

WATER POLLUTION CONTROL AUTHORITY
Town of Trumbull
CONNECTICUT

TOWN HALL
(203) 452-5048



5866 MAIN STREET
TRUMBULL, CT 06611

CONTRACT IV NORTH NICHOLS SEWER ASSESEMENT SUMMARY
(Supplemental Information 12/11/12)

As part of the Contract IV Project sewer assessments, below are additional questions and answers to various topics.

1) Will the town require the owner to pay off the assessment during a refinance or sale of property?

The assessment is a lien on the property – however, the town will not require the lien to be paid off upon re-sale or re-finance. However, your buyer and potential lender may have an issue with the lien and they may want to have it paid off, but that is something that would be negotiated with any potential buyer or, in the case of a refinance, will be up to the discretion of the lender.

2) Since the lien would be in second position to the mortgage loan, will the town subordinate so the lien remains in second position and not assume the first position- This is a common problem that everyone should be aware of.

The town does not subordinate. After further research, the assessment lien is not in second position to the mortgage. Per C.G.S. 7-254 “Each such lien shall take precedence over all other liens and encumbrances except taxes and may be enforced in the same manner as property tax liens.”

- 3) If there is a town storm easement on property or other utility easement (i.e. Tennessee Gas Easement), does the town provide relief because the frontage length is reduced?**

The town does not provide reduction in property frontage length if there is an easement on the property.

- 4) Can the \$500.00 initial fee be removed or spread over time?**

The \$500.00 initial fee can not be removed. However, the payment can be made over the first full year, in quarterly payments at 0.0 percent. The \$500.00 would be subject to delinquent interest if the payment is not made by the quarterly due date.

- 5) There is a \$27.00 per quarter fee on the sewer usage bill, please explain.**

In conjunction with the sewer user rates, all sewer users pay a \$27.00 quarterly administration fee. If the resident does not connect by way of “Extension of Time to Connect” approval, they will not be subject to the user fees. However, they will be subject to the \$27.00 quarterly payment. All future rates and fee changes/increases are subject WPCA approval.

- 6) How can a resident appeal the assessment?**

They need to bring an appeal as stated in C.G.S. 7-250 or as otherwise allowed by law. The Town suggests any resident who wishes to appeal to contact their attorney for complete and independent legal advice.

If there are any questions not listed above, or if residents have any other questions, please do not hesitate to call the Sewer Department (203-452-5048).