



UNDERSTANDING YOUR SEWER SERVICE ASSESSMENT CALCULATION

BACKGROUND:

The Department of Public Works provides sewer services to the prohibition zone in the Community of Los Osos. Fiscal Year 2017/18 will be the first full year where sewer service charges are placed on the property tax bills. There are two types of sewer charges from the County, which are the Annual Sewer Service Charges (for operational costs related to the water reclamation facility), and the Assessments (debt incurred to build the collection system and water reclamation facility).

HOW THE ASSESSMENT WAS CALCULATED/DETERMINED:

In 2008 properties within the prohibition zone were assessed on the special benefit the property would receive from the construction of the project. As required by law, a Licensed Engineer determined each Parcel’s Assessment based on special benefit received from the construction of the project.

HOW THE ASSESSMENT WAS FINANCED:

Two loans were procured to pay for the total assessment debt. A USDA (Federal) loan paid for approximately two thirds (2/3) of the assessment related debt with a State Revolving Fund (SRF) loan covering the remaining third. The terms for the two loans are as follows:

Source of Funds (Assessment Backed)	Amount	Rate	Duration	Year Assessment Ends	Single Family Dwelling Special Benefit	Multi-Family Dwelling Special Benefit	Mobile home Dwelling Special Benefit
USDA Loan	\$ 83,129,000	2.75%	40 years	2053	\$ 16,789.09	\$ 11,431.99	\$ 9,135.04
SRF Loan	\$ 33,619,099	2.00%	30 years	2048	\$ 8,152.10	\$ 5,550.90	\$ 4,435.60
Total Assessment	\$116,748,099	Various	Various		\$ 24,941.19	\$ 16,982.89	\$ 13,570.64
Yearly Assessment Payment							
USDA Yearly Assessment	Various	2.75%	40 years	2053	\$ 714.00	\$ 485.00	\$ 390.00
SRF Yearly Assessment	Various	2.00%	30 years	2048	\$ 370.00	\$ 253.00	\$ 201.00
Total Yearly Assessment	Various	Various	Various		\$ 1,084.00	\$ 738.00	\$ 591.00

Note: Non-Residential Parcels Assessment Varied Based on Square footage.

These charges were approved by the Board of Supervisors on February 26, 2008 (Item E-1)

For any questions please call (805) 788-6088 and leave a voice message. You can also visit <http://www.slocounty.ca.gov/pw/contact> to fill out a webform that will be submitted to our office - please select **Los Osos Wastewater Project** as your topic.