

# Potential Twin Maples ULID Information

## WHAT IS A ULID?

A Utility Local Improvement District (ULID) is the procedure used to extend sewer service to a group of properties whereby all property owners share in the cost. This process is a formal State defined procedure covered under the Revised Code of Washington (RCW 36.94.230).

## WHAT IS THE ULID PROCESS?

A ULID may be initiated by either:

- A petition signed by owners of at least 51% of the land area within the limits of the proposed ULID
- Or
- A Resolution of intention to form a ULID passed by the Board of Commissioners of the District

A ULID may not proceed by either:

- Petition signatures, once certified, are not sufficient
- Or
- If owners of 40% of the land area object in writing to the Board of District Commissioners during the formation hearing process

## DO I HAVE TO PARTICIPATE?

Yes. If a ULID is established, all properties within the boundaries of a ULID will be charged for the construction of sanitary sewers. A property's proportionate share of the construction will be owed regardless of whether the property connects or not.

## WHAT OTHER COSTS ARE THERE?

- Sewer Connection Permit \$155.00
- Sewer Facility Fee \$1,587 (one time charge at time of connection)
- Bi-Monthly Service Charge \$159.16 (Current rates – subject to change) (Only charged if connected)
- Installation of the line on individual property, from sewer stub to house connection
- Pumping and abandoning septic tank

## HOW IS THE ULID FINANCED?

- Cash within 30 days of notification (following construction) without any interest
- Or
- Annual installments, plus interest

## HOW LONG WILL IT TAKE?

Generally, from initiation to completion, it takes twelve 12-24 months.

## SUMMARY

- ULID's are formed by person or resolution
- ULID's are financed by the District through Bonds or alternative funding
- ULID's are paid for by cash or in annual installments by the property owners

# Twin Maples Sanitary Sewer Improvements

# Twin Maples Potential Sewer Service Area



# Possible Funding

- GRANTS – MEDIAN HOUSEHOLD INCOME TO HIGH
  - ULID (UTILITY LOCAL IMPROVEMENT DISTRICT)  
20 YEARS OF PAYMENTS TO THE DISTRICT WITH INTEREST
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# What is a ULID?

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- Utility Local Improvement District (ULID)
  - Procedure used to extend sewer services to a group of properties whereby all property owners share in the cost. RCW 36.94.230

# How does a ULID work?

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- For a ULID the properties affected would need to have 51% of properties agree to the terms of the ULID.
- Olympic View Board approval
- Secure funding
- Design
- Bid
- Construction
- Up to 24 months or longer for project completion



# Do I have to participate?

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YES. If a **ULID is established**, all properties within the boundaries of the ULID will be charged for the construction of the sanitary sewer.

- A property's proportionate share of the construction will be owed regardless of whether the property connects or not.
- Properties will be charged a **yearly** installment fee plus interest to cover the cost over time (typically 20 years).
- This will cover the District's infrastructure only. Additional cost will need to be covered by the homeowner to hookup to the new infrastructure.

# Total cost per parcel

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- Estimated at today's cost: \$3.7M
- Interest: 3% +/-
- Yearly estimated payment to District for 20 years \$4,477 estimated yearly cost per parcel



# Connection to the system

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- Connection to System: Approx. \$12 - 14K (one-time fee)
  - Infrastructure from home to sewer main
  
- King County Facility Fee: \$70.39 Monthly for 15 years
  
- Olympic View Sewer Cost: \$167 Bi-Monthly (at current rates)

# Questions?

