



## **Business Impact Estimate**

**Date: 3/31/2026**

**Proposed Ordinance's Title/Reference:**

**ORDINANCE 2026-\_\_\_\_\_**

**ST. JOHNS COUNTY UTILITY ORDINANCE AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING, RESTATING, CONSOLIDATING, SUPPLEMENTING, AND REPLACING ST. JOHNS COUNTY ORDINANCES 2006-4, 2013-13, 2016-45, 2022-37, AND 2025-11; PROVIDING A TITLE AND PURPOSE; PROVIDING DEFINITIONS; PROVIDING ACRONYMS; PROVIDING FOR CONNECTIONS WITH COUNTY WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS REQUIRED WITH CERTAIN EXCEPTIONS; ESTABLISHING FOR A LINE EXTENSION PROGRAM; REGULATING WATER, WASTEWATER, AND RECLAIMED WATER CONNECTIONS FOR IMPROVEMENTS; METERS REQUIRED; PROHIBITING CROSS CONNECTIONS BETWEEN SYSTEMS; PROVIDING FOR INSTALLATION OF AND STANDARDS FOR BACKFLOW PREVENTION DEVICES; PROHIBITING UNLAWFUL CONNECTIONS AND INTERFERENCE WITH HYDRANTS OR WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICES; REGULATING CONSTRUCTION OR ALTERATION OF WATER DISTRIBUTION SYSTEM, WASTEWATER COLLECTION SYSTEM, OR RECLAIMED WATER DISTRIBUTION SYSTEM CONNECTED TO THE COUNTY WATER, WASTEWATER, OR RECLAIMED WATER SYSTEM; PROVIDING FOR CONNECTION OF IMPROVEMENTS WITHIN AREAS SERVED BY WATER, WASTEWATER, AND/OR RECLAIMED WATER UTILITY SYSTEMS ACQUIRED BY THE COUNTY; PROVIDING FOR MAINTENANCE OF PLUMBING SYSTEMS; PROHIBITING UNLAWFUL DAMAGE TO COUNTY WATER, WASTEWATER, AND/OR RECLAIMED WATER SYSTEM; PROVIDING FOR RIGHT OF ENTRY FOR PURPOSE OF MAKING INSPECTION; PROVIDING FOR WATER, WASTEWATER AND/OR RECLAIMED WATER LINES TO BE COUNTY PROPERTY; PROVIDING**

**FOR WATER, WASTEWATER AND RECLAIMED WATER CAPACITY COMMITMENTS; PROVIDING FOR CANCELLATION OF WATER AND WASTEWATER CAPACITY COMMITMENTS AND FORFEITURE OF UNIT CONNECTION FEES; PROVIDING FOR WASTE DISCHARGE LIMITS AND PROHIBITIONS; PROVIDING FOR INDUSTRIAL WASTEWATER DISCHARGE PERMITTING; PROVIDING FOR PUBLIC INFORMATION ON INDUSTRIAL USERS; PROVIDING FOR WATER RATES, CHARGES AND FEES; PROVIDING FOR WASTEWATER RATES, CHARGES AND FEES; PROVIDING FOR RECLAIMED WATER RATES, CHARGES AND FEES; PROVIDING FOR PAYMENT OF FEES AND BILLS, REFUSAL OR DISCONTINUANCE OF SERVICE, AND DELINQUENT NOTICES PROVIDING FOR WATER, WASTEWATER AND RECLAIMED WATER TAPPING FEES AND WASTEWATER SERVICE LOCATION ASSISTANCE FEE; PROVIDING FOR WATER, WASTEWATER AND RECLAIMED WATER UNIT CONNECTION FEES; PROVIDING FOR COLLECTION OF WASTEWATER FEES WHERE OWNER HAS PRIVATE OR OTHER WATER SUPPLY; PROVIDING FOR DRAFT DEPOSITS FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER; PROVIDING FOR REFUND OF DEPOSITS AND INTEREST ON DEPOSITS; PROVIDING FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER DEPOSITS FOR DELINQUENT ACCOUNT HOLDERS AND HIGH RISK PENALTY CHARGES; PROVIDING FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICE CHARGES; PROVIDING FOR WATER, WASTEWATER AND/OR RECLAIMED WATER BILLING ADJUSTMENTS; PROVIDING FOR RETURNED PAYMENTS; PROVIDING FOR DISCONTINUANCE OF SERVICE AT ACCOUNT HOLDER'S REQUEST; DEPOSIT TRANSFERS; PROHIBTING FREE SERVICE; PROVIDING FOR CHANGES TO RATES AND COSTS; PROVIDING FOR ENFORCEMENT AND PENALTIES; ESTABLISHING PROCEDURE FOR APPEALS; PROVIDING FOR JURISDICTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECT OF THIS ORDINANCE ON PREVIOUS ORDINANCES; AND CONFLICTING ORDINANCE REPEALED; CONSOLIDATING OPERATION OF MAIN DIVISION AND PONTE VEDRA DIVISION; MAKING ORDINANCE AVAILABLE TO THE PUBLIC; INCORPORATION OF SCHEDULES AND EXHIBITS; PROVIDING FOR AN EFFECTIVE DATE.**

In accordance with Section 125.66 (3), Florida Statutes, the County hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose, such as serving the public health, safety, morals and welfare of the County:

**This is a restatement of the existing Utility Ordinance to add language to Section 5 to allow for enhanced Septic to Sewer connections at greater distances from existing infrastructure, remove all new Capacity Commitments, grandfathering the eleven**

**current residential parcels with Capacity Commitments, and removing the unnecessary Section 16 that allowed the County to cancel Capacity Commitments**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: **None. The septic to sewer changes allow for properties currently not on sewer to extend existing lines to their property for a fixed fee if they meet requirements. Property owners can determine whether adding sewer service is a cost benefit to their property with a fixed fee. The change to capacity commitments removes an ability to request capacity commitments. There are only eleven properties (all residential) that have capacity commitments and those properties are now considered grandfathered and no additional fees will be required for their existing capacity commitments to be honored.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

**Yes. The septic to sewer fee was set by reviewing the average cost of connecting properties with line extensions. This allows for new connections that might have otherwise been cost prohibitive to install. The County should on average be able to recover their costs as more properties decide to connect to sewer and pay the fee. There is also a recognized environmental benefit to switch from septic to sewer.**

**The change to Capacity Commitment removes a fee that was being paid by eleven residential parcels and grandfathers them at no additional cost. This does remove the option for future Capacity Commitments, but those were subject to staff approval and none had been approved for several years.**

(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **The County anticipates revenue from additional septic to sewer fees, but those revenues will cover the costs of installing the sewer connections and the County will not recover that cost until most of the parcels in the area connect to sewer.**

3. Good faith estimates of the number of businesses likely to be impacted by the proposed ordinance: **unknown. The change will affect both business and residential property. Businesses are less likely to be affected because most business zoning lies within areas already with utility infrastructure, but there will be opportunities for businesses to connect and it will be up to them to decide whether and when to connect to County sewer. Often connections will occur in the future when septic systems fail and businesses need to decide whether it makes financial sense to connect to sewer. As the choice to connect is voluntary,**

**each business can and should make this decision based upon their own financial analysis.**

4. Additional information the County deems useful (if any): **None.**