

Holiday Hills Phase 1 - Connection to Sewer

November 2023

Please find responses to many commonly asked questions below regarding the connection to the sanitary sewer in Holiday Hills:

Connection Fees

What is the connection fee amount?

A: The connection fee is \$10,822.00, plus a one-time \$100 inspection fee.

Can I expect the connection fee to increase in the future?

A: The Sewer Extension Agreement between NMWRD and the Village of Holiday Hills allows increases in the connection fee to match changes in the Consumer Price Index (CPI). Further increases subject to the CPI will occur on May 1, 2024.

Financing

What is the District's connection fee financing program?

A: Homeowners can either make a lump sum payment for their connection fee or take advantage of the connection fee financing program described below. Homeowners will be required to choose a connection fee option prior to commencing work.

Lump sum payment option: Homeowners who initially connect to the new sanitary sewer will be treated the same as other new customers connecting to other parts of the NMWRD system and will be charged a connection fee, plus a one-time \$100 inspection fee. The District accepts the following payment methods:

- Cash
- Personal check
- Cashier's check
- Money order

--or--

Financing program option: Each parcel is eligible to finance the connection fee if the parcel is connected within three years of the sewer being installed adjacent to the property. The Financing Program is available to Phase 1 Homeowners until October 31, 2026. The connection fee will be financed at 4% annual interest over 30 years. The installments will be applied to the monthly bill. Those who finance the connection fee will pay the monthly sewer user fee (2023 rate of \$44.75/month) plus the monthly connection fee installment.

If I choose the connection fee financing option, what financial documents will I receive?

A: The Homeowner will be required to sign the following:

1. Promissory Note
2. Mortgage Agreement
3. Declaration of Restrictive Covenants

If I choose the connection fee financing option but eventually decide to sell my house, what happens to the remaining balance?

A: If a Homeowner chooses to sell their house prior to the end of the 30-year financing schedule, the Homeowner must pay the remaining balance at the closing of the house. The financing offer cannot be transferred to the new homeowner.

Sewer Connection Requirements

What steps do I have to take to connect to the sewer?

A:

1. Homeowner must hire a licensed, insured, and bonded sewer contractor to install the private sewer lateral and decommission the private sewage disposal system at the Homeowner's cost, following NMWRD standards, McHenry County Health Department standards and subject to inspection. A list of sewer contractors is available on the NMWRD website, www.nmwrld.org.
2. Sewer contractor must submit a *Sanitary Sewer Service Permit Application Form* and fee to the District.
3. Sewer contractor or Homeowner must submit a private septic system abandonment permit application to McHenry County Health Department. McHenry County has authority over private septic systems. The McHenry County Health Department requires a permit application, permit fee, and a site plan of the existing septic system components being removed prior to the private septic system being decommissioned.

Visit the McHenry County Health Department website to find the permit application, fee schedule, a list of qualified companies to prepare the required site plan, and other information. Contact the McHenry County Health Department with questions on decommissioning your private septic system (815) 334-4585. **The District cannot assist Homeowners with the County's permit application or required documents.**

Website: www.mchenrycountyil.gov/departments/health-department/environmental-health/onsite-wastewater-treatment

4. Sewer contractor or Homeowner must provide the District with a copy of the McHenry County Health Department septic permit. The District will issue the Sanitary Sewer Service Permit once the County septic permit is received.
5. Sewer contractor or Homeowner to contact Prairie Path Water Company, the water provider in the area, prior to starting sewer work. Due to the soil condition and age of the water system, Prairie Path Water Company has helpful tips to avoid water disruptions. Contact Kyle Woodworth 224-281-1719.

What are the NMWRD construction standards for a sewer lateral connection?

A: Standard construction details are available at www.nmwrld.org. All proposed sewer laterals shall include the installation of sewer disconnect tee, as specified by NMWRD. Contractor must procure the Spears® sewer disconnect tee directly from Mid-American Water in Wauconda, IL.

Can I connect my sump pump to the sanitary sewer?

A: No. The connection of sump pumps to the public sewer is prohibited by law. If NMWRD discovers that a sump pump is connected to the public sewer, the Homeowner will be subject to fines and potential disconnect from the public sewer.

Are the permit forms and construction standards available on the NMWRD website?

A: Yes. Please visit www.nmwrld.org and click on the HOLIDAY HILLS tab in the menu stretching across the top banner. Among other links and downloads, you will find 1) *the Sanitary Sewer Service Permit Application Form*, 2) *the Sanitary Sewer Service Standard Specifications and Design Requirements*, and 3) a list of eligible sewer contractors to perform the work.

Do Homeowners have to connect to the sanitary sewer?

A: Homeowners do not have to connect immediately, but all will be required to connect to the sanitary sewer by December 31, 2038, or when their current private septic system fails, whichever comes first. The NMWRD's offer to finance the connection fee will expire 3 years after the sewer system is operational, leaving Homeowners responsible for their own finances.

Septic System Abandonment

What steps do I have to take to decommission my septic system?

A: McHenry County has authority over private septic systems. The McHenry County Health Department requires a permit application, permit fee, and a site plan of the existing septic system components being removed prior to the private septic system being decommissioned.

Visit the McHenry County Health Department website to find the permit application, fee schedule, a list of qualified companies to prepare the required site plan, and other information. Contact the McHenry County Health Department with questions on decommissioning your private septic system (815) 334-4585. **The District cannot assist Homeowners with the County's permit application or required documents.**

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