

Date of Notice: April 25, 2025

To: [Property Owner's Name]

[Property Owner's Address]

[City, State, ZIP Code]

Subject: Legal Notice to Connect - PROMPT *ACTION REQUIRED*****

Dear Property Owner,

We hope this letter finds you well. As a property owner of <<PARCEL NUMBER>> within the Taylor Regional Sewer District service area, we are writing to inform you of the requirement to connect to the District's sanitary sewer system. We recommend requesting a pdf copy of Ordinance 2024-02 Sewer Use and Ordinance 2024-03 Rates & Charges adopted on January 14th, 2025 for reference. A copy of the schedule of fees from 2024-03 is affixed to this notice for your immediate review.

Connection Requirement:

Under Indiana Code 13-26-5-2, property owners with structures capable of discharging wastewater into the environment are required to discontinue the use of private septic systems (or similar) and connect to the District's sanitary sewer system if:

“(A) there is an available sanitary sewer *within three hundred (300) feet of:*

(i) *the property line, if the property is adjacent to a body of water*, including a lake, river, or reservoir;

(ii) *any part of a subdivision*, or land that is divided or proposed to be divided into lots, whether contiguous or subject to zoning requirements, for the purpose of sale or lease as part of a larger common plan of development or sale; or

(iii) for all other properties, the *improvement or other structure* from which the sewage or similar waste is discharged;” (*Emphasis added.*)

Exemptions:

There are two exemptions to this requirement, described in brief below.

1. **Compliant New Septic System:** Properties with a newly installed septic system that complies with all current regulations (see IC 13-26-5-2.5 for details).
 - a. If your property was given notice in 2005 when the sewer system was originally constructed, then your property would *not* be eligible for the new septic system exemption because the 20 year statutory limit has been exceeded.

- b. We have pulled all of the septic permits and exemptions filed with the Howard County Health Department related to your property and would be glad to discuss those records with you.
2. **Large Parcel Exemption:** A parcel with at least 10 acres may be exempt from connecting if it meets the requirements of Indiana Code and receives a certification from the Howard County Health Department (see IC 13-26-5-2.6 for details).

Carefully read this excerpt from Section 2.05 of the Sewer Use Ordinance 2024-02:

"As provided in IC § 13-26-5-2.5 and 2.6, property owners who have a compliant septic tank soil absorption system and/or meet the criteria of the large parcel exemption may not be required to connect to the District's wastewater system if they had properly claimed such exemptions through the statutory procedures. *The owner, at the owner's expense, shall obtain and provide to the District and the Howard County Health Department an Indiana Onsite Wastewater Professionals Association (IOWPA) inspection certificate completed by a licensed inspector* demonstrating that their system is functioning satisfactorily.

Exemption from required connection **does not** exempt the property owner from paying the relevant rates and charges levied by the District." (***Emphasis added.***)

Action Required: You are hereby notified that you have...

- A) ninety (90) days from the date of this notice to connect your property to the District's sanitary sewer system. **Call or email to indicate your intent to connect immediately.**
 - For assistance with the connection process, please contact Christopher via email (christopher@bcs-management.com) or call 260.227.7572 ext. 2 today.
 - **An extension** beyond the 90 days may be obtained *in writing* from the District to help with budgeting, planning, and to avoid any penalties for delayed connection.
 - Regardless of when your property is connected, the District will begin billing immediately after 90 days from the date of this notice. Any overdue balances may be applied as liens against the property.
- B) Or, you have sixty (60) days from the date of this written notice to notify the District *in writing* that you qualify for an exemption (per IC 13-26-5-2.5 and 2.6)
 - Seek your own legal counsel and/or review the Indiana Code carefully.
 - You would need to provide an IOWPA inspection certificate at your own expense.
- C) Or, you have thirty (30) days from the date of this written notice to notify the District in writing that the parcel / lot is *vacant with no structure capable of discharging wastewater*.
 - You then give the District permission to inspect your property to make sure there is no reasonable possibility of discharge.

*Note: if you have your property listed for sale, this legal notice to connect should be included in the seller's disclosure. Listing of your property for sale **does not** relieve you or the buyer of responding to this notice to connect.*

Failure to comply will result in legal action being taken against you, which may include a **\$100 per day fine assessed against your property** (Ordinance 2024-02 Sewer Use, Section 13.04).

We appreciate your prompt attention to this matter and your cooperation in helping us maintain a sustainable and environmentally responsible sewer system.

Sincerely,

Brent Dechert
Legal Counsel
Taylor Regional Sewer District

Connection Finance Program

The significant upfront cost of connection can be spread out in affordable installments.

1. Complete the online form. We'll estimate project costs, handle permits, and plan with local contractors and utilities.
2. Get pre-qualified for financing based on the total project cost, undergo a soft credit check (no impact on credit score), and choose from available financing.
3. After financing approval, the contractor will proceed with the sewer lateral connection and decommissioning of your septic system.

Call (260) 227-7572 or visit bcs-management.com/connectionfinancing/ to learn more.

Financial Hardship Information

- USDA Rural Redevelopment, Crawfordsville Office, 765-362-0405 EXT #4
 - "We must advise that we have a large backlog of applications and limited funding available and cannot guarantee funding." (Flyer attached)
- Indiana Housing & Community Development Authority (IHCDA) Healthy Homes
- Great Lakes Community Action Partnership, 800-775-9767
- INCAA Indiana Community Action Association (Area Five), 800-654-9421

Attachments:

- Schedule of Fees from Ordinance 2024-03
- USDA Rural Development Home Repair Loans & Grants Program Flyer
- Community Info Meeting & FAQs