

**RUCKERSVILLE WATER SYSTEM
EDU PURCHASE POLICY – WATER**

January, 2006

(Revised January 23, 2007)

(Amended April 22, 2008)

Greene County is proceeding with the construction of an upgrade to the Ruckersville Water System with the goal of providing long-term water service to the Ruckersville area where economically feasible as determined by Greene County. The effective date of the initial purchase policy was January 10, 2006 as approved by the Greene County Board of Supervisors. Effective immediately, Greene County is taking payments for the purchase of equivalent dwelling units (EDU's) for future users of the Ruckersville Water System.

The Ruckersville Water System is defined herein as the public water utilities in Greene County east of the elevated tank located on Route 33 in Quinque, as well as existing water storage tanks and distribution piping systems and appurtenances east of the Quinque elevated tank. Contact Rapidan Service Authority for connection to public water utilities west of the Quinque Tank.

The following stipulations apply for the purchase of water EDU's for the Ruckersville Water System:

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. It is the responsibility of property owners to construct the required water utilities on the subject properties and connect to the Ruckersville Water System in accordance with the technical standards set forth by Rapidan Service Authority and to bear all associated costs. Greene County has the option of constructing water utilities and to the individual properties as deemed economically feasible by Greene County. All constructed water utilities and appurtenances shall be provided with easements to RSA and ownership shall be dedicated to Rapidan Service Authority.
4. Monthly User charges for the use of the Ruckersville Water System will be established and billed to the individual property owners by Rapidan Service Authority.
5. Non-user charges *may* apply following the purchase of an EDU dependent upon adopted RSA policy. The cost of the non-user charges, if established, will be billed to the individual property owners by Rapidan Service Authority.
6. 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.
7. 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.

8. Property Owner shall comply with all existing ordinances of Greene County and RSA policies and procedures relating to connection to and use of the Ruckersville Water System.
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. Once the EDU fee has been paid to the County, the purchaser shall present the executed EDU purchase form to RSA, pay the associated fees, and request hookup in accordance with RSA policies and procedures.

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.
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. If the water consumption is below the number of EDUs purchased (i.e., additional capacity exists), the EDUs that are not being used may be used as a credit towards future facilities or use changes for the associated property served on the master meter.
8. Refunds or rebates will not be given if the water consumption is below the number of EDUs purchased.
9. 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.