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## **Frequently Asked Questions and Answers Bayside Sewer Construction Project**

### **Assessment Questions**

#### **1. What is my Assessment Fee?**

Your assessment fee is based on Equivalent Dwelling Units or EDUs. A single-family home would be considered one (1) EDU. A table follows that includes an EDU description and the associated assessment fee.

<b>EDU</b>	<b>Assessment</b>
<b>1 Single Family Dwelling</b>	<b>\$16,900.00</b>
<b>2 Two Family Dwelling</b>	<b>\$18,590.00</b>
<b>3 Three Family Dwelling</b>	<b>\$20,280.00</b>
<b>4 Four Family Dwelling</b>	<b>\$21,970.00</b>
<b>5 Five Family Dwelling</b>	<b>\$23,660.00</b>

#### **2. What does the Assessment Fee include?**

The assessment fee includes engineering costs for sewer project's design and construction administration, as well as, materials (including grinder pump), construction, paving and labor costs. It is important to note, as per RI General Law, a public utility is required to pave curb to curb after construction.

#### **3. How long do I have to pay my Assessment Fee? What is the interest rate?**

Bayside sewer assessments may be paid in 30 annual payments over 30 years. Alternatively, you may pay your assessment in full without penalty. In the case of installment payments, interest at a rate not to exceed a maximum rate of 1.25% *above the average interest rate* the WSA is charged on the loans used to fund the construction of the sewers shall be charged annually on the unbilled balance of the total sewer assessment. The sewer construction loan interest rate information will be provided to residents when available.

#### 4. Does the assessment include connection from my home to the sewer service connection?

No, the property owner is responsible for the cost of connecting to the sewer system. The cost to connect to the sewer will vary from home to home. The fee may be dependent on several factors, including, but not limited to, the distance from the foundation of the residence to the sewer service connection provided. The WSA strongly advises that all residents obtain more than one (1) quotation in order to receive the most reasonable sewer connection fee. The connection must be performed by a State of Rhode Island licensed underground utility contractor or master plumber. For the most up to date information on the status of a licensed contractor, visit the State of RI Contractors' Registration and Licensing Board website at <https://crb.ri.gov/consumer/search-registrantlicensee>.

**For a list of contractors, click on “Check a Registrant/Licensee”.**

Official State of Rhode Island website

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Please Note:

As of July 1, 2024, the Contractors' Registration and Licensing Board shall be implementing a moratorium on the submission of expungement petitions pending changes to be made to the Board's processing and adjudication of expungement requests.

For any questions, please contact the Contractors' Registration and Licensing Board at (401) 921-1590 or by email at [DBR.StateBuildingOffice@dbri.ri.gov](mailto:DBR.StateBuildingOffice@dbri.ri.gov).

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For the Consumer

Complaint Filing Overview


Search a Registrant/Licensee

Search a Registrant/Licensee


Check a Registrant/Licensee

Enforcement Actions

**Under “Contractor Type”, click the small arrow for the dropdown menu, then select “Underground Utility”.**

Contractor Registration/License Number	Contractor Type
<input type="text"/>	Select Contractor Type 
Company Name	Select Contractor Type
<input type="text"/>	Residential
Contractor Last Name	Commercial
<input type="text"/>	Residential/Commercial
	Commercial Roofer
	<b>Underground Utility</b>
	Well Driller
	Pump Installer
	Water Filtration Installer
	Water Filtration Contractor
	Home Inspector
	Home Inspector Associate
<input type="button" value="Submit Query"/>	<input type="button" value="Clear Fields"/>

Once “Underground Utility” has been selected, click on “Submit Query.” This will bring you to a list of contractors.

Contractor Registration/License Number <input type="text"/>	Contractor Type Underground Utility 
Company Name <input type="text"/>	
Contractor Last Name <input type="text"/>	Contractor First Name <input type="text"/>
<a href="#">Submit Query</a>	<a href="#">Clear Fields</a>



**5. Do vacant lots receive an assessment fee?**

Yes, some of the vacant lots will receive an assessment fee. Undeveloped residential or non-residential lots that meet requirements to be developed will be assessed at one (1) EDU. If, at the time the parcel is developed, those improvements result in a change of use or additional structures, the WSA will reassess the parcel with the additional assessment(s). The WSA reserves the right to reassess parcels for an increase in EDUs based on the residential and commercial rates set forth in the Regulations that are in effect **at the time of development.**

**6. What happens if I sell my home? Will I still be responsible for paying the assessment?**

If you sell your home prior to paying off the sewer assessment, the buyer assumes the responsibility for the remaining years of the assessment. The seller is responsible for only those amounts that have been billed prior to sale.

**7. Do I have to connect to the sewer system if I have a functioning septic system (OWTS, On-site Wastewater Treatment System)?**

As long as your system is functioning properly, you would not need to connect to the sewers.

A property owner is mandated to connect only under the following conditions:

- If the OWTS/septic system fails.
- If the property sells or transfers ownership, then the buyer is mandated to connect within one year of sale. If the buyer doesn't connect within one year, then they will be charged a mandatory connection penalty.
- The property is serviced by a cesspool and is located within 200 ft. of a coastal feature, drinking well, or other body of water.

**8. I recently installed a new septic system. Does the WSA have a program that would provide for a delay in starting assessment payments?**

Yes, the WSA has an Onsite Wastewater Treatment System (OWTS) Deferment that you may qualify for. The deferment is only for **new systems**. Repairs or upgrades to existing OWTS' do not qualify for the 20-year deferment.

Per section 9.2.4.b of the Warwick Sewer WSA's (WSA) regulations as follows:

*“The WSA may defer sewer assessments against any parcels if the owner of a parcel has installed a RIDEM-permitted OWTS within twenty (20) years of sewer service initially becoming operational, provided that such parcel shall remain subject to assessment and shall begin paying such assessment twenty (20) years from the date of the installation of the OWTS or upon connection to the sewer system, whichever occurs first.”*

**For example, you installed a new OWTS in 2013.** Your assessment would be deferred for twenty (20) years from date of installation, regardless of when the property was originally assessed. With an installation date of 2013, the deferment would end in 2033. When the deferment ends you would receive the first assessment bill the following year. As with this example, if your deferment ends in 2033, you would receive your first assessment bill in 2034. Once the deferment ends, you would be billed the same amount, and at the same interest rate, you would have been billed if you didn't receive the deferment. The thirty (30) year term of the assessment begins as of the first billing date. As with this example, the assessment term would begin in 2034 and end in 2064. Essentially, the deferment serves as a “pause” on the assessment.

In order to request an OWTS deferment, the WSA requires the following information:

- A request, via email at [BaysideInfo@WarwickRI.Gov](mailto:BaysideInfo@WarwickRI.Gov) or regular mail, requesting the deferment. This letter should include your name, the property address, and the date that the system was installed.
- A Certificate of Conformance from RI DEM for the installation of the new OWTS. If you do not have a copy, it can be obtained from <https://www.ri.gov/DEM/owts/permits>.

Once this request is received, it will be reviewed by the WSA. Confirmation will be sent, in writing, regarding the details of the assessment.

Please know, if you connect your property to the sewer system during the deferment period, your deferment ends. At that time, you would start receiving your annual assessment bills. You would also receive a sewer usage bill as part of your quarterly water/sewer utility bill.

**9. I received confirmation from the WSA that I qualify for a deferment, however I've decided to sell my home. Does the deferment pass to the buyer of my home?**

If you sell your property, it is mandated that the buyer connects to the sewers within one year of sale. The buyer would start receiving the assessment bills as soon as they connect. The buyer would also receive a sewer usage bill as part of their quarterly water/sewer utility bill.

If the buyer does not connect to the sewer within one year of purchase they will receive a mandatory connection penalty equivalent to sewer usage fees as if the parcel were connected to the sewer system.