

**GREENE COUNTY WASTEWATER
SYSTEM EDU PURCHASE POLICY
- SEWER**

September 28, 2004

(Revised January 10, 2006)

(Revised January 23, 2007)

(Amended April 22, 2008)

(Amended March 28, 2023)

Greene County is proceeding with the infrastructure and capacity improvements to the Greene County Wastewater System with the goal of maintaining and expanding the sanitary sewer service to the county where economically feasible as determined by Greene County. The effective date of the initial purchase policy was September 28, 2004 as approved by the Greene County Board of Supervisors. Greene County requires the purchase of equivalent dwelling units (EDU's) for future users of the Greene County Wastewater System.

The Greene County Wastewater System is defined herein as the public sewer utilities and facilities in Greene County.

The following stipulations apply for the purchase of these EDU's as revised dated January 23, 2007:

1. An equivalent dwelling unit (EDU) is defined as 200 gallons per day or as modified from time to time.
2. Effective January 24, 2007 the price of an EDU is \$10,000. Additional increases in price may occur as deemed necessary by the Board of Supervisors.
3. Greene County will honor the existing RASP requisition agreements. No additional EDU fees will be charged for EDU's previously purchased.
4. It is the responsibility of property owners to construct the required wastewater collection system on the subject properties and connect to the Greene County conveyance system in accordance with the technical standards set forth by the Greene County Water and Sewer Department and to bear all associated costs. Greene County has the option of constructing gravity interceptors and conveyance system improvements to the individual properties as deemed economically feasible by Greene County. All constructed collection system lines, as well as conveyance appurtenances shall be provided with easements to the Greene County Water & Sewer Department and ownership shall be dedicated to the County of Greene.
5. Monthly User charges for the use of the Greene County Wastewater System will be established and billed to the individual property owners by the Greene County Water and Sewer Department.
6. Non-user charges may apply following the purchase of an EDU dependent upon adopted Greene County Water and Sewer Department policy. The cost of the non-user charges, if established, will be billed to the individual property owners by the Greene County Water and Sewer Department.
7. Greene County reserves the right to redeem any purchased EDU's after a 2-year period should the EDU not be used. The redemption price shall be the purchase price of the EDU at the time of purchase.

8. EDU's shall be assigned to specific properties and are not transferable. EDU's may be purchased only by the land owner of the specific property. The EDU's "run with the land". Should the property be sold, the EDU's remain with the land and should therefore be sold to the buyer.
9. *When a property is to be served by both water and sewer, water and sewer EDU's shall be purchased simultaneously as further defined in Section 16-17, Regulations Related to Water and Sewer Utilities, (Revised 7/25/06) of the Greene County Zoning Ordinance. As a matter of further clarification, a water EDU will not be sold without a sewer EDU when the property is to be served by both water and sewer.*
10. Property Owner shall comply with all existing ordinances of Greene County and Greene County Water and Sewer Department policies and procedures relating to connection to and use of the Greene County Wastewater System.
11. Once the EDU fee has been paid to the County, the purchaser will present the executed EDU purchase form to the Greene County Water and Sewer Department and request hookup in accordance with the Greene County Water and Sewer Department policies and procedures. EDU fees must be paid prior to the issuance of a Certificate of Occupancy by the County.

EDU Policy Addendum - Determination of EDUs - Approved by Board of Supervisors on April 22, 2008

1. The determination of the number of required EDUs for facilities other than single family dwelling units will be based upon American Water Works Association (AWWA) forecasting tables, Virginia Sewage Collection and Treatment Regulations - 9 VAC 25-790, historical data from similar facilities, or other generally accepted engineering practices as determined by Greene County. These determinations will be made by the County Administrator, in consultation with the Director of Water and Sewer. (amended 3.28.23)
2. The purchase price of these EDUs will be based upon the number of computed EDU's as determined in Item 1 times the Cost per EDU assessed by the Board of Supervisors.
3. EDU determinations are based on water consumption. For the purpose of EDU determinations sewer EDU's are computed on a 1 to 1 ratio with water EDU's.
4. For multiple facilities on one master meter, actual water consumption will be monitored annually to determine if the number of purchased EDUs is being exceeded or if additional capacity exists.
5. Determination of actual water consumption will be based upon the peak day of consumption. The peak day will be calculated by finding the average daily consumption of the peak month and multiplying by a factor of 1.4.
6. If water consumption is exceeding the number of purchased EDUs, the purchase of additional EDUs will be required.
7. Refunds or rebates will not be given if the water consumption is below the number of EDUs purchased.
8. If the property or facility has a change in use, the EDU determination will be performed by Greene County upon the said change of use. A projected increase in water consumption may require the purchase of additional EDUs.