

## Beaver Brook Currents

### # INACTIVE AND UNASSIGNED TAPS #

### # QUESTIONS & ANSWERS #

**Q: Why did the Lookout Mountain Water District (LMWD) change the policies?**

A: For many reasons:

- To add value to all properties served and capable of being served
- To have all customers equitably support large scale and long-term capital improvements on the reservoirs and dams
- To promote the health, safety, security and general welfare of the inhabitants
- For the orderly and uniform administration of the LMWD
- To encourage activation of authorized taps as initially intended under the Service Plan of 1988
- To encourage and cause unconnected taps to contribute to the ongoing maintenance and operations costs on an equitable basis with active, connected taps
- To improve the financial sustainability of the LMWD

**Q: When did these policies change and where do I find the "Policies" that the Board of Directors signed?**

A: They were adopted in September 2016 and are being phased in. All inactive tap owners on record in October 2016 were mailed a letter and a copy of the resolution. See <http://www.lookoutmountainwaterdistrict.org/customer-service/inactive-tap-fees/>

**Q: I didn't get anything from the District regarding this—should I be concerned?**

A: If you are a regular water customer these policies do not have a direct impact on you because you have an active, assigned tap. However, these policies are designed to improve the operations and financial soundness of the District, so they will benefit all customers.

**Q: What regular charges apply to an inactive tap?**

A: The monthly minimum fee is charged to all inactive taps, which is the same as regular residential customers (currently \$36.14), plus an additional fee for unassigned taps (see below).

**Q: What if I did not assign my tap?**

A: Starting with the September bill, each unassigned tap will be assessed a fee of \$83.33 each month (Total \$119.47)

**Q: What can I do if I want to avoid or reduce the unassigned or inactive tap fees?**

- **Assign your tap to property.** If you own or acquire a parcel that is capable of being served, this is an option. An inclusion fee may apply (\$18,500) depending on the status of the parcel. However, once a tap is assigned to a parcel, a \$15,000 transfer fee will apply if it must be moved to another parcel
- **Activate your tap.** Follow connection procedures if your tap is already assigned to a parcel
- **Sell your tap.** If you have clear title to your tap, you are free to sell it to a person or entity of your choice. Under the new policy, LMWD offered to purchase an inactive tap for \$1,500; to start this process, please send a letter of intent to the District

**Q: Will the LMWD re-sell to the public the taps that it buys? What will they do with the taps, and why won't they pay me a higher price?**

A: The LMWD Board of Directors has not sold taps for almost 30 years and is unlikely to change this precedent. Taps surrendered to LMWD will be most beneficial if they are terminated, because the obligation to serve them with the underlying water rights are no longer required.

**Q: If I plan to sell or buy an inactive tap, what should I do?**

- Make sure the title is free and clear.
- Make sure that you are informed of all applicable fees and possible or potential costs regarding activating the tap at a new location, including construction of the water line and Lateral buy-in fees.
- Provide copies of the transferring document(s) to the LMWD as soon as possible.
- Make sure the changes are reflected in the billing records on the next bill.

**Q: What if I need to transfer an tap from one parcel to another parcel?**

A: A \$15,000 transfer fee will apply and the re-assignment can only occur if the parcel is currently included in the District (see "Assign your tap to property" above). This fee does not apply if the 'original' parcel is divided into smaller parcels that are formed from the 'original' parcel.