

Non-Conforming Sewer Connections Public Solutions to address Private Dilemmas



ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers

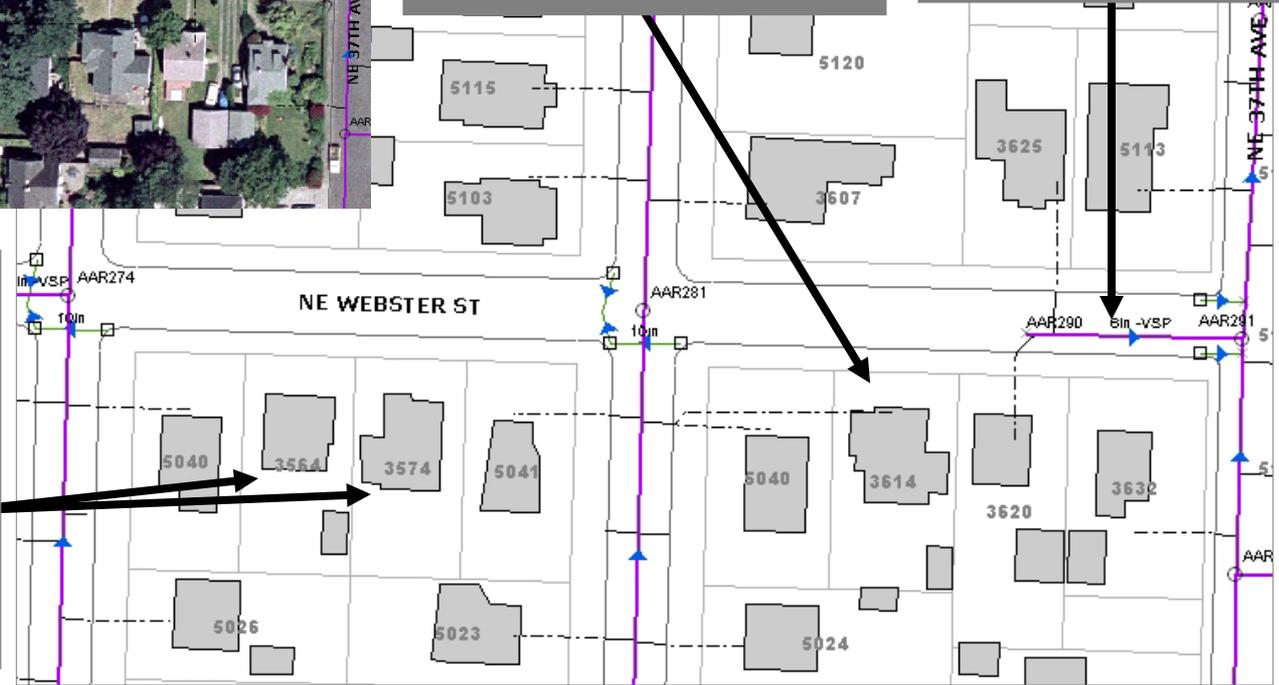
Classic Examples of Non-Conforming Sewer Connections and Incomplete Solutions



Landlocked property must traverse neighboring property to reach public sewer... frequently without the protection of a recorded easement.

Public sewer extension solved only a part of the sewer connection problem in this two-block area.

Landlocked properties without direct sewer connections... likely unrecorded party-line connections or direct connections that do not have recorded private easements.



Portland's Sewer Conversion Program

... measured public support to solve a complex private challenge

- **Offer a predictable and manageable price**
- **Allow benefits to run with the property and be transferred to new owners**
- **Create a manageable capital improvement schedule**
- **Provide efficient and effective program administration and customer service**
- **Adjust the assessment cap annually to reflect changes in improvement costs**

Portland's Sewer Conversion Program

... flexible options expand choice for affected property owners

OPTION 1 – Lock the Price, Sign the Waiver, Pay Later

- Lock in your price regardless of the final method of extending sewers
- Redeem your price guarantee when you pay or finance your line and branch charges
- Pay nothing until your party line conversion is available or LID is assessed
- Commit your property to be counted in support of a future local improvement district

OPTION 2 – Lock the Price, Sign the Waiver, Start Paying Now

- Lock in your price regardless of the final method of extending sewers
- Choose between installment loan payments and safety net deferrals
- Early financing takes the place of a future LID assessment
- Commit your property to be counted in support of a future local improvement district

OPTION 3 – Do Nothing Now and Pay Later

- Put off a decision until the sewer extension is required or achieved
- Pay or finance at any time prior to party line conversion and sewer reconnection

Portland's Sewer Conversion Program

... efficient and manageable methods to extend public sewers

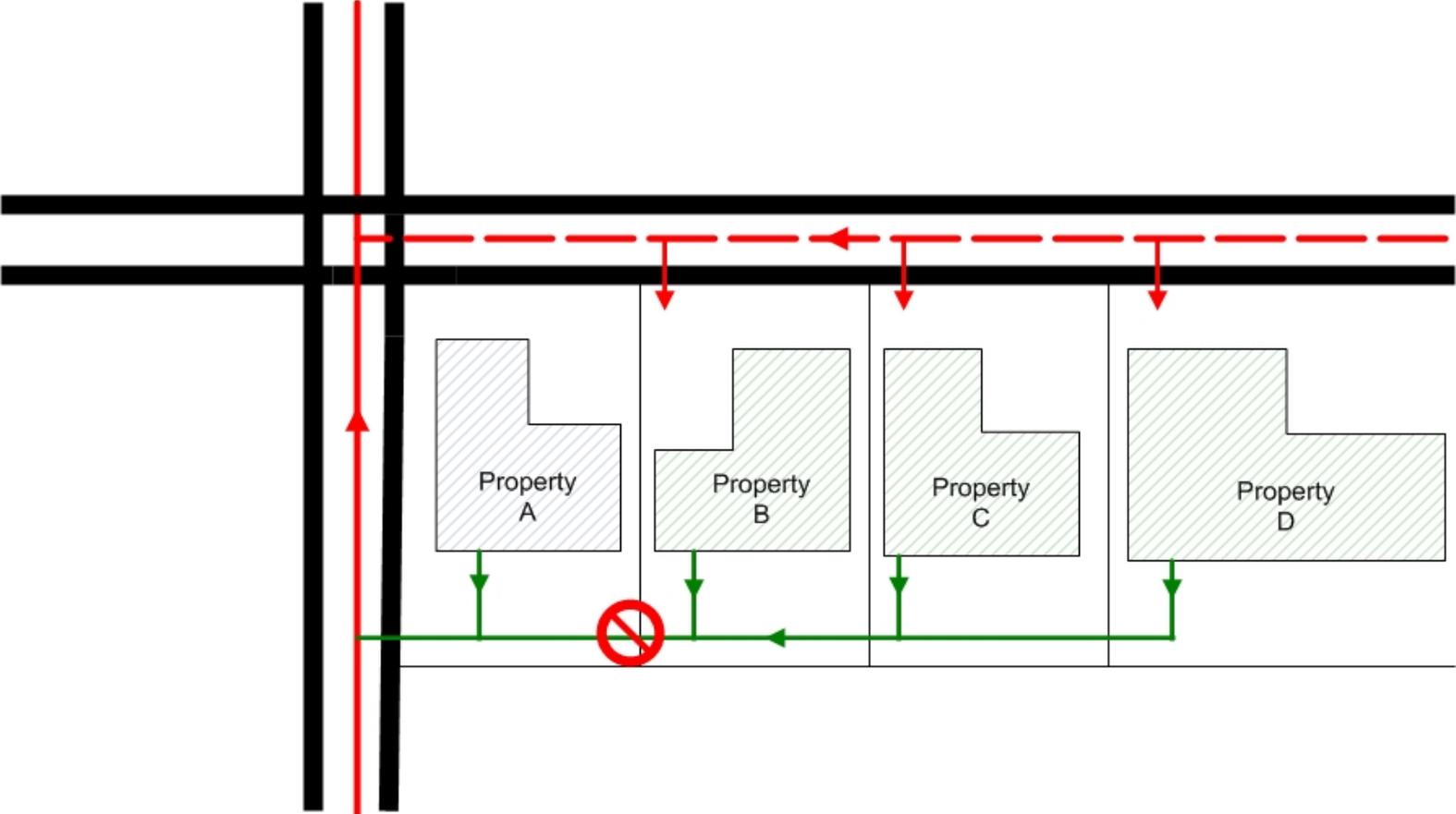
Emergency Sewer Extension Projects

- Used primarily in response to documented threats to public health and safety
- Available for isolated party-line connections that cannot be economically served by LIDs

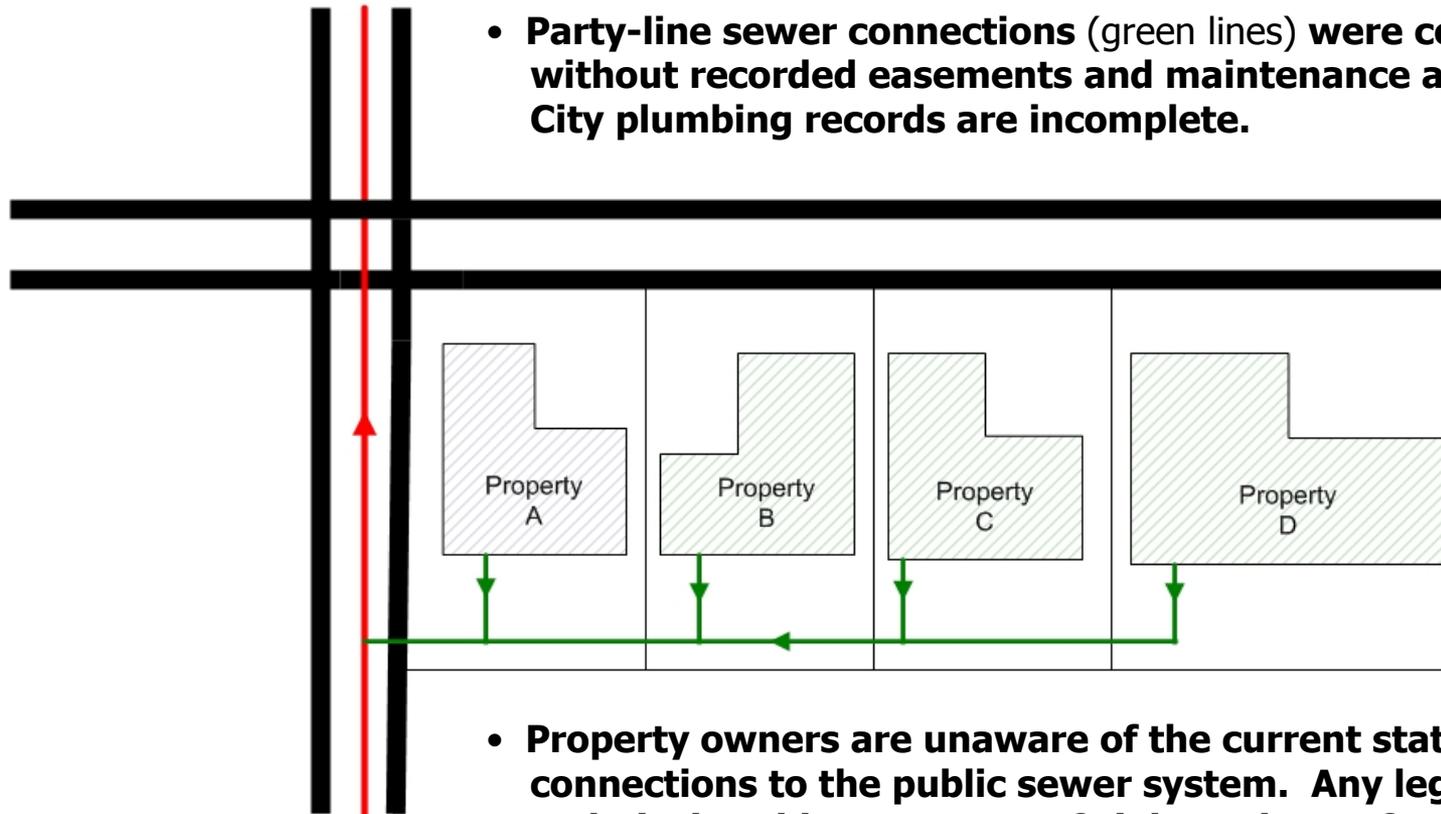
Local Improvement Projects

- Voluntary projects based on petitions and waivers
- Council-directed projects scheduled to optimize benefits and minimize costs
- Assessments capped based on the average costs of recent sewer extension projects

Proposed Path to Replacing Non-Conforming Connections



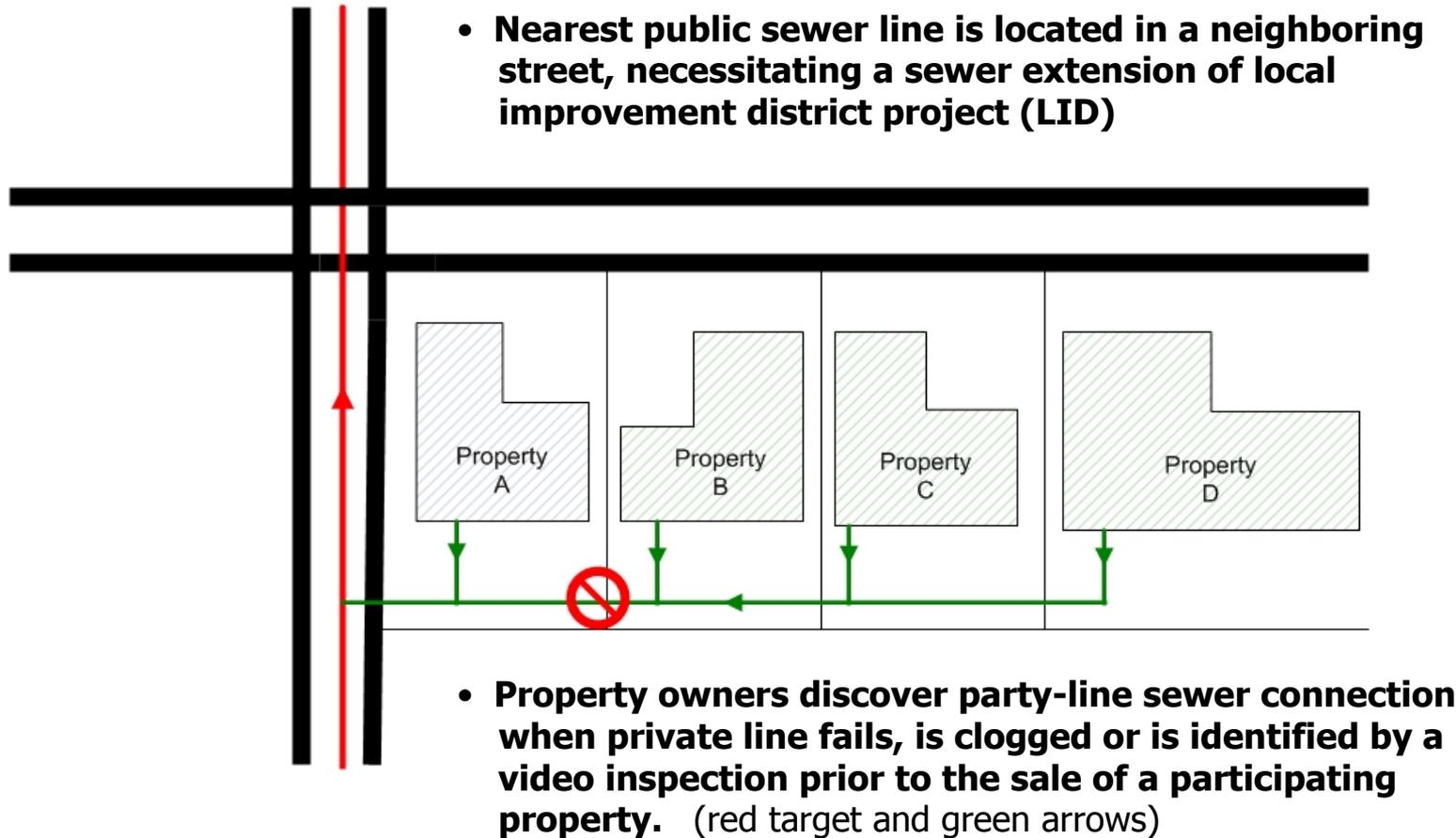
Step 1. Private party-line sewer connection serves 4 properties



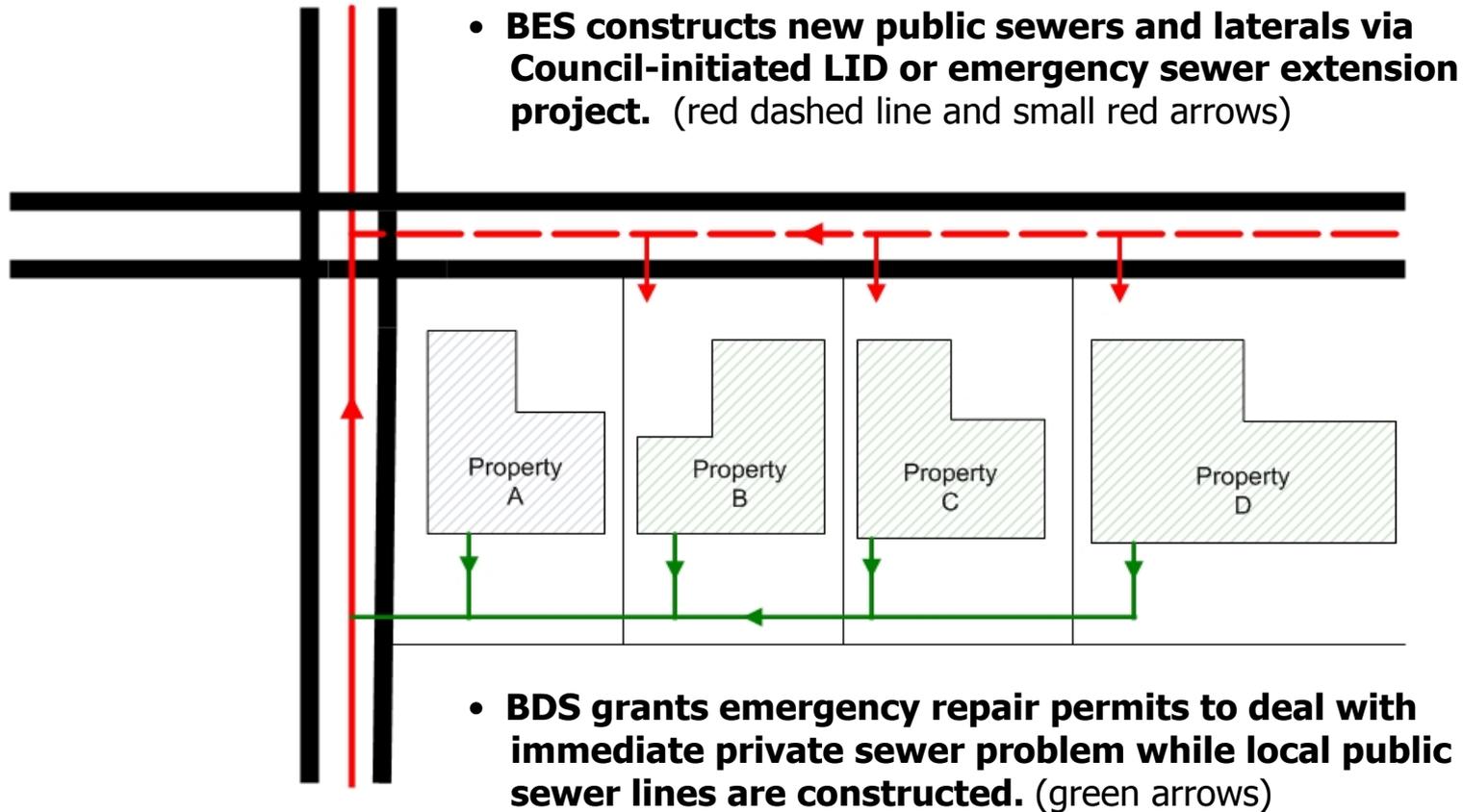
- **Party-line sewer connections (green lines) were constructed without recorded easements and maintenance agreements. City plumbing records are incomplete.**

- **Property owners are unaware of the current state of their connections to the public sewer system. Any legal or technical problems are out of sight and out of mind.**

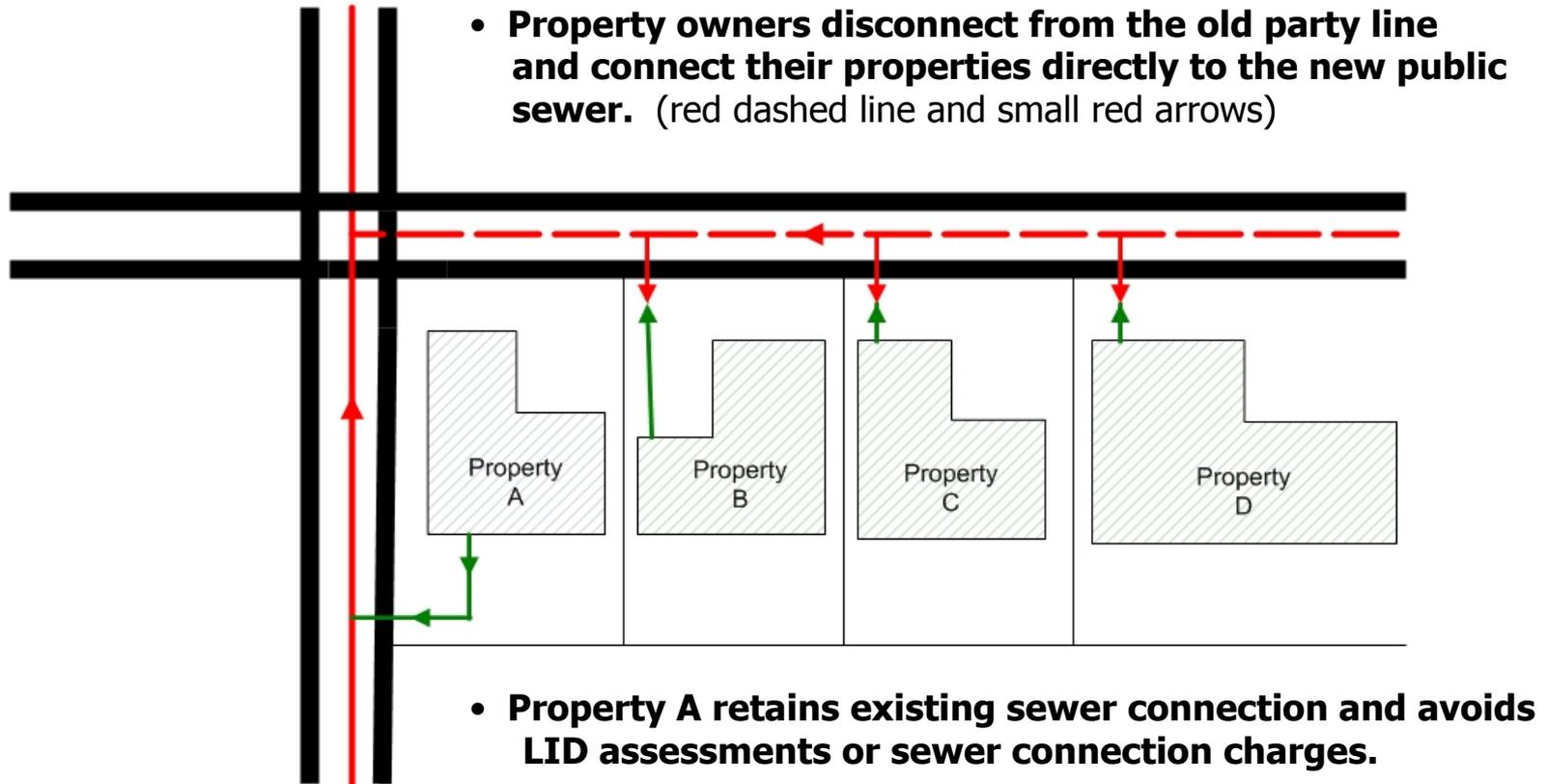
Step 2. Private party-line sewer line fails... precipitates crisis



Step 3. Private connection is repaired pending sewer extension



Step 4. Properties make direct connections to public sewer



Portland's Sewer Conversion Program

... expanded options and financing tools

	Current Conditions	Proposed Reforms
Access to public sewer	Negotiate easements Public Works Permit Wait for public project	Negotiated easements City LIDs and SEPs Public Works Permit
Cost of sewer extension based on 5000 square foot lot	Unpredictable \$25,000 - \$60,000	Guaranteed \$14,900
Cost Sharing	None	Equitable Apportionment
City Loans/Safety Net	None	Yes
Installment Loan Payments	Not Available	\$50 - \$80 per month
Required City Council Action	None	Council-directed LIDs supported by waivers

Sewer Connection Requirements

– Cesspools and Private On-Site Systems

Private Facility Status	Public Sewer Available	Public Sewer Nearby	Public Sewer Not Available
Functions Properly	Must connect within 3 years of sewer availability. Connection deferrals are available under specified conditions.	No sewer connection required until private system fails.	No sewer connection required.
Failing or Needs Repair	Must connect to the public sewer via a BES-approved direct route of service.	Must extend public sewer and connect via a BES-approved direct route of service.	No connection requirement. Repair or replace private system as authorized by BDS

Sewer Connection Requirements

–Non-Conforming Sewer Connections

Private Facility Status	Public Sewer Available	Public Sewer Nearby	Public Sewer Not Available
Functions Properly	No action required unless affected property owners require easements for private sewer lines or demand their removal.		
No Sharing Agreement	City provides 180 days for property owners to record necessary easements or connect to public sewer. City provides 3 years if a temporary agreement is reached with neighbors.		
Failing or Needs Repair	Temporary repairs are permitted by BDS pending one of the following permanent solutions: (1) recorded easement and maintenance agreement to maintain shared connections, or (2) construction of a local public sewer (if necessary) and conversion to a dedicated and direct connection to a public sewer. City provides 180 days to come into compliance.		



**The party line ends
We go our separate ways
and everyone wins**



10in -VSP

10in -VSP

AAR274

NE WEBSTER ST

AAR281

10in

AAR290

6in -VSP

NE 37TH AVE

