

UTILITY ASSESSMENTS - WHAT THEY ARE AND WHY THEY ARE CHARGED



Every property owner benefits when water and/or sewer service is made available in a neighborhood area. In addition to avoiding potential problems from failed septic systems and private wells, municipal utilities can add to property values that directly benefit each individual property owner.

All property owners are “assessed” for a portion of the cost of these utility improvements made in their neighborhood.

The City of Fayetteville has assigned responsibility for collecting utility assessments to PWC, which collects the assessments on behalf of the City. Property owners are responsible for payment of their property’s assessment amount. PWC will provide you with specific information, including the due date of your assessment as well as available payment options, which include payment over time.

In addition, the City of Fayetteville has a program to provide financial assistance to help low income families in newly annexed areas with the payment of their assessment. To find out if you are eligible for assistance, please contact Fayetteville Community Development at (910) 433-1598 (subject to change).

The following information will provide you with more details, including answers to questions you may have. If you have additional questions or concerns regarding assessments, please contact PWC at (910) 223-4106 or (910) 223-4254.

What is an assessment?

It is the property owners’s portion of the cost of constructing and expanding water and/or sewer lines to provide the ability for connection to the City’s water and /or sanitary sewer collection system.

Who determines the assessment amount?

The Fayetteville City Council approves a preliminary assessment amount at a public hearing prior to the beginning of the installation. A list of properties to be assessed is announced at that time. Another public hearing is held to confirm the amount after installation is complete.

How will I be notified of the assessment?

After utility services are installed, the City Council will hold a public hearing to approve the assessment amount. This typically occurs within a few months of when you are notified that service is available for connection. This public hearing is your opportunity to speak about your property assessment. You will receive notification by mail from PWC announcing the public hearing. After the assessment amount has been approved, you will receive specific assessment information from PWC’s Assessment Department or from PWC’s Deputy Tax Collector covering cost and payment options.

How long will I have to pay my assessment?

Financing options are available for **up to ten (10) years**.

If I choose the financing options, what is the interest rate?

Any balance remaining after the assessment due date will be charged interest at a rate set by the City Council when the assessment is confirmed. Any balance remaining after the no interest due date will be charged an annual interest rate not to exceed 8.00%.

How can I avoid paying interest on the assessment?

Payments made in full before the assessment due date (within 50 days of City Council’s confirmation date) will not be charged interest. The no-interest deadline date will be provided in the assessment information mailed by PWC’s Deputy Tax Collector after the assessment is approved by the City Council.

Can I pay monthly?

Yes. PWC can establish monthly payment options on your assessment plus interest for **up to ten (10) years**. This payment can be added to your monthly PWC bill. More specific information will be provided with your assessment notice.

Can I pay annually?

Yes. If you pay annually, you will receive **ten (10) annual bills** that indicate the principal and interest up to that date. The annual assessment payments are due on the original assessment due date each year until paid in full.

How does PWC know I own this property and obtain my mailing address?

PWC uses the information obtained by public records and Cumberland County Tax Assessor website to obtain owners' names and mailing addresses. Please contact the Cumberland County Tax Office at (910) 678-7507 to keep your mailing address updated.

What happens if I don't pay the assessment?

The assessment is the responsibility of the property owner. The unpaid portion is a lien on the property.

Does the assessment cover connection cost?

No, the assessment covers the installation of the sanitary sewer mains and laterals. The property owner is responsible for the plumber's fee to connect to the water and/or sanitary sewer system. A facility investment fee (FIF) is also charged when a property (in any area, annexed or not) connects to the PWC sewer system. **However, the FIF will be waived for property owners within annexed areas who connect within six months from the date they are notified that service is available for connection.** Property owners in annexed areas who connect after six months of being notified that water and/or sewer was available will be subject to the FIF.

Do I have to connect? If I don't want to connect, do I have to pay the assessment?

PWC does not require you to connect. However, all property owners in areas where water and/or sewer lines have been installed are responsible for the assessment, whether or not they connect to the service.

Are there any circumstances that would make connection necessary?

Connection may be required if your septic tank needs repair. If the property is currently within the city limits of Fayetteville and within 200 ft. of municipal sewer connection, property owners are required to connect to public sewer (G.S. 160 A-317). Also, residents/homebuyers financing a home may find that the lender requires connection, if water and/or sewer service is available, before they will approve the loan.



Who to Call

For questions about assessments:

(910) 223-4106 or (910) 223-4254

www.faypwc.com

For questions about connections:

(910) 223-4600



SHARING THE COST OF NEIGHBORHOOD IMPROVEMENTS

WHAT YOU NEED
TO KNOW ABOUT
UTILITY
ASSESSMENTS

