

BENEFITS OF SANITARY SYSTEMS



✓ Lower Maintenance and No Pumping

With a sanitary sewer, wastewater is transported and treated at a municipal facility, eliminating the need for periodic septic tank pumping (usually required every 3-5 years). There are no concerns about sludge buildup or drain field failures.

✓ Higher Reliability and Less Risk of Failure

Septic systems can fail due to blockages, soil saturation, or lack of maintenance, leading to expensive repair and environmental hazards. Sewer systems are generally more reliable since they don't depend on soil absorption and on-site treatment. Sewer systems can handle a wider range of household waste without special care.

✓ Better for High Water Table or Poor Soil Conditions

Septic systems rely on soil drainage to filter wastewater. If the ground has poor drainage high clay content, like much of Southwold has, or a high-water table, a septic system may not function properly, leading to backups or contamination. A sewer system works regardless of soil conditions.

✓ Less Risk of Groundwater Contamination

Poorly maintained or failing septic systems can leak wastewater, contaminating groundwater, wells, and nearby water bodies. Municipal sewers treat wastewater thoroughly, reducing health risks and protecting water quality.

✓ No Space Limitations or Drain Field Requirements

Septic systems require large drain fields, making them impractical for small lots or urban areas. Connecting to a sewer eliminates land use concerns, allowing more flexibility for landscaping, a pool, additions, or other property uses.

✓ Increased Property Value and Easier Resale

Many buyers prefer homes on public sewer systems due to the lower maintenance burden. Some lenders and insurance providers have stricter requirements for homes with septic systems.

✓ System Costs

Septic systems are the sole responsibility of the property owner. Installing a complaint septic system on clay could cost up to \$40,000. Repairs and maintenance of that system would be the property owner's responsibility. After the connection fee is paid, the Township operates and maintains the public side of sanitary systems for a monthly/quarterly fee.

FAST FACTS USER PAY SYSTEM



- 1 The sanitary system is funded entirely by users, not through existing property taxes.
- 2 You only pay for the sanitary system if it's available to your property.
- 3 Properties with sanitary stubs pay a connection fee at the time of installation, estimated at \$19,200.
- 4 Financing options are available, including a 10-year debenture or private lending (e.g., a home line of credit, which may be incorporated into your mortgage upon renewal, subject to lender approval).
- 5 Connecting the sanitary stub to your house is the homeowner's responsibility.
- 6 Fees are based on your water meter usage.
- 7 A monthly base charge (estimated at \$20-\$25) covers future replacement costs over the system's lifespan (approximately 75 years).
- 8 A consumption charge covers system operation. Using less water results in a lower bill.