



WATER MAIN EXTENSION POLICY

June 3, 2021

I. Purpose

The Water Main Extension Policy establishes the general and financial responsibilities of the Applicant and Fairfax Water (FW) for extensions of water mains to be owned, operated and maintained by FW.

II. History

The Fairfax County Water Authority was created by the Board of Supervisors in 1957 for the purpose of acquiring, constructing, operating and maintaining an integrated water system for supplying and distributing water. Fairfax Water is financially independent and set-up to operate as a true enterprise fund where water system revenues from the sale of water, not taxes, support daily operations, infrastructure reinvestment and system improvements. In the years since, the expansion of FW's distribution system has been largely attributed to the construction of residential and commercial developments throughout the county. The water mains installed as part the development process are ultimately owned and maintained by FW and become a critical component in the supply of water for domestic and fire protection purposes to all customers.

III. Cost Responsibility

Fairfax Water has a policy of "growth pays for growth" where developers and individual homebuilders alike are required to fund the water facilities necessary to provide water service and fire protection to their property.

Under certain circumstances, a water main extension may be eligible for reimbursement by FW. In these cases, the reimbursable portion of the construction will be defined by FW in a cost proposal.

IV. Applicability

A. Applicant's Responsibilities

1. Applicants desire public water service for many reasons. All are considered in the same manner except for those that fall under the FW Bad Well Policy. The design and specifications for all water main extensions are either prepared by Fairfax Water or, if prepared by others, are reviewed and approved by FW. All water mains installed by others are subject to design review and approval, and construction inspection and approval by FW. All water main extensions, regardless of the source of funding, become the property of FW upon completion of installation and acceptance.

2. Water main extensions to serve new or existing developments must comply with the standards in Fairfax Water's Design Practice and Construction Practice Manuals.
3. The Applicant is generally required to extend the water main to the center of the property's frontage along the street. An exception to this is the case where the water main already extends to the frontage of the property, allowing the Applicant a service connection without extending the main, even if the existing main falls short of the center of the property. In addition, homeowners served by an existing well are generally permitted to connect to the nearest existing main to which residential connections are permitted, in lieu of extending the distribution system, where (1) the service line from the existing main would not be significantly longer, as measured from the homeowner's front door, than would any service line from the main extension FW would otherwise require; and (2) connections to the existing main would not adversely affect service to FW's other customers served from that main.

B. FW's Responsibilities

1. In the event that FW desires to install a larger size water main or other facilities that are not required for the provision of adequate service to the Applicant or to comply with FW's design practices, FW is responsible for funding these expenditures.
2. In the case where an Applicant needs to extend or connect to an existing water main which does not have adequate capacity to serve it, the Applicant is responsible for designing, constructing, and funding the system improvement to provide an adequately sized water main to replace the existing main. Fairfax Water funds the abandonment of the existing water main and the cost of reconnecting any existing customers.
3. When in FW's judgement there is no potential for future water main extensions or service connections, or an extension would be detrimental to operations/maintenance, a long service in an easement through private property may be permitted. The Applicant is responsible for acquiring and covering the costs of the easement being dedicated to the Applicant prior to FW installing the service line and meter.

V. Proposal Process

1. When plans are processed for a new development where no water mains exist along the property frontage, or where an existing main does exist but is inadequate to serve the development (domestic and/or fire protection service), an off-site proposal is issued to the developer. Water main extension proposals are also issued to owners of one- or two-lot subdivisions located in

existing development desiring water service. The proposal serves as a contract between the Applicant and Fairfax Water and documents how the Applicant will be reimbursed for a portion of the costs incurred to extend the distribution system to the property.

The proposal is reviewed by the Fairfax Water's Board Member in whose district the proposed development is located. The Fairfax County Supervisor from the district is also notified of the proposed water main extension, as required by the Water Facilities Agreement between Fairfax County and Fairfax Water.

2. Owners of one- or two-lot subdivisions in existing developments have the option of performing the installation of the water main with their own contractors or paying Fairfax Water to have the water main designed and installed by Fairfax Water's Annual Contractor. The costs provided to the Applicant are based on the unit prices in Fairfax Water's Water Main Installation and Service Contract. The total cost of the proposal serves both as the cost to the Applicant to have the work performed by Fairfax Water and as the upper limit for future reimbursement as new meter connections occur.

VI. Reimbursement

1. Fairfax Water's reimbursement for water main extensions is based on the Local Facilities revenue collected from service connections made to the water main extension. The total reimbursement cannot exceed FW's estimated cost to design and construct the water main extension, details of which are included in a cost proposal issued to and signed by the Applicant. The date that the water main extension is placed in-service becomes the anniversary date for the water main extension project. Each year thereafter on that date, the Applicant will be reimbursed, based on the number of service connections to the water main extension in the preceding year. Fairfax Water inspection costs for the water main extension will be deducted from any eligible reimbursements until that obligation is satisfied. Reimbursements are limited to the five-year period following the date on which the water main extension was placed in-service.
2. FW monitors these connections on an annual basis for a period of five-years. No reimbursement will be made for connections beyond the five-year period.