SEWER IMPACT FEES

1. What is a Sewer Impact Fee?
Sewer Impact fees (also known as, or referred to as A Sewer System Capital Improvement Fund) are charges rendered to “new construction” as they relate to existing or new connections to the Town’s Sewer System.
The purpose of these charges is to provide revenue for the improvement and rehabilitation of the sewer and wastewater treatment systems.

2. What is considered New Construction?
New Construction is defined as the construction of a new building for which an occupancy permit is required or an increase in the actual design flow to any system above the existing approved capacity.

3. What is design flow?
Design Flow is equivalent to estimated gallons of generated flow for the proposed type of use plus a factor for flow variations as described in the Massachusetts Department of Environmental Protection 310 CMR 15.203 Title V and the amended flow in certain categories as determined by the Sewer Commission in April of 2009.

4. How is the fee calculated?
   Residential: $15.50/Bedroom/80 gallons
   Motels: $15.50/Room/80 gallons
   Restaurants: $15.50/Seat/30 gallons
   Fast Food: $15.50/Seat/10 gallons
   Retail: $15.50/1000 Sq Ft/ 25 gallons
   Supermarket: $15.50/1000 Sq Ft/97 gallons
   Nursing Home: $15.50/Room/100 gallons

5. How was the rate determined?
The Sewer Commissioners contracted with a professional engineering firm to prepare a waste water facility upgrade and improvement plan including the engineering firm estimated construction costs. The firm also calculated the available capacity at the treatment plant by subtracting the average daily flow of 330,000 gallons per day from the 540,000 gallons per day permitted limit and arriving at 210,000 gallons per day of available flow capacity. The present worth (Feb 2008) cost of the recommended sewer impact fee projects $3,277,000 by the available flow capacity 210,000 gallons and arriving at a rate of $15.60, which they then rounded to $15.

6. How long have impact fees existed in Hadley?
The bill authorizing impact fees to be collected was signed into law by the House Speaker, the Senate President, on January 10, 2008 and the Governor of Massachusetts on January 18, 2008.

Please contact our Administrative Offices at publicworks@hadleyma.org or at 413-586-2390 if you require assistance or have any further questions.