



DISTRICT INFORMATION

GENERAL

Sanitary sewer service in Montecito is provided by the Montecito Sanitary District, and regulations have been established for connection to, and use of, these publicly owned facilities. You are encouraged to call or visit the District office to discuss any questions or special concerns you may have. Some of the District's regulations regarding connection to the sewer system are presented herein for your information.

PERMIT REQUIREMENTS

A sewer connection permit generally must be obtained for new or existing structures to be served by the District's facilities (**the District requires a site and floor plan for all new construction that is to be connected to public sewers**). Additions to existing structures, as well as new structures built on parcels already served, may also require a permit (the District would need to see the proposed building plans to make that determination). Connection permits and payment of fees are handled at the District's office address listed above. Once a property is connected to the public sewers, the annual service charge thereafter is collected by means of the County Tax Roll.

CURRENT CONNECTION FEES

1. **Connection Charge** (Principal dwelling and any additional dwelling units)..... \$8,400
2. **Connection Charge** (Auxiliary Structures; i.e. Guest House, Pool Cabana, etc.) \$2,604
3. **Refundable Performance Deposit** (For work performed between the property line to District mainline)
 - a) Construction/Connection of a New Lateral \$3,450
 - b) Replacement and/or cap-off & reconnection of existing lateral within the roadway \$2,300
 - c) Repair and/or cap-off & reconnection of existing lateral within the property \$1,150
 - d) Replacement of existing property line clean out only No Deposit Req'd
4. **Inspection Fee**
 - a) New Lateral Connection/Construction (new tie-in to District mainline wye or lateral) \$635
 - b) Replacement of existing lateral to the District main within roadway \$575
 - c.) Replacement of existing lateral within private property \$345
 - d.) Replacement of property line clean-out/cap-off/reconnection of lateral..... \$175
5. **Sewer Service Charges**
 - a) Septic to Sewer Conversion (to be paid at the time a permit is issued)..... Pro-Rated
 - b) New Construction (deducted from the performance deposit, prior to occupancy) Pro-Rated
6. **Agreements** (Recorded document required by the District)
 - a.) Auxiliary Unit Sewer Service Agreement / Accessory Dwelling Unit Agreement \$230
 - b.) Termination of Residential Sewer Service Agreement \$115
 - b.) License Agreement (for encroachment into a District sewer easement) \$5,750
 - c.) Construction of Private Building Sewer (Crossing Two (2) Adjacent Properties) \$1,150
 - d.) Condominium Conversion Agreement \$1,150
 - e.) Private Pumping Station and Pressure Line Building Sewer..... \$1,150
7. **Administration Review Fees** \$85-No Permit Required / \$175-Permit Required
8. **Engineering Review Fees**..... \$175-No Permit Required / \$345-Permit Required

RESIDENTIAL SEWER CONNECTION

A "residential dwelling unit" is defined as an independent living quarter with sleeping, bathroom, and cooking facilities, regardless of the number of bedrooms for purposes of application to District regulations and fees. The structure can be attached or detached from the main residence.

Auxiliary structures are buildings on single family dwelling parcels with indoor plumbing facilities, but without the capability of providing cooking facilities. An auxiliary structure is typically a guest house, pool cabana, art studio, workshop, gym, office, etc.

SEWER SERVICE AGREEMENTS

A "sewer service agreement" may be required for any existing, additional, and/or remodeled structures that are considered by District staff to have the **potential of being or becoming** a "dwelling unit" as defined by the District's Statement of Policy (meaning the unit has bathroom and cooking facilities). Auxiliary units are not charged an annual service charge, but are required to pay a connection fee.

CONNECTION

A "connection" is simply the joining of a private service lateral to the public sewer system, or the extension of an existing private service lateral. One connection usually serves each dwelling unit; however, it is possible that one connection may serve multiple dwelling units, such as an apartment building or condominium complex.

CONNECTION FEES FOR PROPERTY IMPROVEMENTS ON CONNECTED PARCELS

Any connected parcel that has building or facility remodeling, improvements, tear-down and rebuild, construction, expansion or new facility, or changes in customer classification is herein defined as a property improvement. Any improvement (1) resulting in at least one additional plumbing fixture unit, and/or (2) an increase in bedrooms, and/or (3) an increase in the building area of more than 350 square feet shall require a connection permit at a pro-rata connection fee equal to the fee for a new connection less a credit for the amount in dollars of the sum of all previous connection fees paid to the District, based on District records.

ILLEGAL/NON-PERMITTED CONNECTIONS TO DISTRICT SYSTEM

Any illegal connection of private facilities to the System without obtaining a connection permit from the District shall be subject to payment of all applicable fees at a rate of 1 ½ times the current connection fee and 2 times the current inspection fee.

FINALIZATION OF CONNECTION PERMITS

- 1. Final Inspection Not Performed (*District was not called out for final Inspection*)..... \$175
- 2. No Inspections Performed (*Work completed without inspections by District Staff*) \$575

EXTENSION/CANCELLATION OF CONNECTION PERMITS

- 1. First Request for a one-year Extension of a Connection Permit..... \$115
- 2. Second and Final Request for a one-year Extension of a Connection Permit \$223
- 3. Request for Cancellation of a Connection Permit \$575

**2017-2018 PRO-RATED ANNUAL
SEWER SERVICE CHARGES/FEEES**

PRO-RATED PERIOD	DATES [From – To]	SFR	CONDOS & Multi-use
1	JUL 01 -- JUL 15	1,380	649
2	JUL 16 -- AUG 15	1,265	595
3	AUG 16 -- SEP 15	1,150	541
4	SEP 16 -- OCT 15	1,035	487
5	OCT 16 -- NOV 15	920	433
6	NOV 16 -- DEC 15	805	379
7	DEC 16 -- JAN 15	690	325
8	JAN 16 -- FEB 15	575	271
9	FEB 16 -- MAR 15	460	217
10	MAR 16 -- ARP 15	345	163
11	APR 16 -- MAY 15	230	109
12	MAY 16 -- JUN 30	115	55

The above pro-rated fees are collected at the District office when one of the following occurs:

1. A permit is issued for a septic to sewer conversion
2. An open permit is ready to be finalized and the performance deposit is due to be refunded to the current vested owner (service charges due are deducted from the performance deposit)

For properties that have a main residence along with a residential second unit or accessory dwelling unit the annual sewer service charges will be calculated as follows:

- 1-bedroom or less is calculated as an SFR + Multi-use
- 2-bedrooms or more is calculated as 2 SFR's