



## New Sewer Charges - Capital and Operating

### Frequently Asked Questions

**Q. Is there more than one sewer tax?**

A. Yes. There is a sewer operating tax and a separate sewer capital charge. The operating tax is a property owner's share of annual sewer pumping and treatment expenses. Sewer capital is a property owner's share of the Town's capital cost of installing sewage related infrastructure.

**Q. How are these taxes calculated?**

A. Sewer operating is based on the number of service connections contained on a property divided into the number of total sewage service connections Town wide. The property owner's percentage is then multiplied by the estimated annual sewage pumping and treatment expense.

A. Sewer capital is based on the number of service connections contained on a property. Each service connection has been billed \$1,660. For example, if a property contains two service connections the capital charge is \$3,320 (\$1,660 X 2). Single family dwellings are equal to one (1) service connection. Property owners are given fifteen years to pay for their sewer capital charge.

**Q. How is interest applied on overdue sewer capital charges?**

A. Interest is only applied on the current year portion of the charge. For example, in year one the charge is \$126.02 per service connection. If this amount is not paid within 30 days, 1.5% interest is applied to the outstanding balance for each month it remains unpaid.

**Q. Are the sewer charges treated like property tax?**

A. Yes. If either the sewer operating tax or the current portion of the sewer capital charge charges go unpaid they form a first lien on the property the same as unpaid property taxes.

**Q. What happens to my capital charge in the event I wish to sell my property?**

A. Similar to property tax, the outstanding balance of the total capital charge must be paid in order to obtain clear title to the property. The Town will not transfer the capital charge from one owner to another.

**Q. How often do I pay each charge during the year?**

A. Property owners within the Town of Pictou are billed twice per year as part of the bi-annual tax bill.

**Q. Can I pay the capital sewer charge in full and not over the 15 year period?**

A. **Yes,** Connected property owners will be given the choice to pay their share in a onetime instalment or over 15 equal instalments.

**Q. What happens when I build a new house in the Town of Pictou?**

A. All new connections to the Town sewer will be charged both operating and capital charges depending upon the number of services connected (as explained above).

**Q. What happens if I convert a property into apartments?**

A. Additional services connected will be charged accordingly for both operating and capital charges, for example five new apartments will equal 5 service connections.

If you have other questions or require clarification please contact the Town Office at (902) 485-4372.