

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.

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. PWC will provide you specific assessment information, including the due date, as well as available payment options that may be available to make payments over time.

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’s Assessment Department at (910) 223-4106 or (910) 223-4254.

What is an assessment?

It is the property owner’s portion of the cost of constructing and expanding water and/or sewer lines to make these public utilities available for connection to PWC’s water and /or sanitary sewer collection system. PWC pays the majority of the cost to extend these services.

Who determines the assessment amount?

The Fayetteville City Council sets the assessment amount. They approve the preliminary assessment at a public hearing prior to the utility installation. Another public hearing is held to confirm the amount after the installation is complete. The assessment is the responsibility of the property owner and is a lien against the property until fully paid.

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 Deputy Tax Collector covering cost and payment options.

How long will I have to pay my assessment?

Assessments are due in full at the time they are confirmed by the City Council, however, financing options are available and can be arranged 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 (prime plus 2%, not to exceed 8%) when the assessment is confirmed. Any balance remaining after the no interest due date will be charged the annual interest rate set by the Council.

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 cannot be added to your monthly PWC bill. Instead, you will receive a separate assessment statement. More specific information will be provided with your assessment notice mailed from PWC.

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, as well as PWC, to keep your mailing address updated.

What happens if I don't pay the assessment?

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

Does the assessment cover connection cost?

No, the assessment covers the installation of the water and /or 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 PWC facility investment fee (FIF) is also charged when a property (in any area, annexed or not) connects to the PWC utility 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.**

Any property within the project area not connected after the six month deadline date will be charged the applicable FIF fee at the time of connection.

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 assessment questions:

Call PWC at (910) 223-4106 or (910) 223-4254

For Questions about connection of your home or business:

Call PWC at (910) 223-4600

For Questions about financial assistance:

Call City Economic & Community Development at (910) 433-1590

Update your tax record mailing address:

Call the Cumberland County Tax Office at (910) 678-7507



16925 750 2/2020

SHARING THE COST OF NEIGHBORHOOD IMPROVEMENTS

WHAT YOU NEED TO KNOW ABOUT UTILITY ASSESSMENTS

