

# Village of Croton on Hudson



## Village of Croton on Hudson Proposed Sewer Rent Law

Local Law Introductory #1 of the  
year 2005

# Village of Croton on Hudson Proposed Sewer Rent Law

Article V of Chapter 191, "Sewers"

## Purpose

- Establish separate sanitary sewer fund.
- Impose sanitary sewer rents in the Village, Ch 14-F of Gen Municipal Law.
- Proportional distribution of operating & maintenance costs.
- Sewer rents will pay for operating & maintenance costs.

# Village of Croton on Hudson Proposed Sewer Rent Law

## Who is Responsible for Sewer Rents

- Property owners whose properties **connect to or are within** the Ossining Sanitary Sewage District as defined by the County of Westchester.

# Village of Croton on Hudson Proposed Sewer Rent Law

## Determination of Costs

- **Yearly budget** process to determine operating & maintenance costs.
- Annual budget shall include cost of labor, repairs, replacement, equipment replacement, maintenance, necessary modifications, power, sampling, laboratory tests, & a reasonable contingency amount.

# Village of Croton on Hudson Proposed Sewer Rent Law

## Calculation of Rents

- Rents & Penalties to be established yearly by Board of Trustees.
- Premises that use Village water & are connected to sewer system, rents will be calculated based on water usage.
- Premises that do not use Village water but are connected to or served by the sanitary sewer system, a flat fee based upon the volume of water measured by meter at compatible premises will be charged.

# Village of Croton on Hudson Proposed Sewer Rent Law

## Billings and Payments

- Sewer rent bills will be a separate line in the semiannual water bill and will cover the same billing period.
- Bills are payable to the Village of Croton on Hudson 30 days from the period ending date of the bill.
- Penalty for late payment is 5% if not paid within the 30 days from date of the bill and 1% for each month thereafter.
- Any bills that remain unpaid by April 15<sup>th</sup> of each year will be added to the Village tax bills.

# Village of Croton on Hudson Proposed Sewer Rent Law

## FYE 2002-2003

- Budget \$ 72,800
- Actual \$149,597\*\*

## FYE 2003-2004

- Budget \$82,800
- Actual \$90,482

## FYE 2004-2005

- Budget \$82,800
- Actual \$58,104

\*\*Replaced Pump

## FYE 2005-2006

- Budget \$97,800
- Actual \$44,496\*

\* Year to date as of 10/17/05

# Village of Croton on Hudson Proposed Sewer Rent Law

## Sanitary Sewer Related Debt

### 2002- through Present

- 2002 \$306,513
- 2003 \$ 98,528
- 2004 \$102,494
- 2005 \$478,980

# Village of Croton on Hudson Proposed Sewer Rent Law

## Sanitary Sewer Related Debt Service Payments

### 2002- through Present

(Currently Included in General Fund)

- 2002 \$28,120
- 2003 \$ 9,114
- 2004 \$10,196
- 2005 \$35,838

Total \$ 83,268

## Village of Croton on Hudson Proposed Sewer Rent Law

### Cost of Maintaining & Operating Sewers

Average Cost over previous 3 years

\$99,395\*

Current Year's Budget (Gen Fund)

\$97,800\*

\*Does not include cost of debt service

## Village of Croton on Hudson Proposed Sewer Rent Law

### Anticipated Costs of Operating Fund

- Operating Expenses     \$ 99,395
- Debt Service             \$ 83,268
- Total                         \$182,663

# Village of Croton on Hudson Proposed Sewer Rent Law

**Average Cost of Operating Sanitary Sewer Fund**

**\$ 182,663**

**Taxable Village Parcels**

**2813**

**Amount currently paid by average homeowner  
related to Sanitary Sewer Infrastructure**

**\$ 64.93\***

\*amount varies according to assessed value

# Village of Croton on Hudson Proposed Sewer Rent Law

If Village Board of Trustees approves the proposed Sewer Rent Law the impact of the reduction in Village Taxes of \$ 64.93 will be as follows depending on the individual's filing status.

<u>Filing status</u>	<u>2004 standard deduction</u>	<u>% of loss</u>
Single/Married filing Sep	\$ 4,850	1.3%
Married filing join/Widow (er)	9,700	0.60%
Head of household	7,150	0.90%

The impact to those that itemize will be less.

## Village of Croton on Hudson Proposed Sewer Rent Law

What can residents expect?

If you consume minimum water usage of 900 c.f. of water – minimum water bill is \$33.45 per billing cycle- your semi-annual sewer rent bill would be as follows:

	<u>10%</u>	<u>15%</u>
Per bill	\$3.34	\$5.01
Per year	\$6.68	\$10.02

## Village of Croton on Hudson Proposed Sewer Rent Law

- The average water consumption in the Village is \$500 per year.

	<u>10%</u>	<u>15%</u>
Per bill	\$25.00	\$37.50
Per year	\$50.00	\$75.00

Note: Residents in Scenic Drive Area are served by a private sanitary sewer company. They pay between \$500 & \$600 per year.