

**THE NORTH HUNTINGDON TOWNSHIP MUNICIPAL AUTHORITY**

**ASSESSMENT RULES FOR THE ARDARA/MASTERS LANE  
SANITARY SEWER PROJECT**

The following are front foot assessment rules pertaining to the Ardara Road/Masters Lane Sanitary Sewer Project being constructed by the North Huntingdon Township Municipal Authority. These rules are intended to illustrate in general the manner in which individual properties will be assessed by the Authority; however, the Authority reserves the right to make adjustments in these rules at the time of assessment in order to insure that the costs of the sewers being installed will be legally and equitably distributed among the properties benefited, improved or accommodated by the construction of the sewers.

The Authority shall assess all properties benefited, improved or accommodated by the new public sanitary sewer lines which comprise this project. All such assessments shall be made pursuant to the front foot assessment rule method as hereinafter described. However, those properties that, upon application of these assessment rules, would not pay, under the front foot rule, an equitable proportion of the benefits received, shall be assessed according to the Benefits Rule Method.

Each front foot assessment shall be based on the frontage of the property, regardless of whether the sewer line is laid in a street, alley or public right of way.

The front foot assessment diagrams, which are attached hereto, and are incorporated herein, are part of these rules and shall be used to clarify the application of these rules to individual properties within the project area.

The assessment rate for this project is \$15 per foot of assessable frontage. The total assessment, based on the front foot method, shall be computed by multiplying the assessable frontage by \$15 per foot.

## **Definitions**

### **1. Frontage:**

- A. In the case of an existing dwelling, the length of the property line(s) which most closely fronts or parallels the street to which the existing dwelling is addressed.
- B. In the case of a vacant lot, the length of the property line(s) which most closely fronts or parallels the street to which the property would be most reasonably addressed.
- C. In the case of a vacant corner lot, the longer length of the property line(s) fronting or paralleling one of the streets to which the property would be most reasonably addressed. See Corner Arc definition for appropriate situations.
- D. In the case of a rear lot, the full length of the building line (as defined by the Township Zoning Ordinance) which most closely fronts or parallels the street to which the property is or would be most reasonably addressed.

### **2. Regularly Shaped Lot:**

A lot containing four or more sides and which, in the opinion of the Authority, closely approximates the shape of the majority of the building lots containing dwellings within the project area.

### **3. Corner Arc:**

The arc length of a curve which joins two sides of a property, one side of which would be the frontage of the lot. For purposes of all of the rules herein, the length of the side shall be determined by adding the distance of the **frontage** as defined plus an amount equal to one-half of the arc distance.

### **4. Subdividable Lot:**

Any lot which has sufficient size and frontage to create additional building lots conforming to the subdivision regulations (Zoning) in effect at the time of creation.

## **RULES**

Subject to the right of the Authority to make adjustments in these rules as described above, the properties within this project area shall be assessed pursuant to the following rules:

### **Rule 1: Non-Subdividable Lots**

Where a property is not of sufficient size or frontage to be subdivided, the assessment shall be based on the frontage.

### **Rule 2: Rear Lot Subdivision**

If the property fronts only one street and is large enough to create a rear lot subdivision, the assessment shall be double the frontage of the lot. The Authority will agree to defer one-half of said assessment if the property owner covenants to pay the balance due when the property is sold, transferred or subdivided. However, the Rear Lot Subdivision rule will not be applied if that portion of the property available for subdivision cannot physically be assessed by gravity service.

See Rule 5 for other subdividable lots.

### **Rule 3: Unusually Small Frontages as Compared with the Balance of the Lot**

When the Authority determines that a lot possesses an unusually small frontage as compared with the balance of the lot, the assessment shall be an amount equal to the average minimum frontage of regularly shaped lots in the immediate area or two thirds of the widest portion of said lot, whichever is greater.

If a rear lot subdivision is possible, the assessment shall be double but, the Authority may defer one-half of the assessment if the property owner covenants to pay the balance due when the property is sold, transferred or subdivided. If the parties cannot reach an agreement regarding the deferment of one-half of the said assessment, the Authority shall assess using the Benefits Rule Method.

**Rule 4: Unusually Large Frontages as Compared with the Balance of the Lot**

When the Authority determines that a lot possesses an unusually large frontage as compared with the balance of the lot, the assessment shall be an amount equal to the average minimum frontage of regular shaped lots in the immediate area or two thirds of the actual frontage, whichever is greater.

If a rear lot subdivision is possible, the assessment shall be double, but the Authority may defer one-half of the assessment if the property owner covenants to pay the balance due when the property is sold, transferred or subdivided. If the parties cannot reach an agreement regarding the deferment of one-half of the said assessment, the Authority shall assess using the Benefits Rule Method.

**Rule 5: Subdividable Lots or Unusually Large Frontage of Undeveloped Land:**

With respect to any property having a frontage in excess of 300 feet, which is not being presently used for commercial purposes and concerning which the owner states that he does not presently contemplate subdividing the property, the Authority may enter into an agreement with the owner, acknowledged by both parties and thereafter recorded, whereunder the owner shall:

- (1) Pay immediately an assessment based on 300 feet, and
- (2) Covenant to pay the established foot-front rate in the future when the property is sold, transferred or subdivided, subject to the foregoing rules.

**Rule 6: Properties at the end of sewer lines:**

If, in the opinion of the Authority, the sewerline runs to a point at which the property owner may conveniently connect to the line or access to the sewerline is available for a length equal to fifty (50%) percent or more of the frontage, the property owner will be assessed based on the frontage of the property.

If in the opinion of the Authority, the sewerline location and access is restrictive and not conveniently located, the property owner will be assessed based on seventy-five (75%) percent of the frontage.

If the property owner does not agree to pay such an assessment, the Authority shall assess using the Benefits Rule Method.

This rule does NOT apply to vacant lots.

### **Rule 7: Cemetery Connections**

Where a building is situate on property designated as a Cemetery and connection is made to the sanitary sewers, the assessment will be based on 300 feet of frontage.

### **Rule 8: Equitable Assessments**

For all cases where the foregoing rules cannot be equitably applied or where it is in the best interest of the Authority, the Authority may enter into an assessment agreement with the property owner or may assess the property by utilizing the Benefits Rule Method.

### **Rule 9: Multiple Rule**

In situations where multiple rules are applicable to a particular property, the Authority may apply, at its own discretion, the rule which will most equitably assess the property in question.

### **Rule 10: Request for Board of View**

After any assessment by the Authority utilizing the Benefits Rule Method is made, a property owner may request that the Authority petition for the appointment of a Board of View to determine the benefits to the property.