	\$8.28/1,000 gallons
High Strength Surcharge		
Town of Clayton	\$3.13/1,000 gallons	No Change
Residential Septage Disposal	\$38.00/ton	\$41.00/ton
Biosolids Processing	\$1,320.00/dry ton	\$1,400.00/ton
Landfill Leachate Treatment	\$6.85/1,000 gallons	\$7.55/1,000 gallons

Plan Review, Permitting & Inspection Fees - Effective Date: July 1, 2025

Item	Through 6/30/25	Effective 7/1/25
Water Plan Review & Inspection Residential Non-Residential	\$100.00/lot \$150.00/acre	\$110.00/lot \$165.00/acre
Sewer Plan Review & Inspection Residential Non-Residential	\$100.00/lot \$150.00/acre	\$110.00/lot \$165.00/acre
Design Review and Inspection for Public Wastewater Pump Station*	N/A	\$2,500/public pump station
Off-site Public Water/Sewer Facilities Review	\$500/1,000 LF (with min. of \$500)	\$500/1,000 LF (with min. of \$500)
Fire Flow Test*	N/A	\$200/ea (includes flow of 1 hyd and static/residual pressure up to 2 add hyd)
Fire Hydrant Escrow Fee	\$4,000/hydrant	No Change
Stormwater Plan Review Residential Non-Residential 3 rd and Subsequent Re-submittals* Revision After Approval (major revisions)* Lot Level Controls	\$1,500 for up to 10 acres of total site; \$170/ac for each additional acre \$1,500 for up to 5 acres of total site; \$200/ac for each additional acre N/A N/A \$100/lot	\$1,650 for up to 10 acres of total site; \$180/ac for each additional acre \$1,650 for up to 5 acres of total site; \$220/ac for each additional acre 25% of original review fees 25% of original review fees \$100/lot
Sedimentation/Erosion Control Plan Review for Non-Residential and Residential development plans that include entire development disturbance (prior to lot record)	\$450.00/disturbed acre up to 10 acres; \$225.00 for each additional acre	\$500.00/disturbed acre up to 10 acres; \$250.00 for each additional acre
Sedimentation/Erosion Control Plan Review for Residential Lot Plans (after lot recordation)	\$100.00/lot	No Change
Riparian Buffer Determination	\$500.00 (1 – 2 calls on the site) \$125.00 for each additional call N/A	\$500.00 (1 – 2 calls on the site) \$125.00 for each additional call \$200.00 (1-2 calls) on existing residential lot less than 3 acres*
Riparian Buffer Authorization Approval*	N/A	\$500/authorization
Re-Inspection Fee (Applies to re-inspection required to address NOV, permit close-out or utilities final inspection)	\$150.00/Re-Inspection	No Change
Sedimentation/Erosion Control Financial Responsibility & Ownership Transfer Requiring New Permit	\$150.00/Permit Transfer	No Change

*New Fee for FY 25/26

Notes on Retail Water and Sewer Service

1. Water and sewer service applications shall be complete prior to any service connections.
2. All accounts shall be in the name of the property owner.
3. Utility bills are due on the "Due Date" printed on the front of the monthly billing statement. Payments must be received by 5:00 p.m. on the "Due Date". An account is considered delinquent if payment is not received by the due date. Water/sewer accounts with previous balances due will be charged a non-payment penalty of \$50.00 and will be subject to immediate disconnection without notice.

In order to bring the account current after the "Due Date" expires, the entire balance on the account including any applied processing fees or non-payment penalty charges must be paid. On-line payments for delinquent accounts will be subject to a non-payment penalty of \$50.00.

In order to restore a disconnected service for non-payment, the entire balance on the account including any applied processing fees or penalty charges must be paid. On-line payments for delinquent accounts will be subject to a non-payment penalty of \$50.00. An additional penalty of \$25.00 will be charged to the delinquent account if a reconnection is requested after 5:00 p.m.

4. Where an owner's property does not front a public right-of-way or easement, the applicant for service must provide a recorded easement for the service line before the water or sewer service is installed.
5. For proposed individual sewer taps on pressure mains, the customer is responsible for system design by a professional engineer and permitting with NCDEQ. This requires any necessary modeling of the proposed system and the County's system or any portion of the County system in order to verify acceptable operation of the proposed system and the associated pumps on the County's existing system. If the proposed service impacts operation of any of the County's or privately operated existing facilities, the proposed connection may be denied by the County, unless the customer completes any necessary modifications to the existing system. The County will not install the sewer service tap on the existing force main until a permit has been issued by NCDEQ. The customer must provide an interceptor tank and effluent pump meeting NCDEQ requirements and County requirements for connection to existing infrastructure. The tank, pump, and force main to the property line shall remain the customer's property. The customer will be responsible for operation and maintenance of those facilities. The customer must sign a "Pressure Sewer Service Operational and Maintenance Agreement" prior to application with the Department of Utilities. The County will be responsible for the service line from the pressure main to the property line.
6. For receipt of wastewater service, water service from the County is mandatory, if available. Where County water service is not available, customer shall install a water meter on the well head piping (as specified by the County Utility Department) for billing purposes. The cost of equipment, installation and maintenance will be the customer's responsibility.
7. All sewer use and discharge into County sewer systems must comply strictly to the Johnston County *Sewer Use Ordinance*.
8. For industrial wastewater discharges meeting the definition in the County's *Sewer Use Ordinance*, a discharge permit must be obtained from the County Utilities Department. Industrial wastewater discharges shall be subject to the terms and conditions, and fees detailed in the industrial pretreatment provisions of the *Sewer Use Ordinance*.

Water and Sewer System Extensions by Private Entities

General

1. Johnston County allows and encourages extensions to its water and sewer systems for residential, commercial, industrial and institutional service.
2. All water and sewer facilities extensions of the County system must strictly adhere to the County's construction standards, and plans and specifications must be reviewed and approved by the Director of Infrastructure and Engineering. Please refer to the *Johnston County Utility Construction Standards* in the appendices.
3. Construction, installation, inspection and testing procedures shall conform to the *Johnston County Utility Construction Standards*.
4. Additions to the County's water system shall be constructed to minimize dead end mains by installation of looping mains to create hydraulic circulation. Loop mains shall be constructed in cases where the total length of the looped main is not greater than 1.5 times the length of the planned dead end main.
5. Extensions to the County's sewer system shall be designed with maximum use of gravity flow pipeline facilities wherever it is feasible. In any case where sewer service is required and a choice exists for pumped service versus gravity service, then gravity service shall be constructed provided that the construction cost of gravity facilities does not exceed four times the construction cost of pumped facilities. The County reserves the right to pay the amount above four times the cost of pumped service to achieve gravity service provided public purpose is best achieved by gravity service and subject to the availability of funds. The basis of cost and cost comparisons must be approved by the Johnston County Department of Utilities. In event of County cost contribution, the County may participate in future cost reimbursement as provided in Section 7 hereafter. This policy shall apply to single lot service (individual pump system and force main to County's facilities at the closest connection point with available capacity) or overall development service (County standard wastewater pump station and force main to County's facilities at the closest connection point with available capacity).
6. The developer or entity requesting wastewater capacity shall be responsible for the upsizing (including design, permitting and construction) of any necessary off-site downstream wastewater facilities not included in the County's most recent Capital Improvements Plan (CIP), in order to accommodate the proposed project.
7. For water and sewer facilities constructed by private entities and individuals, which shall become the property of, and operation and maintenance responsibility of the County, the County may enter a reimbursement agreement upon written request from the entity or individual constructing the addition subject to the following conditions:
 - a. For water facilities, only main sizes 6" in diameter and larger will be eligible for reimbursement.
 - b. For sewer facilities, only gravity sewer lines 8" in diameter or larger, wastewater pump stations 80 gpm and larger, and force mains 4" in diameter and larger shall be eligible for reimbursement.
 - c. The amount of developer reimbursement payments shall be calculated on the basis of either of the two following options, at the choice of the developer:
 1. Reimbursement payments shall be calculated on the basis of the ratio of the peak flow rate of the new additional load to the existing main divided by the total peak flow capacity of the main or pumping station, times the original project cost of the affected facilities,

Or

2. Reimbursement payments shall be calculated on the basis of the number and sequence of developments. The first or original developer shall be reimbursed by the second developer in the amount of the original cost divided by (2x1). The first and second developers shall each be reimbursed by the third developer in the amount of the original cost divided by (3x2). The first, second, and third developers shall each be reimbursed by the fourth developer in the amount of the original cost divided by (4x3), etc. The reimbursement obligation shall terminate after the first developer receives approximately 90% of the original capital outlay.
 - d. The amount of original cost to be included in the calculation shall be limited to the cost for only the portion of the facilities serving the new user.
 - e. Reimbursement amounts shall be based on the original project cost (or appropriate pro-rata portion of the original project cost) which may include construction, construction phase engineering, land and easements, and other incidental administrative costs, which shall be subject to the approval by the Johnston County Department of Utilities. No interest, appreciation, or depreciation shall be factored into the cost calculation.
 - f. The term of the reimbursement agreement is 10 years. (All agreements shall expire 10 years from the date of acceptance of the facilities.)
 - g. The Johnson County Department of Utilities shall receive and disburse all payments.
8. Bulk water will be supplied to private utility water systems upon request under the terms and conditions specified under "Wholesale (Bulk) Water Supply", herein.
9. All privately constructed community water and sewer systems within the County's jurisdiction (i.e., outside municipal ETJ's) must conform to the *Johnston County Utility Construction Standards* whether or not the systems will connect to the County's system. Plans and specifications for such systems must be reviewed and approved by the Public Utilities Director and construction, installation, inspection, and testing procedures shall conform to the *Utility Construction Standards*. Community water systems must be designed for (future) fire protection with hydrant lateral stub-outs (with valves and plugs). A hydrant escrow fee of \$4,000 per hydrant shall be deposited by the developer.
10. For major residential subdivisions where fire flow is not immediately available, the developer shall be required to design, permit and construct the necessary off-site upsized water main or "looped main" (as determined by the engineer and approved by the County) to accomplish fire flow (500 gpm at 20 psi residual) to the subdivision, if the upsized water main can be completed by installation of no more than 1,500 LF of off-site water main or 50 LF per lot, whichever is greater.
11. Effective 7/1/25 plan review fees will be \$110.00 per lot per utility for subdivisions and \$165.00 per utility per platted acre for commercial development. These fees cover plan review, on-site inspections, and one-year warranty inspections.
12. Plan review fees for community well systems and sewer systems which will not immediately connect to the County's water and sewer systems shall be \$100.00 per utility per 25 lots of development for subdivisions (with no proration) and \$60.00 per utility per acre for commercial development. These fees cover plan review, on-site inspections, and one-year warranty inspections.