



CITY OF COEUR D'ALENE

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WASTEWATER DEPARTMENT

765 W. Hubbard Ave.
Coeur d'Alene, ID 83814

Policy #:	Title:	Effective Date:
717	ESTABLISHING HOW "PROPERTY" IS DEFINED FOR THE PURPOSES OF ASSESSING WASTEWATER CAP FEES	December 1, 2020

PURPOSE

M.C. 13.16.010 A. provides, in part, that "The owners of property connecting to the Coeur d'Alene sewer system, directly or by connecting to a private system that connects to the city sewer system, shall be assessed a sewer capitalization fee" M.C. Chapter 13.16 does not define the term "property." The intent of this policy is to provide a consistent methodology for defining "property" for the purpose of CAP fee calculation.

REFERENCE

This policy will replace and supersede any prior policies referencing how properties are defined for the purpose of assessing Wastewater CAP Fees and supplements City of Coeur d'Alene Municipal Code Chapter 13.16.010.

POLICY

I. APPLICABILITY

This policy is applicable to all existing and future sewer service connections to the City of Coeur d'Alene public wastewater system.

II. POLICY STATEMENT

A. **General Rule:** For the purpose of calculating capitalization fees under M.C. Chapter 13.16, the term "property" will mean any legally recognized parcel, lot, or tract of land having a physical address within the City of Coeur d'Alene, Idaho. As such, an individual Wastewater Capitalization Fee or Sewer CAP Fee will be calculated by the Wastewater Department and charged for any and all uses of which results in the generation or existence of sewage within the property seeking connection to the City

of Coeur d'Alene public wastewater system unless one or more of the following exceptions apply.

- B. Exception: A property with more than one physical address may be considered a single "property" for the purposes of calculating a Sewer CAP Fee as long as the property is functionally a "single" property as evidenced by meeting the following criteria (if applicable):
1. Common ownership and operation;
 2. Common or single development plan;
 3. The property is treated as a single "property" for other regulatory purposes (liquor licensure, etc.);
 4. The property may be comprised of multiple contiguous parcels, has a campus-like setting with connectivity or other features indicative of a single "property";
 5. Connection can be made without additional impact on the City's public wastewater systems; and
 6. Treating the property as a single "property" will not undermine the integrity of the City of Coeur d'Alene's Sewer CAP Fee methodology.
- C. Re-evaluation: Once a property meeting the above exception no longer satisfies the necessary criteria, the property's Sewer CAP Fee will be set at the existing use per each physical address.

RESPONSIBLE DEPARTMENT

The City of Coeur d'Alene Wastewater Department shall be charged with the implementation and enforcement of this adopted policy.