



OJRSA

Oconee Joint Regional
SEWER AUTHORITY

IMPACT FEE POLICY

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DEFINITIONS, ACRONYMS, AND FORMAT

This Section of the *OJRSA Impact Policy* contains definitions, acronyms, abbreviations, and formatting that are specific to this document.

DEFINITIONS AND ACRONYMS

The following words and acronyms (abbreviations) shall mean the following unless the context, custom or intent clearly indicates otherwise:

Board means the OJRSA Board of Commissioners.

Capacity Permit means a permit for OJRSA Wastewater System Capacity (or other document that serves this purpose) issued to a User or facility after January 1, 1990.

Capacity: OJRSA's ability to have wastewater resources available to meet the service needs of its Customers. The combination of plant and service-related activities required in order to provide the amount of wastewater service required by the Customer. All Capacity is owned by OJRSA, but rights to utilize Capacity may be assigned to Customers under the terms of this policy.

Construction Permit means a permit issued by SCDES that conditionally allows for a wastewater project to be built.

Customer means a User who, according to the records of a Member City or the OJRSA, receives wastewater service at a site that is directly or indirectly served by the OJRSA via a sewer service connection.

Employee means any full-time, part-time, or temporary individual who works at or routinely occupies a premises during normal operating hours, regardless of compensation. For sewer loading calculations, each Employee is assumed to contribute a standard daily wastewater flow, typically based on industry or regulatory estimates.

ERU means an equivalent residential unit, which is a standardized unit of measurement used in wastewater planning to represent the average daily wastewater flow or demand generated by a typical single-family residence. It serves as a baseline for comparing and calculating the wastewater contribution of various types of properties—residential, commercial, institutional, or industrial—on a consistent basis. The OJRSA considers one (1) ERU to equal 300 gpd.

etc. means *Et Cetera*, Latin for "and other things."

Executive Director means the Executive Director of OJRSA.

gpd means Gallons Per Day

Hydraulic Loading means the average daily volume of wastewater generated by specific types of Users or sources in gpd. These values are used in planning, permitting, and designing wastewater conveyance and treatment systems to ensure they can handle expected flows without risk of overloading.

Impact Fee means a one-time charge assessed to all new sewer Customers of OJRSA to recover costs associated with utilizing existing sewer infrastructure and constructing new sewer infrastructure in support of new development or expansions.

Land Use means the utilization condition of a property and for purposes of this Impact Fee Policy shall be either Residential Use or Nonresidential Use.

Member City means the cities of Seneca, Walhalla, and Westminster and others as defined by legally binding Intergovernmental Agreement(s).

Nonresidential Use means any use other than a Residential Use, which may include, but is not limited to: commercial users, industrial users, health care facilities, religious establishments, educational facilities, assisted living

facilities, and other establishments. *It shall also include apartments, condominiums, and other multi-unit housing complexes served potable water by a master meter and/or with a common sewer service lateral or system serving multiple units prior to connecting with a public sewer.*

O CSC means Oconee County Sewer Commission, predecessor to the Oconee Joint Regional Sewer Authority.

OJRSA means Oconee Joint Regional Sewer Authority, South Carolina.

OJRSA Retail System means, in reference to OJRSA's wastewater treatment and/or conveyance system, the portion of the wastewater collection system, trunk sewer, and/or treatment plant where OJRSA is the sole wastewater utility providing services to the User.

OJRSA Service Area means the area that OJRSA is permitted to provide service, as may be amended from time to time.

OJRSA Wholesale System means, in reference to OJRSA's wastewater treatment and/or conveyance system, the portion of OJRSA wastewater trunk sewer and/or treatment system that serves a Member City, as well as the Town of West Union, which are considered to be the Users' the applicable retail sewer provider.

PE means Professional Engineer.

Residential Use means a freestanding residential structure and is intended to be used as a single unit with unshared utilities. Includes detached homes (regardless of its location in a subdivision), mobile homes, multi-family developments (*if units have individual sewer plumbing that is not combined prior to connection to the public sewer system*), and recreational vehicle/camper site with an individual water meter and sewer connection. It shall not include those served potable water by a master meter for water service (which measures total water consumption for an entire building or complex) or those defined as a Nonresidential Use.

Retail Impact Fund means the banking and investment account to be used for the renovation, modernization, and expansion of OJRSA Retail System, the funding source of which is impact fees collected and expended pursuant to Title 6, Chapter 1, Article 9 of the Code of Laws of South Carolina 1976, as amended and this Impact Fee Policy.

SCDES means South Carolina Department Environmental Services or any successor agency.

User means any person or entity who directly or indirectly discharges, causes, or permits the discharge of domestic or nondomestic wastewater to any wastewater conveyance system directly or indirectly connected to an OJRSA facility. Users consist of Residential Users and Nonresidential Users. A User can have water and/or sewer service provided by a Member City, OJRSA, or can be a Well Customer. *See OJRSA Sewer Use Regulation for additional information.*

Well Customer means a Customer that utilizes sewer service from OJRSA, but otherwise receives potable or non-potable water from any hole that is drilled, dug, or excavated. Such Customers shall be classified as Residential or Nonresidential Users.

Wholesale Impact Fund means the banking and investment account to be used for the renovation, modernization, and expansion of OJRSA Wholesale System, the funding source of which is impact fees collected and expended pursuant to Title 6, Chapter 1, Article 9 of the South Carolina Code of Laws 1976, as amended and this Impact Fee Policy.

Willingness and Capability Letter means an executed letter from OJRSA providing its initial commitment to provide sewer service to a developer or owner. This letter may also be titled by the following: Willingness & Ability to Serve, Commitment to Own, Commitment to Own & Operate, of other similar title as required by SCDES prior to the issuance of a construction permit that will allow for the construction of a wastewater system.

DOCUMENT FORMAT

This manual contains fonts and styles that mean certain things, including points of emphasis or reference other sections or materials. Below is a list of the types used within this manual and what it represents when encountered in the *OJRSA Impact Fee Policy*.

Italics

MIX-SIZED CAPITAL LETTERS

Underlined Italics

Title of books, manuals, and other documents

Name of sections or appendices in a book, manual, or other document

A note of caution or warning

SECTION 1 – ADOPTION

This *OJRSA Impact Fee Policy* (the “Impact Fee Policy” or “Policy”) shall become effective in accordance with OJRSA Resolution 2025-06 dated August 4, 2025. All resolutions or policies (including former impact fee policies) that are in conflict with the provisions of this Resolution or the Policy are hereby repealed to the extent of the conflict or inconsistency or in their entirety where the conflict or inconsistency is not severable from such document.

SECTION 2 – PURPOSE

The purpose of this Policy is to establish the method by which Impact Fees, as defined herein, shall be calculated and assessed within the OJRSA. This Impact Fee Policy is based upon the conclusions and recommendations found in the Technical Memorandum dated April 3, 2025 prepared by Jason Gillespie, PE of Weston & Sampson Engineers, Incorporated (the “Impact Fee Consultant”), which is attached hereto as Appendix 1.

SECTION 3 – POLICY

3.1 ASSESSMENT

An Impact Fee shall be assessed on all new development and redevelopment, including a change in Land Use, located within the OJRSA Service Area for which new sewer service is necessary or additional sewer service is needed based on *OJRSA Development Policy* SECTION 7.1, except for the following:

- A. Rebuilding or replacing a structure (residential or nonresidential) on a parcel of land that contains an existing sewer service with a wastewater flow contribution less than or equal to previously permitted use;
- B. Remodeling or repairing a structure with the same Land Use that does not result in an increase in the volume of wastewater discharged or place additional demands on OJRSA’s facilities and equipment;
- C. Construction of an addition to a structure (residential or nonresidential) that does not increase the volume of wastewater discharge; or
- D. Placing a construction trailer or temporary office on a lot during the temporary period of construction on the same lot;
- E. Changing or adding uses or equipment that creates no new or increased volume of wastewater discharge for OJRSA’s facilities and equipment.

3.2 NONTRANSFERABLE

The capacity purchased via an Impact Fee shall remain with the real property regardless of ownership. The capacity shall not be transferred to an alternate property location, nor can it be sold, purchased from someone else, or traded as a commodity.

3.3 IMPACT FEE RATES AND REASSESSMENT

- A. The rates for Impact Fees are based on advice received from the Impact Fee Consultant, and have been approved by the Board on June 2, 2025. The rates are set forth in the *OJRSA Schedule of Fees* adopted and periodically updated by the Board. The rates may be subject to change based upon future legislative action undertaken by the Board. Impact Fee rates are based on Hydraulic Loading for particular Land Uses as set forth below. Each gpd of anticipated usage will be assessed at separate per gallon cost for both OJRSA Wholesale System Customers and for OJRSA Retail System Customers, as set forth in the *OJRSA Schedule of Fees*. Regardless of Hydraulic Loadings, the minimum Impact Fee to be assessed per sewer connection shall be one (1) ERU.

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which is equal to 300 gpd as further set out on the table below. NOTE: Where SC Regulation 61-67 Appendix A and OJRSA Development Policy differ, the Impact Fee shall be based on the OJRSA Development Policy.

Types of Establishments Per OJRSA Development Policy		Hydraulic Loading (gpd)
A	Airport:	
	Per Employee	8
	Per Passenger	4
B	Apartments, Condominiums, and Similar Multi-Family Developments: (As defined in the Sewer Use Regulation)	
	Four-to-Six (4-to-6) Bedroom (Per Unit) ¹	300
	Three (3) Bedrooms (Per Unit)	300
	Two (2) Bedrooms (Per Unit)	225
	One (1) Bedroom (Per Unit)	150
C	Assembly Halls: (Per Seat)	4
D	Barber Shop:	
	Per Employee	8
	Per Chair	75
E	Bars, Taverns:	
	Per Employee	8
	Per Seat, Excluding Restaurant	30
F	Beauty Shop/Pet Grooming Shop:²	
	Per Employee	8
	Per Chair	94
G	Boarding House, Dormitory: (per resident)	38
H	Bowling Alley:	
	Per Employee	8
	Per Lane, No Restaurant, Bar, or Lounge	94
I	Camps:	
	Resort, Luxury (Per Person)	75
	Summer (Per Person)	38
	Day, with Central Bathhouse (Per Person)	26
	Travel Trailer (Per Site)	131
J	Car Wash: (Per Car Washed)	56
K	Churches:	
	Per Seat	2
	Fellowship Hall with Commercial Kitchen ³	5
L	Clinics, Doctor's Office:	
	Per Employee	11
	Per Patient	4
M	Country Club, Fitness Center, Gym, Spa: (Per Member)	38
N	Dentist Office:	
	Per Employee	11
	Per Chair	6
	Per Suction Unit; Standard Unit	278
	Per Suction Unit; Recycling Unit	71

¹ Email received from Gina Abbott with SCDHEC on December 19, 2019 stated: "R. 61-67 does not specify a loading for a 4 or 5 bedroom apartment unit. The loading for a residential lot is 300 gpd. It would be acceptable to use 300 gpd for a 4 or 5 bedroom apartment unit."

² To be included as it is not addressed elsewhere in this document.

³ Per Seat, per OJRSA Policy established August 21, 2000.

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Types of Establishments Per OJRSA Development Policy		Hydraulic Loading (gpd)
	Per Suction Unit; Air Generated Unit	0
O	Factories, Industries:	
	Per Employee	19
	Per Employee, with Showers	26
	Per Employee, with Kitchen	30
	Per Employee, with Showers and Kitchen	34
P	Fairgrounds: (Average Attendance, Per Person)	4
Q	Grocery Stores: (Per square foot of floor space, unknown occupant)⁴	0.20
R	Hospitals:	
	Per Resident Staff	75
	Per Bed	150
S	Hotels: (Per Bedroom, No Restaurant)	75
T	Institutions Not Elsewhere Defined Within the Policy: (Per Resident)	75
U	Laundries: (Self Service, Per Machine)	300
V	Marinas: (Per Slip)	23
W	Mobile Homes: (Per Unit)	See CC Below
X	Motels: (Per Unit, No Restaurant)	75
Y	Nursing Homes:	
	Per Bed	75
	Per Bed, with Laundry	113
Z	Offices, Small Stores, Administration Buildings, General: (Per square foot of floor space, unknown occupant)⁵	0.20
AA	Picnic Parks: (Average Attendance, Per Person)	8
BB	Prison/Jail:	
	Per Employee	11
	Per Inmate	94
CC	Residences, Patio Homes, and Other Single-Family Residential Uses: (As defined in the Sewer Use Regulation; Per House or Unit)	300
DD	Rest Areas, Welcome Centers:	
	Per Person	4
	Per Person, with Showers	8
EE	Rest Homes/Retirement Homes/Assisted Living Facilities:	
	Per Bed	75
	Per Bed, with Laundry	113
FF	Restaurants/Coffee Shops/Cafes/Bakeries/Event Venues (and other locations with food service):	
	Not Twenty-Four (24) Hours (Per Seat)	30
	Twenty-Four (24) Hour Restaurant (Per Seat)	53
	Drive-In (Per Car Served)	30
	Vending Machine, Walk-up Deli (Per Person)	30
GG	Schools, Day Care:	
	Per Person	9
	Per Person, with Cafeteria	11
	Per Person, with Cafeteria, Gym, and Showers	15
HH	Service Stations/Gasoline or Fueling Stations	

⁴ OJRSA Board adopted using the former SCDHEC standard of 200 GPD per 1,000 sqft of floor space on October 5, 2015.

⁵ OJRSA Board adopted using the former SCDHEC standard of 200 GPD per 1,000 sqft of floor space on October 5, 2015.

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Types of Establishments Per OJRSA Development Policy		Hydraulic Loading (gpd)
	Per Employee	8
	Per Car Served	8
	Car Wash (Per Car Washed)	56
II	Shopping Centers, Large Department Stores, Malls: (Per square foot of floor space, unknown occupant)⁶	0.20
JJ	Stadiums, Coliseums: (Per Seat, No Restaurant)	4
KK	Swimming Pools: (Per Person, with Sewer Facilities and Showers)	8
LL	Theaters:	
	Indoor (Per Seat)	4
	Drive-In (Per Stall)	4
N/A	Industrial User Process Wastewater:	Case-by-Case
N/A	Nonresidential Use Well Customer:	Case-by-Case
N/A	Special Requested Discharge:	Case-by-Case

- A. Impact Fees shall be reviewed or reassessed on a regular basis and an update on these costs shall be provided to the Board for implementation, as applicable.
- B. Any hydraulic loading calculations based on “per” unit factors (e.g., per person, per car, per employee, per bed, per inmate, per seat, etc.) shall rely on reasonable usage and occupancy assumptions applicable to standard businesses or facilities performing such functions. If an industry or entity is unwilling or unable to provide assumptions acceptable to OJRSA for the purpose of estimating hydraulic loadings, OJRSA may engage a qualified consultant to assist in making such determinations. The consultant’s recommendations shall be final and not subject to appeal. All costs associated with retaining such a consultant shall be paid in full by the Impact Fee payor, in addition to any Impact Fees due.

3.4 PAYMENT AND TIMING

Impact Fees will be paid as described below:

- A. Impact Fees shall be paid prior to the issuance of a Capacity Permit in accordance with the rates set forth in the *OJRSA Schedule of Fees*.
- B. Payment of the Impact Fee is a condition of development approval and the issuance of a Capacity Permit shall not be issued until Impact Fees are paid in full.
- C. For Nonresidential Users that discharge wastewater from water sources other than strictly a potable supply (e.g., direct surface withdrawal, groundwater wells, etc.) and/or if there is an anticipated difference greater than five percent (5%) between the potable water used by an industry and the amount to be discharged (e.g., evaporation through cooling, beverage bottling operations, etc.), then it will be necessary for OJRSA establish the Impact Fee on a case by case basis and to consult an engineering firm of its choice to determine what the appropriate Impact Fees shall be. All costs for process water shall be calculated at a per gallon rate as stated in the *OJRSA Schedule of Fees*. All costs of the engineer’s assessment shall be the applicable Nonresidential User’s sole expense. If, after one (1) year of substantially completed operation, the actual volume of wastewater discharge differs by more than five percent (5%) from the potable water used, User will be assessed additional Impact Fees to cover the increased wastewater volume. Service will be terminated if additional Impact Fees are not timely paid within 30 days of a written request for payment.
- D. For subdivisions, the property developer shall pay Impact Fees for all lots within the subdivision with the assumption that all lots for Residential Use will generate only one (1) ERU of flow. Flow associated with Nonresidential Use will be determined based on the table in Section 3.3. Impact Fees for subdivisions must be paid prior to OJRSA issuing a Willingness and Capability Letter that is necessary for the permitting of a wastewater

⁶ OJRSA Board adopted using the former SCDHEC standard of 200 gpd per 1,000 sqft of floor space on October 5, 2015.

collection system extension serving a development. To the extent that an Impact Fee was not paid for a property within a subdivision prior to July 1, 2021, all new development shall be subject to the Impact Fees as set forth in this Impact Fee Policy.

- E. Impact Fees for Well Customers or other unmetered connections for their water supply shall be charged in the following manner:
 - 1. Each Residential User shall be charged a fee based on one (1) ERU, and
 - 2. Each Nonresidential User shall be charged a fee as determined on a case-by-case basis as described in Section 3.4(C) above.
- F. In limited circumstances, a fee payor may request to provide services, monetary contributions, or facilities in lieu of the payment of Impact Fees. In such event, any services, monetary contributions, or facilities paid in lieu of the payment of Impact Fees shall be evaluated and, in the Board's sole discretion valued by a consultant chosen in the discretion of OJRSA, acting through its Executive Director, to be credited against the applicable Impact Fees due and owing. The authority to reduce, credit or waive applicable Impact Fees is in the Board's sole discretion.
- G. Unusual situations and conditions not addressed in this Impact Fee Policy shall be considered in consultation with the OJRSA's engineer on a case-by-case basis. Such decisions made by the OJRSA shall not establish precedence for similar circumstances that may occur in the future.

3.5 USAGE

- A. Impact Fees shall be imposed only to fund wastewater system improvement costs reasonably related to new development. Impact Fees cannot be used to offset OJRSA's operating costs or maintenance of existing public facilities.
- B. Based on the calculations performed by Impact Fee Consultants, the Impact Fees shall not exceed the costs of wastewater system improvement costs reasonably related to such development.
- C. The Executive Director, or his/her designee, shall make periodic reports to the Board and/or any designated committee regarding the collection and use of Impact Fees. Consideration shall be given as to how the Impact Fees are being spent for the benefits of new developments or replacing existing capacity within the OJRSA Service Area.

3.6 DISPOSITION

All monies paid by the fee payor pursuant to this Impact Fee Policy shall be identified as Impact Fees and promptly deposited in either the Retail Impact Fund or the Wholesale Impact Fund. Impact Fees shall be deposited in the Retail Impact Fund if the additional capacity is required from the OJRSA Retail System. Impact Fees shall be deposited in the Wholesale Impact Fund if the additional capacity is required from the OJRSA Wholesale System. Any Impact Fees on deposit in either the Retail Impact Fund or the Wholesale Impact Fund that are not immediately necessary for expenditure shall be maintained and be invested (in accordance with South Carolina law and OJRSA's Financial Policies) prior to expenditure on authorized projects. Interest earned within the Retail Impact Fund or the Wholesale Impact Fund shall be treated as Impact Fees subject to all restrictions placed on the use of Impact Fees pursuant to this Impact Fee Policy.

3.7 REFUNDS

- A. OJRSA shall refund, to the current owner of record of the property for which an Impact Fee has been paid, all Impact Fees paid with respect to such property if the development for which the Impact Fees were imposed did not occur and no financial impact to OJRSA has occurred in preparation to increase capacity to serve the property; provided that, if some, but not all, of the development for which Impact Fees were imposed occurred, the amount of Impact Fees shall be refunded and shall be pro-rated accordingly. Such refunds must be approved by the Operations & Planning Committee, which is a standing committee of the OJRSA Board.
- B. Subject to the provisions of 3.7(A) set forth above, property owners seeking a refund of Impact Fees must submit a written request for a refund of Impact Fees to the Executive Director within one (1) year of the date of abandonment of the development for which a Willingness and Capability Letter was issued. This notification to OJRSA must occur following confirmation that the Construction Permit has been canceled and flow

associated with the project that was allocated by SCDES to OJRSA facilities has been removed by SCDES. Refunds of Impact Fees shall not include any interest earnings or other revenues derived from the Impact Fees accruing after the initial date of payment. Any Impact Fees, subject to the provisions of this section for which no application for a refund has been made within the one (1) year refund claim period, shall be retained by OJRSA and expended on public facilities of the type for which such Impact Fees were collected.

3.8 APPEALS

- A. A fee payor may pay Impact Fees under protest. Payment under protest is a condition precedent to appealing any Impact Fees described herein. Additionally, a fee payor, at his/her option, may also post a bond or submit an irrevocable letter of credit for the amount of Impact Fees due instead of making a cash payment under protest, pending the outcome of an appeal.
- B. A fee payor may file an administrative appeal with the Executive Director regarding the payment of Impact Fees by filing a written notice of appeal. Said notice shall be filed within ten (10) calendar days of the payment of the Impact Fees. The filing of an appeal will immediately halt all sewer services unless the fee payor posts a bond or submits an irrevocable letter of credit for the full amount of the Impact Fees as calculated by OJRSA to be due. All notices of appeal shall include a full explanation of the reasons for the appeal, specifying the grounds therefor, and containing any documentation that the fee payor desires to be considered. The appeal shall contain the name and address of the fee payor filing the appeal and shall state their capacity to act as representative or agent if they are not the owner of the property to which recovery fees pertain. By no later than twenty (20) calendar days following receipt of the written notice of appeal, the Executive Director will review the appellant's written report, supporting documentation and departmental staff reports. The review period may be extended in the discretion of the Executive Director if additional information is needed from the appellant in order to render a decision. Upon completion of the administrative review, the Executive Director will provide a written response to the Appellant constituting a final administrative determination.
- C. Any person desiring to appeal the final administrative determination of the Executive Director regarding payment of Impact Fees shall file a written notice of appeal to the Board. Said notice of appeal to the Board shall be filed with the Secretary of the Board within five (5) business days following receipt of the final administrative determination. Receipt shall be construed to have occurred when the final administrative decision is deposited in the United States mail postage prepaid to the person whose name and address is identified in the original notice of appeal. Thereafter, the Board shall conduct a hearing at its next regularly scheduled meeting, or such other meeting time as may be agreeable to OJRSA and the appellant, and shall allow the appellant, in person or acting through counsel, to present an oral presentation to the Board regarding its appeal. After hearing such appeal, the Board, within ten (10) business days, shall make a written finding as to the appeal and either accept the findings appeal, reject it or proffer a compromise. If any refund is determined, OJRSA shall refund the required amount within ten (10) business days of the written determination by the Board. The findings and determination of the Board shall constitute the final judicial determination as to the payment of Impact Fees.
- D. Only after all administrative appeals have been exhausted under the provisions of this Impact Fee Policy, the aggrieved fee payor may determine to file a suit in a court of competent jurisdiction to challenge the payment of the disputed Impact Fees.

REVISION HISTORY

This and previous editions must be maintained in accordance with the *OJRSA Records Retention Policy*.

Table 1: OJRSA Impact Fee Policy revision history

Revision Number	Date	Description of Changes
N/A	11/21/1989	Ocone County Ordinance [19]89-6 established first wastewater impact fee at rate of \$300 per ERU of 200 gallons of wastewater per day. The effective date of the fee to be midnight, 12/31/1989.

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Revision Number	Date	Description of Changes
N/A	05/13/1991	OCSC Board approves changes to impact fee policy, including a change to the residential ERU to 400 gpd, what constitutes new construction that must pay fees, multiple residences on a single connection, fees for larger users, and exemptions.
N/A	07/06/1998	OCSC Board policy states the agency can neither waive nor lower impact fees.
N/A	10/05/1998	OCSC Board policy requires payment of impact fees before facility can get a building permit.
N/A	03/01/1999	OCSC Board policy adopted that considers “sweet shops” (dessert and ice cream stores) to be charged impact fees based on them being a “recreation-type facility” of five (5) gpd per seat plus twenty-five (25) gpd per employee.
N/A	01/10/2000	OCSC policy adopted that requires Industrial Pretreatment staff to take an average of the number of employees for an industry during the previous year to complete the audit for determining impact fees. This number is to include temporary employees.
N/A	04/01/2002	OCSC Board passed policy to bill Oconee County for impact fees associated with the Newry community.
N/A	10/04/2004	OCSC Board approved transferring impact fees from the old School District of Oconee County Administration Building to the new building but they must pay some fees for additional staff.
N/A	05/01/2006	OCSC Board addressed requirements necessary to provide refund for a facility that constructed a smaller facility than was originally permitted.
N/A	07/03/2006	OCSC approved increasing impact fee to \$450 per ERU and approved reviewing the fee annually and increasing it based on changes in the Consumer Price Index.
N/A	08/07/2006	OCSC adopted policy on how to calculate impact fees on buildings without dividing walls (“shell buildings”).
N/A	02/04/2008	OJRSA Board authorized creation of an additional impact fee for the transportation and trunk line system of \$300 per ERU. The effective date to be 04/01/2008.
N/A	10/05/2015	OJRSA Board continued former SCDHEC method to calculate grocery stores, offices, small stores/businesses/administration buildings, and shopping centers/large department stores/malls.
N/A	11/07/2016	OJRSA Board provided a grant to cover impact fees for Walhalla American Legion Post #214.
N/A	12/07/2020	OJRSA Resolution 2021-06 addressed how to handle non-permitted and under-permitted residential and nonresidential facilities regarding payment of impact fees.
N/A	04/05/2021	OJRSA Resolution 2021-12 changed the way impact fees are calculated, which is to use water meter size and type use instead of Hydraulic Loading, which uses ERUs. It also established “grandfathering” certain existing customers. The effective date to be 07/01/2021.
N/A	05/02/2022	OJRSA Board approved policy to collect impact fees for its retail sewer service area in southern Oconee County. The fees collected for this fund are to be used solely for growth-related projects associated with the OJRSA Retail Wastewater System. If used for a commonly-shared asset, such as the Coneross Creek Water Reclamation Facility, project expenses paid by the Member Cities and retail sewer customers shall be equal to the percentage of impact fees collected from the Wholesale and Retail users beginning January 1, 2023.
0000	10/02/2023	Initial issue of comprehensive <i>OJRSA Impact Fee</i> by <i>OJRSA Resolution 2024-04</i> .
0001	08/04/2025	Update to Policy by <i>OJRSA Resolution 2025-06</i> .

APPENDIX 1 – IMPACT FEE ANALYSIS



3453 Pelham Road, Suite 204, Greenville, SC 29615
Tel: 864.686.5774

MEMORANDUM

TO: Chris Eleazer, Executive Director, Oconee Joint Regional Sewer Authority

FROM: Jason Gillespie, P.E.

DATE: April 3, 2025

SUBJECT: Impact Fee Analysis – SCDES Contributory Loadings

Oconee Joint Regional Sewer Authority (OJRSA) currently has an impact fee based on an estimate of \$15.25 per GPD, as assessed on an estimated typical flow from the water meter size. These current rates are shown in Table 1.

Table 1: Current Impact Fee Structure Based on Meter Type and Size

Meter Type / Size		Impact Fee CURRENT (approved in 2023)	WSE Recommended Impact Fee For FY 2024
Residential	5/8" or 3/4"	\$2,300	\$3,700
	1"	\$5,600	\$8,900
Commercial / Industrial	5/8" or 3/4"	\$3,400	\$5,500
	1"	\$5,600	\$15,300
	1 1/2"	\$24,900	\$39,900
	2"	\$50,400	\$81,000
	3"	\$150,000	\$240,500
	4"	\$188,200	\$302,300
	6"	\$360,400	\$578,900
	8"	\$565,800	\$908,900

WSE evaluated the capital improvement costs in the current construction market climate in 2023, and the impact fee was raised to \$15.25 per gpd ADF. This is below the WSE's recommendation at that time of \$24.50 per gpd ADF. We have now updated the analysis again to estimate costs for the current market climate in 2025. Our analysis showed that construction costs within the wastewater construction industry have risen approximately 5% since 2023. Therefore, updated capital improvement costs as of April 2025 are estimated as¹:

Treatment Plant Construction	\$14.70/gpd
Soft Costs – Design, Permitting, Construction Administration and Inspection, Legal, etc. (20%)	\$2.94/gpd

¹ See "Recommendations for Impact Fee (April 2025 Update)" Memorandum from Weston & Sampson, April 3, 2025 for more information

Project Contingency (20%)	\$2.94/gpd
TOTAL TREATMENT PLANT COSTS	\$20.58/GPD
TOTAL CONVEYANCE SYSTEM COSTS (25% OF TREATMENT)	\$5.15/GPD
TOTAL RECOMMENDED IMPACT FEE BASIS	<u>\$25.73/GPD</u>

OJRSA requested an analysis of what the impact fees would be if the \$15.25 per GPD were instead assessed on the sewer contributory loading as defined in South Carolina Department of Environmental Regulation 61-67, "Standards for Wastewater Facility Construction" Appendix A: Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities. One downside to using the unit contributory loadings is that it does not always correlate to the actual amount of wastewater that the system may see due to the particular development.

The table of Unit Contributory Loadings is shown in Appendix A attached, along with a representative example of each type of establishment, and its corresponding impact fee based on \$15.25 per gpd.

OJRSA Impact Fee Policy
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Appendix A: Impact Fees Based on SCDES Contributory Loading

Type of Establishment	SCDES Hydraulic Loading (GPD)	Representative Example				
		Units	Component Flow (GPD)	Total Flow (GPD)	Impact Fee @ \$15.25/GPD	Impact Fee @ \$25.73/GPD
Airport				560	\$ 8,540	\$ 14,409
Per Employee	8	20	160			
Per Passenger	4	100	400			
Apartments, Condominium, Patio Homes						
3 Bedrooms	300			300	\$ 4,575	\$ 7,719
2 Bedrooms	225			225	\$ 3,431	\$ 5,789
1 Bedroom	150			150	\$ 2,288	\$ 3,860
Assembly Hall						
Per Seat	4	500		2000	\$ 30,500	\$ 51,460
Barber Shop				594	\$ 9,059	\$ 15,284
Per Employee	8	18	144			
Per Chair	75	6	450			
Bars, Taverns				816	\$ 12,444	\$ 20,996
Per Employee	8	12	96			
Per Seat, Excluding Restaurant	30	24	720			
Beauty Shop				708	\$ 10,797	\$ 18,217
Per Employee	8	18	144			
Per Chair	94	6	564			
Boarding House, Dormitory						
Per Resident	38	100		3800	\$ 57,950	\$ 97,774
Bowling Alley				880	\$ 13,420	\$ 22,642
Per Employee	8	16	128			
Per Lane, No Restaurant, Bar or Lounge	94	8	752			
Camps						
Resort, Luxury (Per Person)	75	100		7500	\$ 114,375	\$ 192,975
Summer (Per Person)	38	100		3800	\$ 57,950	\$ 97,774
Day, with Central Bathhouse (Per Person)	26	100		2600	\$ 39,650	\$ 66,898
Travel Trailer (Per Site)	131	50		6550	\$ 99,888	\$ 168,532
Car Wash						
Per Car Washed	56	80		4480	\$ 68,320	\$ 115,270
Churches						
Per Seat	2	500		1000	\$ 15,250	\$ 25,730
Clinics, Doctors Office				496	\$ 7,564	\$ 12,762
Per Employee	11	16	176			
Per Patient	4	80	320			
Country Club, Fitness Center, Spa						
Per Member	38	250		9500	\$ 144,875	\$ 244,435
Dentist Office				928	\$ 14,152	\$ 23,877
Per Employee	11	24	264			
Per Chair	6	16	96			
Per Suction Unit, Standard	278		0			
Per Suction Unit, Recycling	71	8	568			
Per Suction Unit, Air Generated Unit	0		0			
Factories, Industries						
Per Employee	19	50		950	\$ 14,488	\$ 24,444
Per Employee, w/ Showers	26	200		5200	\$ 79,300	\$ 133,796
Per Employee w/ Kitchen	30	200		6000	\$ 91,500	\$ 154,380
Per Employee w/ Showers and Kitchen	34	250		8500	\$ 129,625	\$ 218,705
Fairgrounds						
Average Attendance Per Person	4	1000		4000	\$ 61,000	\$ 102,920
Grocery Store						
Per Person, No Restaurant or Food Prep	19	400		7600	\$ 115,900	\$ 195,548
Hospitals				13500	\$ 205,875	\$ 347,355
Per Resident Staff	75	80	6000			
Per Bed	150	50	7500			

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Appendix A: Impact Fees Based on SCDES Contributory Loading

Type of Establishment	SCDES Hydraulic Loading (GPD)	Representative Example				
		Units	Component Flow (GPD)	Total Flow (GPD)	Impact Fee @ \$15.25/GPD	Impact Fee @ \$25.73/GPD
Hotels						
Per Bedroom No Restaurant	75	100		7500	\$ 114,375	\$ 192,975
Institution						
Per Resident	75	100		7500	\$ 114,375	\$ 192,975
Laundries						
Per Machine (Self Service)	300	25		7500	\$ 114,375	\$ 192,975
Marinas						
Per Slip	23	30		690	\$ 10,523	\$ 17,754
Mobile Homes						
Per Unit	225			225	\$ 3,431	\$ 5,789
Motels						
Per Unit, No Restaurant	75	100		7500	\$ 114,375	\$ 192,975
Nursing Homes						
Per Bed	75	40		3000	\$ 45,750	\$ 77,190
Per Bed w/ Laundry	113	80		9040	\$ 137,860	\$ 232,599
Offices, Small Stores, Business, Administration Buildings						
Per Person, No Restaurant	19	25		475	\$ 7,244	\$ 12,222
Picnic Parks						
Average Attendance Per Person	8	100		800	\$ 12,200	\$ 20,584
Prison / Jail						
Per Employee	11	25	275	4975	\$ 75,869	\$ 128,007
Per Inmate	94	50	4700			
Residences						
Per House	300			300	\$ 4,575	\$ 7,719
Rest Areas, Welcome Center						
Per Person	4	50		200	\$ 3,050	\$ 5,146
Per Person w/ Showers	8	50		400	\$ 6,100	\$ 10,292
Rest Homes						
Per Bed	75	40		3000	\$ 45,750	\$ 77,190
Per Bed, w/ Laundry	113	80		9040	\$ 137,860	\$ 232,599
Restaurants						
Fast Food, Not 24 Hrs, Per Seat	30	50		1500	\$ 22,875	\$ 38,595
24 Hr, Per Seat	53	50		2650	\$ 40,413	\$ 68,185
Drive In, Per Car Space	30	24		720	\$ 10,980	\$ 18,526
Vending Machine, Walk-up Deli or Food Prep (Per Person)	30	40		1200	\$ 18,300	\$ 30,876
Schools, Day Care						
Per Person	8	50		400	\$ 6,100	\$ 10,292
Per Person w/ Cafeteria	11	500		5500	\$ 83,875	\$ 141,515
Per Person w/ Cafeteria, Gym & Showers	15	1200		18000	\$ 274,500	\$ 463,140
Service Stations						
Per Employee	8	12	96	5776	\$ 88,084	\$ 148,616
Per Car Served	8	150	1200			
Car Wash (Per Car Washed)	56	80	4480			
Shopping Centers, Large Department Stores, Malls						
Per Person, No Restaurant	19	1000		19000	\$ 289,750	\$ 488,870
Stadiums, Coliseums						
Per Seat, No Restaurant	4	1000		4000	\$ 61,000	\$ 102,920
Swimming Pools						
Per Person, w/ Sewer Facilities and Showers	8	100		800	\$ 12,200	\$ 20,584
Theatres						
Indoor, Per Seat, Drive in, Per Stall	4	800		3200	\$ 48,800	\$ 82,336