

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 6

Resolution No. 81 -2026

Introduced by: The Chairperson at the request of the County Executive

Short Title: Metropolitan District – Fees and Charges

A RESOLUTION approving schedules for charges pertaining to the Metropolitan District, to water and sewer service, and to shared sewage disposal facilities.

Introduced and read first time _____, 2026.

By order _____
Michelle Harrod, Administrator

Read for a second time at a public hearing on _____, 2026.

By order _____
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted __, Adopted with amendments __, Failed __, Withdrawn __, by the County Council on _____, 2026.

Certified By _____
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Section 20.610 of the Howard County Code provides for the County
2 Council to levy and fix an annual front foot benefit- assessment charge upon each class or
3 subclass of property within the Metropolitan District of Howard County; and
4

5 **WHEREAS**, Section 20.613 of the Howard County Code provides for the County
6 Council to levy and fix an ad valorem charge against all properties in the Metropolitan District,
7 except as provided by law; and
8

9 **WHEREAS**, Section 20.611 of the Howard County Code authorizes the imposition of
10 water and sewer in aid- of construction charges to aid in the cost of construction of the public
11 utility systems and directs the County Council to levy and fix a water and a sewer in- aid- o-f
12 construction charge each year; and
13

14 **WHEREAS**, Section 20.609 of the Howard County Code provides that the County
15 Council shall adopt an annual rate for unmetered water connections associated with private fire
16 protection systems; and
17

18 **WHEREAS**, Section 20.608 of the Howard County Code provides that the County
19 Council shall adopt an annual schedule of connection charges, which charges shall be sufficient
20 to cover the annual costs of making connections; and
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22 **WHEREAS**, Section 20.605(3) of the Howard County Code provides for the County
23 Council to adopt a utility service charge rate schedule and a utility service special charge
24 schedule for the upcoming fiscal year; and
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26 **WHEREAS**, Section 20.616 of the Howard County Code provides for the County
27 Council to adopt charges and fees for property that is outside the Metropolitan District but
28 connected to public water and/or sewer by order of the Health Officer; and
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30 **WHEREAS**, the County Council has adopted the Annual Budget and Appropriation
31 Ordinance and has determined that it is necessary to continue to impose the various water and

1 sewer charges and surcharges and Metropolitan District charges authorized in Subtitle 6 "Utility
2 Charges and Assessments" of Title 20 "Taxes, Charges and Fees" of the Howard County; and
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4 **WHEREAS**, Section 18.1212 of the Howard County Code requires the County Council
5 to adopt a fee for design approval and construction inspection of shared sewage disposal
6 facilities, and Section 20.802 of the County Code requires the Controlling Authority to establish
7 an annual operation, maintenance, repair and replacement fee payable by the owner of each
8 individual lot served by a shared sewage disposal facility; and
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10 **WHEREAS**, for Fiscal Year 2027, the County Executive, upon the recommendation of
11 the Director of Public Works, has proposed changes to water and sewer volumetric rates and
12 connection charges and to establish an annual operation, maintenance, repair and replacement fee
13 payable by the owner of each individual lot served by a shared sewage disposal facility for a new
14 facility serving what is known as the "Brickel Property".
15

16 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
17 Maryland this _____ day of _____, 2026 that it adopts the attached schedules
18 of fees and charges for:

- 19 (1) Front-foot benefit charges and front-foot system benefit charges;
- 20 (2) Ad valorem and general system benefit charges;
- 21 (3) In-aid-of-construction charges;
- 22 (4) Charge for unmetered water connections associated with private fire protection systems;
- 23 (5) Water and sewer connection charges;
- 24 (6) Water and sewer user charges and surcharges;
- 25 (7) Design approval, construction inspection, and annual operation, maintenance, repair and
26 replacement fees for shared sewage disposal facilities; and
- 27 (8) Water/Sewer Utility Service charges and special charges.
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29 **AND BE IT FURTHER RESOLVED** that the schedules shall be effective July 1, 2026
30 and shall continue in effect until changed or repealed by subsequent resolution of the County
31 Council;

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AND BE IT FURTHER RESOLVED in regard to front-foot benefit charges, that:

- (1) The front foot benefit assessment charges attached to this Resolution are levied and fixed upon all properties initially served by water and/or sewer after June 30, 2026, if so provided by agreement with the County;
- (2) The annual front foot benefit assessment charges previously levied be continued on all properties so assessed for the period of years coextensive with the period of maturity of specific bond issues; and
- (3) The same basis for annual front foot benefit assessment charges shall be continued as to all properties which have been served by water and sewer construction contracts financed from bonds previously issued or from other funds which were derived from other special Metropolitan District charges or from other available sources, including Developer agreements.

FRONT-FOOT BENEFIT ASSESSMENT CHARGE

These charges are set pursuant to Section 20.610 of the Howard County Code which provides for the County Council to levy and fix an annual front foot benefit- assessment charge upon each class or subclass of property within the Metropolitan District of Howard County.

Residential

Unit	Water (per foot)	Sewer (per foot)
1st 150 feet	\$0.81	\$1.13
next 150 feet	\$0.61	\$0.85
over 300 feet	\$0.30	\$0.42

Commercial

	Water (per foot)	Sewer (per foot)
All frontage	\$1.01	\$1.41

NOTES:

1. The frontage of apartments shall be calculated at 25 feet per unit.
2. The frontage of mobile homes shall be calculated at 45 feet per unit.
3. The frontage of motels shall be calculated at 12.5 feet per unit.

AD VALOREM CHARGES

These charges are levied and fixed pursuant to Section 20.613 of the Howard County Code, which provides for the County Council to levy and fix an ad valorem charge against all properties in the Metropolitan District, except as provided by law.

**Metropolitan District
ad valorem charge**

\$0.08 per each \$100 of assessed valuation

GENERAL SYSTEM BENEFIT CHARGE

These charges are levied and fixed pursuant to Section 20.616 of the Howard County Code, which provides for the County Council to levy and fix the system benefit charge for property located outside of the Metropolitan District but connected to public water and/or sewer by order of the Health Officer.

**General System Benefit Charge
for property outside the
Metropolitan District connected
by order of the Health Department**

\$0.08 per each \$100 of assessed valuation

IN-AID-OF-CONSTRUCTION CHARGES

These charges are adopted pursuant to Section 20.611 of the Howard County Code which authorizes the imposition of water and sewer in aid of construction charges to aid in the cost of construction of the public utility systems, the amount to be adopted by the County Council.

SEWER IN-AID-OF-CONSTRUCTION CHARGES

For properties connected to the County public sewer system, the fee charged shall be based on the installed customer meter size, proportional to the maximum flow rate for continuous operation of the meter, according to the meter characteristics data maintained by the Department of Public Works. For sewer service only, where no water meter is installed, the customer shall submit supporting calculations of the projected average and peak wastewater discharge rates for DPW approval. The In-Aid-of-Construction charge shall be based on the equivalent water meter size required to achieve the calculated wastewater flow.

<u>Size of the Water Meter</u>	<u>In-Aid-of-Construction Fee</u>
5/8 inch	\$600
3/4 inch	\$600
1 inch	\$600
1-1/2 inch	\$4,800
2 inch	\$7,680
3 inch	\$16,800
4 inch	\$28,800
6 inch	\$64,800
8 inch	\$230,400
10 inch	\$336,000
12 inch	\$422,400

WATER IN-AID-OF-CONSTRUCTION CHARGES

For properties connected to the County public water system, the fee charged shall be based on the installed customer meter size, proportional to the maximum flow rate for continuous operation of the meter, according to the meter characteristics data maintained by the Department of Public Works:

<u>Size of the Water Meter</u>	<u>In-Aid-of-Construction Fee</u>
5/8 inch	\$600
3/4 inch	\$600
1 inch	\$600
1-1/2 inch	\$4,800
2 inch	\$7,680
3 inch	\$16,800

4 inch	\$28,800
6 inch	\$64,800
8 inch	\$230,400
10 inch	\$336,000
12 inch	\$422,400

**CHARGES FOR UNMETERED WATER CONNECTIONS
ASSOCIATED WITH PRIVATE FIRE PROTECTION SYSTEMS**

These charges are adopted pursuant to Section 20.609 of the Howard County Code which provides that the County Council shall adopt an annual rate for unmetered water connections associated with private fire protection systems.

Connection Size	Quarterly rate
4"	[[\$208.55]] \$234.20
6"	[[\$208.55]] \$234.20
8"	[[\$208.55]] \$234.20
10" and up	[[\$208.55]] \$234.20

Initial Cost of Construction for Fire Connection
At Cost (advance deposit)

Bypass Meter
\$300.00 (all sizes)

UTILITY CONNECTION CHARGES

These charges are adopted pursuant to Section 20.608 of the Howard County Code which provides that the County Council shall adopt an annual schedule of connection charges.

For connections (1) installed under a capital project, or (2) applied for by the property owner on or before August 13, 2007 in accordance with 18.104(c) of the Howard County Code:

WATER CONNECTION CHARGES

Size	Charge
1" connection with 3/4" meter	\$2,400 (meter not included)
Any larger connection or meter	at cost, minimum of \$2,400 (meter not included)

SEWER CONNECTION CHARGES

Size	Charge
4" and 6"	\$4,500
8" and larger	at cost, minimum of \$4,500

For connections (1) not installed under a capital project, or (2) applied for by the property owner after August 13, 2007 in accordance with 18.104(b) of the Howard County Code:

WATER CONNECTION CHARGES

Size	Charge
1" connection with 3/4" meter	\$300 administration and inspection fee (meter not included)
Any larger connection or meter	at cost (meter not included)

SEWER CONNECTION CHARGES

Size	Charge
4" and 6"	\$300 administration and inspection fee
8" and larger	at cost by Advanced Deposit Order

DESIGN APPROVAL, CONSTRUCTION INSPECTION, AND ANNUAL OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FEES FOR SHARED SEWAGE DISPOSAL FACILITIES

These fees are adopted pursuant to Section 18.1212 of the Howard County Code, which requires the County Council to adopt a fee for design approval and construction inspection of shared sewage disposal facilities, and Section 20.802 of the County Code, which requires the Controlling Authority to establish an annual operation, maintenance, repair and replacement fee payable, pursuant to Section 18.1209 and Section 20.802 of the County Code, by the owner of each individual lot served by a shared sewage disposal facility.

DESIGN REVIEW FEE

The amount of the design review fee is calculated by multiplying 7% times the number of units of an Item listed below, times the Unit Charge listed below for each Item.

1. Item	Unit Charge
1 ¼" or 1 ½" SDR21 or HDPE Pressure Piping	\$15/ft.
2" SDR21 or HDPE Pressure Piping	\$18/ft.
2½" SDR21 or HDPE Pressure Piping	\$19/ft.
3" SDR21 or HDPE Pressure Piping	\$21/ft.
4" SDR21 or HDPE Pressure Piping	\$21/ft.
Pressure Cleanouts	\$2,000/ea.
Air/Vacuum Release Manholes	\$2,600/ea.
Valve Manholes	\$3,500/ea.
Septic Tank with Pump Chamber (including laterals)	\$5,000/ea.
Septic Tank without Pump Chamber (including laterals)	\$3,500/ea.
Simplex Grinder Pumps (including laterals)	\$4,000/ea.
Duplex Grinder Pumps (including laterals)	\$6,500/ea.
Pressure/gravity transition manholes	\$2,000/ea.
Distribution box	\$3,500/ea.
4-Inch, gravity, drain field trenches	\$8/ft.

The design review fee shall be paid upon the approval by the County of the completed design.

2. For additional unit price items used in/for shared septic system construction, please refer to the Department of Planning and Zoning schedule of fees Exhibit 1, unit costs for watermains, fire hydrants, and sewer mains.
3. For all other facilities, such as collection system pumping stations, aerobic treatment units (atu's), or other treatment related facilities not covered by unit pricing, the developer shall submit detailed estimated construction costs for each, subject to approval by the Howard County Department of Public Works based on other projects of similar size and scope.

4. Developer shall retain the services, at his expense of the Shared Sewage Disposal facility design consultant to review and approve shop drawing submittals, and to provide copies to the Department of Public Works.
5. The developer shall pay for all costs associated with witnessing factory testing of pumps, treatment units, or other appurtenances, by a representative of the Department of Public Works as required by the Department.
6. The developer shall provide, at his expense, a construction manager/field inspector to inspect/monitor all pumping stations and treatment unit construction/installation.

INSPECTION FEE

The fees to cover the inspections of developer installed shared sewage disposal facilities as well as the necessary administrative support performed by County personnel shall be in accordance with the table "Review and Approval of Water and Sewer Facilities for Subdivisions and Site Development" found in the Public Works User Fee section. Construction inspections that are required beyond the amounts which are funded by the per-lot fee will be charged at a rate of \$250 per day. This fee shall be paid prior to final acceptance of the work by the County.

ANNUAL OPERATION, MAINTENANCE, REPAIR and REPLACEMENT FEES

The annual fee for routine costs and unplanned major replacement costs is paid by the owner of each lot connected to a shared sewage disposal facility. The fee is made up of 2 parts:
 (1) routine costs of operation and maintenance plus capital reserve fee; and
 (2) unplanned major repair or replacement costs and capital reserve

The aggregate fee shall be established annually for each facility.

The fee shall be billed on July 1 of each year. If the initial connection to the shared sewage disposal facility occurs after July 15 of any year, the annual operation and maintenance fee shall be prorated on a monthly basis for the remaining portion of the first year.

Annual fee for Shared Sewage Disposal facilities not subject to regulation by a Maryland State Groundwater Discharge Permit:

Name of development	Annual fee for routine costs	Annual fee for major replacement costs and capital reserve	FY 27 Total Fee
Belvedere Estates	\$1,105	\$210	\$1,315
Brantwood	\$325	\$210	\$535
BRICKELL PROPERTY	\$715	\$210	\$925
Edgewood Farms	\$405	\$210	\$615
Friendship Lakes	\$485	\$210	\$695
Fulton Ridge	\$525	\$210	\$735
Hopkins Choice (aka Glenelg Estates)	\$515	\$210	\$725
Kings Forest	\$615	\$210	\$825
Lyndonbrook	\$1,062	\$210	\$1,272
Maple Ridge	\$475	\$210	\$685
Maplewood Farms	\$558	\$210	\$768
Neshawat Property	\$935	\$210	\$1,145
Owings Lot 3 (aka Highland Overlook)	\$555	\$210	\$765
Owings Lot 5	\$625	\$210	\$835
Paddocks East	\$1,055	\$210	\$1,265
Pindell Woods	\$865	\$210	\$1,075
Regan Property	\$715	\$210	\$925
Riggs Meadow	\$965	\$210	\$1,175
Triadelphia Crossing	\$685	\$210	\$895
Willow Pond	\$1,235	\$210	\$1,445
Willowshire	\$615	\$210	\$825
Willow Ridge	\$595	\$210	\$805

Annual fee for Shared Sewage Disposal facilities with advanced wastewater treatment facilities and regulated by a Maryland State Groundwater Discharge Permit:

1. Ashleigh Knolls Shared Septic Facility	<u>FY27</u>
Annual fee for routine costs	\$2,390
Annual fee for unplanned major replacement costs and capital reserve	<u>\$210</u>
Total	\$2,600
2. Sheppard Manor	<u>FY27</u>
Annual fee for routine costs	\$5,890
Annual fee for unplanned major replacement costs and capital reserve	<u>\$210</u>
Total	\$6,100
3. Walnut Grove Shared Septic Facility	<u>FY27</u>
Annual fee for routine costs	\$2,700
Annual fee for unplanned major replacement costs and capital reserve	<u>\$210</u>
Total	\$2,910
4. Walnut Creek Shared Septic Facility	<u>FY27</u>
Annual fee for routine costs	\$2,290
Annual fee for unplanned major replacement costs and capital reserve	<u>\$210</u>
Total	\$2,500
5. Riverwood Shared Septic Facility	<u>FY27</u>
Annual fee for routine costs	\$5,890
Annual fee for unplanned major replacement costs and capital reserve	<u>\$210</u>
Total	\$6,100

**UTILITY USER CHARGES
AND SURCHARGES**

These charges are adopted pursuant to Section 20.605(3) of the Howard County Code which directs the County Council to adopt a charge rate schedule for the upcoming fiscal year.

Water Service Charges

Meter size	Quarterly Account User Charge
5/8" to 1"	[[\$14.57]] \$16.36
1½" to 3"	[[\$47.04]] \$52.83
4" and over	[[\$239.20]] \$268.62

Volumetric Rates

Winter	[[\$2.56]] \$2.87/100 cu. ft.
Summer	[[\$2.87]] \$3.22/100 cu. ft.

Sewer Service Charges

Quarterly Account User Charge
[[~~\$11.13~~]] \$12.50
per account

Volumetric Charge
[[~~\$4.13~~]] \$4.64/100 cu. ft.

Reclaimed Water Service Charge

Volumetric Charge
[[~~\$1.22~~]] \$1.37/100 cu. ft.

Meter size	Quarterly Account User Charge
5/8" to 1"	[[\$14.57]] \$16.36
1½" to 3"	[[\$47.04]] \$52.83
4" and over	[[\$239.20]] \$268.62

Industrial Pre-treatment and Sewer Surcharge Rates
Little Patuxent Water Reclamation Plant-Service Area
(non-dedicated, non-residential customers)

Average daily concentration	Charge per lb.
BOD - over 300 mg/l	\$0.344
TSS - over 300 mg/l	\$0.192
TP - over 12 mg/l	\$1.77
TN – over 30 mg/l	\$1.63

Little Patuxent Wastewater Treatment Plant-Service Area
(dedicated, non-residential customers)

Average daily concentration	Charge per lb.
BOD - over 300 mg/l	\$0.344
TSS - over 300 mg/l	\$0.192
TP - over 12 mg/l	\$1.77
TN – over 30 mg/l	\$1.63

Surcharge for treating Fats Oils and Grease (FOG) in wastewater \$0.046 per lb.

Food related surcharge for treating wastewater for:

Baked goods related facilities	\$0.90 per unit
Fast food related facilities	\$4.12 per unit
Full service-related facilities	\$2.19 per unit
Grocery with food prep	\$2.96 per unit
In house related facilities	\$0.90 per unit
Micro-brewery facilities	\$9.60 per unit

Patapsco Wastewater Treatment Plant – Service Area

Average daily concentration	Charge per lb.
BOD - over 300 mg/l	\$0.3088
TSS - over 300 mg/l	\$0.4133
TP - over 12 mg/l	\$3.2056
TN– over 30 mg/l	\$0.4494

Food related surcharge for treating wastewater for:

Baked Good Facilities -	\$0.718 per unit
Fast Food Facilities –	\$3.51 per unit
Full-Service Facilities –	\$1.701 per unit
Grocery Store –	\$2.267 per unit
In-House –	\$0.641 per unit

Septic Waste Hauler Fees (@Little Patuxent Water Reclamation Plant)

Holding Tank Waste:	\$45.00/1000 gal	total charge
Septage Waste:	\$45.00/1000 gal	total charge
Grease traps:	\$71.53/1000 gal	total charge

UTILITY SPECIAL CHARGES

These charges are adopted pursuant to Section 20.605(3) of the Howard County Code which directs the County Council to adopt a special charge schedule for the upcoming fiscal year.

Special Charges

Service	Charge
Flat rate for unmetered sewer service per residential unit	\$81.23 per quarter
Late charge (bill unpaid 30 days after billing date)	10% of net bill
Special reading or testing of meter	at cost
Delinquent meter reading service charge	**
Turn water on/off at meter	**
Remove or restore 5/8" or 3/4" meter	**
Remove or restore meter 1" or larger	at cost
Water meter setting	
5/8"	\$171
3/4"	\$186
1"	\$208
1½"	\$752
2"	\$932
3" and larger	at cost
Fire Hydrant Water Meter Rental	
Service Charge (all meters)	\$50/month
5/8" meter assembly	\$400 deposit
3" meter assembly	\$1,500 deposit
Fire Hydrant Wrench	\$75 deposit
Fire Hydrant Water Meter - Late Return Fee	\$10 per day
Water Use	\$[[2.56]]2.87/100 cu. ft. (Winter)
	\$[[2.87]]3.22/100 cu. ft. (Summer)

** Minimum one hour at Developed Labor Rate. The Developed Labor Rate is calculated in July of each year by the Department of Finance; it includes labor and overhead costs and represents the County's average hourly cost to perform these services for utility customers.