

SANITARY SEWER CONNECTIONS TILLICUM AND WOODBROOK FREQUENTLY ASKED QUESTIONS

1. When will sewer be available for connection?

Sewer connections were initially available to the first adjacent properties in October 2011 for Tillicum and in February 2012 for Woodbrook. Additional sewer extensions are being constructed on a case-by-case basis.

2. Am I required to connect to sewer?

You are required to connect to sewer if (1) sewer is available immediately adjacent to your property; (2) if you modify the use of your property and your property is within 300 feet of an available sewer; or (3) if your septic system fails and your property is within 300 feet of an available sewer.

3. How much time do I have to make my sewer connection?

If your existing septic system is functioning properly, you have up to ten years to make your sewer connection. Use of the septic system beyond the first five years requires certification by the Tacoma-Pierce County Health Dept. that the existing septic system is in good working order. Please note, however, that if you choose not to connect within the first 90 days of "Notice of Availability", you will be assessed a "sewer availability charge" each month thereafter for not being connected to the sewer system. Properties that are modified or with failed septic systems must connect to the sewer system immediately.

4. How much will my sewer connection cost if the sewer is in front of my property?

Sewer connection costs include (1) construction costs (infrastructure) to connect sewer to the residence/building; and (2) Pierce County connection charges and permit fees. Estimated costs are as follows:

	Single-Family, Duplex, Triplex and Fourplex	Multi-Family Complex	Mobile Home Park (per mobile home)	Commercial / Industrial
<i>Infrastructure estimate</i>	<i>\$3,000 to \$5,000 per building</i>	<i>\$3,000 to \$7,000 per unit</i>	<i>\$7,000 to \$8,000 per mobile home</i>	<i>variable</i>
<i>Pierce County Connection Charges</i>	<i>\$4,920 to \$16,350 per building</i>	<i>\$4,080 per unit</i>	<i>\$4,920 per mobile home</i>	<i>variable</i>
<i>Pierce County Permit Fees</i>	<i>\$140 per SFR \$185 per duplex, triplex, or fourplex</i>	<i>\$185 per bldg.</i>	<i>\$140 per mobile home</i>	<i>\$185 per bldg.</i>
<i>Total Estimate Cost Per Unit / Household</i>	<i>\$8,060 to \$21,350 per bldg.</i>	<i>\$7,260 to \$11,260 per unit</i>	<i>\$12,060 to \$13,060 per mobile home</i>	<i>variable</i>

5. What happens if I do not connect to sewer?

Failure to connect to sewer within the allotted time, after modification, or septic system failure may result in penalties, fines, property abatement, and misdemeanor criminal charges as set forth in City of Lakewood Municipal Code Chapter 12A.15 (Sanitary Sewer Connection).

6. What is the basis of the “Sewer Availability Charge?”

As set forth in the City of Lakewood Municipal Code Chapter 12A.15.020, the availability charge shall be in an amount equal to the base monthly sewer rate and applicable surcharges and fees that would be charged against the property or a similar property or land use, as if the property were connected to an available sewer system.

7. How much is the monthly service charge / availability charge?

	Single-Family & Mobile Home on parcel	Duplex, Triplex, Fourplex, Multi- Family (per unit)	Commercial/ Industrial
<i>Estimated Monthly Service / Availability Charge*</i>	\$56.54	\$49.40	Varies

*Note: Estimated monthly charges are as of January 2019 and are subject to change.

8. Who do I contact to get started on making my sewer connection?

Contact Pierce County Public Works and Utilities – Sewer Division at: 253.798.2737.

9. What do I do with my existing septic system once I connect to sewer?

Each property owner will be required to decommission existing septic system(s) in accordance with Tacoma-Pierce County Health Department requirements. Contact 253.798.6440 for additional information.

10. Are there funds available for assisting property owners on sewer connections?

There are limited funds available from the City of Lakewood on a first-come, first-served basis to assist property owners in making their sewer connections under certain circumstances. Contact: Martha Larkin at 253.983.7754 for additional information.

11. What happens if I do not pay the “availability charge”?

The City may issue an “order to connect” upon failure to pay the “availability charge.” Failure to connect may result in penalties, fines, property abatement, and misdemeanor criminal charges as set forth in City of Lakewood Municipal Code Chapter 12A.15 (Sanitary Sewer Connection).

12. What happens with the money the City of Lakewood collects from the “availability charge?”

The “availability charge” funds will go towards (1) covering incurred costs and expenses associated with bringing sanitary sewer service to the Tillicum / Woodbrook area; (2) covering incurred costs and expenses associated with operating the Tillicum / Woodbrook sanitary sewer system under low flow conditions; (3) covering incurred costs and expenses associated with implementing and operating the City’s “availability charge” billing and collection system; and (4) providing funds to construct additional sanitary sewer lines within Tillicum / Woodbrook area and/or other areas of the City of Lakewood that do not have sewer systems.