

City of Langford



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City of Langford



*Sewer Connection Guide
for Property Owners*

Updated: November 2024

Overview

For your convenience, the City of Langford has compiled this Sewer Connection Guide for Property Owners. Please review the following information before connecting your property to the sewer system. For more information, please contact the City of Langford at (250) 478-7882 or administration@langford.ca.

When Do I Need to Connect?

As per Bylaw No. 1600, any Langford property adjacent to an existing sewer main should have connected before December 31, 2019. If a new sewer main extension means that a property is now adjacent, the owner must connect to the sewer system within **one year** of the Sewer Main Completion Date.

Why Connect?

Council has enabled mandatory connection to ensure the long-term viability of the City's sewer infrastructure. The City sewer system is maintained according to established standards, ensuring the health and safety of residents and the environment.



FAQs

How much will it cost?

The cost to connect to sewer is comprised of two main parts: (1) the Sewer Capital Recovery Fee (SCRF) and (2) the costs to connect your property to the main sewer line. It is recommended that you obtain multiple quotes from contractors for the connection between your house and the main sewer line.

Which Fees will the City Provide Financial Assistance for?

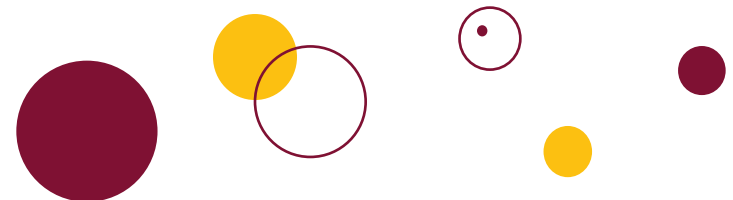
The City can provide financial assistance to cover the Sewer Capital Recovery Fee (SCRF). The property owner is responsible for the costs required to connect their property to the main sewer line.

What is the Sewer Capital Recovery Fee (SCRF)?

The Sewer Capital Recovery Fee (SCRF) is a one-time fee charged to the applicant by WSES at the time of the sewer connection application to recover the cost of the installation of sewer lines and related infrastructure. For 2023, the SCRF per Single Family Equivalent (SFE) was \$10,654.00. There is also a \$25.00 set-up account fee. Once the SCRF is paid and the property owner's sewer account is set up, usage fees begin to be incurred on an annual basis.

Is My Property Located in a Sewer Specified Area (SSA)?

If your property is located in a Sewer Specified Area (SSA), you are not required to pay the Sewer Capital Recovery Fee (SCRF) unless your property was rezoned after September 2004. If you are unsure if this applies to your property, please contact WSES.



Sewer Connection Steps

Corix|West Shore Environmental Services (WSES) operates and maintains the City of Langford's sewer system. Before connecting to the sewer system, please review the following steps:

1. Complete a sewer application at Corix|West Shore Environmental Services (WSES) and pay the appropriate fees after which WSES will issue a Sewer Authorization form.
2. Choose a qualified contractor who will connect your property to the sewer service provided at your property line.
3. With the Sewer Authorization form in hand, you or your contractor can obtain a plumbing permit from the City of Langford for a nominal fee of approximately \$60.00, not including any refundable damage deposit.
4. After your contractor completes the sewer connection, the connection will be inspected by the City of Langford. All on-site works are to be constructed to the BC Plumbing Code and any applicable bylaws or regulations.

Quick Tip! *You might consider organizing your neighbours to engage one contractor for your block, which may result in a cost savings.*



Financial Assistance

If you require financing and are unable to secure it through a financial institution, the City of Langford may be able to assist. Please note that financing is only available for the Sewer Capital Recovery Fee (SCRF) payable to Corix|West Shore Environmental Services (WSES).

In order to qualify for financial assistance from the City of Langford, you must meet the following criteria:

- the property in question must be a residential property and your primary residence
- your household income falls below \$76,894; and
- you have been unsuccessful at securing financing through a financial institution and can provide rejection letter(s).

If approved, the City will then pay the Sewer Connection Recovery Fee (SCRF) to WSES on your behalf. Over a ten year period, the City will then collect from you (the property owner) the fees paid on your behalf plus interest at prime rate plus 2%.

Financial Hardship Exemption

If your household income is below \$43,447, you are then eligible to apply for a five year exemption of payment of all connection fees and physical connection to the sewer system. If after the five year period your household income remains below the applicable low-income threshold, you must then apply for financing (see Financial Assistance section) and connect your property to the sewer system. Only one exemption is permitted. Please contact the City of Langford for more information.

