

EXPLANATION: MATTER UNDERScored IS NEW; MATTER IN STIKEOUT AND BRACKETS [] IS MATERIAL TO BE OMITTED

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 12, “PUBLIC WORKS AND UTILITIES,” CHAPTER 12.16 “SEWER SERVICE,” ARTICLE II, SECTION 12.16.155, TITLED “SEWER CONNECTION FEE CREDIT POLICY,” TO DELETE THE EXPIRATION DATE FOR CONNECTION FEE CREDITS, AMENDING SECTION 12.16.420 TITLED “SEWER USER FEES WHEN VACANT, FIRE DAMAGED, OR DEMOLISHED” AND AMENDING SECTION 12.16.430 TITLED “TERMINATION OF CHARGES” TO REMOVE THE PROVISIONS REGARDING DEMOLISHED PROPERTIES, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

SECTION 1. The Reno Municipal Code, Chapter 12, “PUBLIC WORKS AND UTILITIES,” Chapter 12.16 “Sewer Service,” Article II. “Sewer Service Charge Regulation,” Section 12.16.155 is amended to read as follows:

Sec. 12.16.155. - Sewer connection fee credit policy.

(1) The purpose of a connection fee is to reserve sewer capacity for treatment and conveyance.

(2) ~~[Effective August 26, 2011, t]~~ The sewer connection fee credit will be determined by:

(a) Evidence of the original basis of the connection fee which must be provided as follows:

(i) If the structure was a single family residence, evidence showing the structure as a single family residence.

(ii) If the structure was an industrial, commercial or multi-family structure the following detail must be provided:

(a) The original sewer connection fee receipt or documentation associated with the original building of the structure, or

(b) A re-creation of fixture unit counts for the structure using building plans acceptable to the director of public works, or

(c) Performance of a physical fixture unit count which is accepted by the director of public works.

(b) And, the current weighting values.

~~[(3) If a structure on a property is demolished or is destroyed by fire on or after August 26, 2011, the sewer capacity or "sewer connection fee credit" associated with that structure will be considered valid for a period of five years from the date the structure was demolished or destroyed.~~

~~(a) Proof of such must be accepted by the director of public works and the building department pursuant to Title 12.16 to terminate billing.~~

~~(b) If a building permit is not issued utilizing the approved sewer "connection fee credit" within the five years, the credits will no longer be considered valid.]~~

[[4] 3] If a structure is rebuilt on the property or contiguous property under common ownership or agreement (providing it flows into the same collection system and causes no capacity problems), the connection fee at the current rate associated with that sewer capacity will be applied.

[[5]4] If the fixture units shown in the plans for the new structure to be built exceed the connection fee credit, the balance of the calculated connection fees must be paid at the current rate prior to the issuance of a building permit or certificate of occupancy pursuant to RMC 12.16.280.

[[65]] It is incumbent upon the owner to maintain the records to confirm the credit.

SECTION 2. The Reno Municipal Code, Chapter 12, "PUBLIC WORKS AND UTILITIES," Chapter 12.16 "Sewer Service," Article II. "Sewer Service Charge Regulation," section 12.16.420 is amended to read as follows:

Sec. 12.16.420. Sewer user fees when vacant[, or fire damaged[, ~~or demolished~~].

(1) There shall be no reduction in sewer user charges for dwelling unit or residential unit for any premises to which a sewer service connection exists during any period of vacancy and the user charge will be the applicable rate pursuant to section 12.16.120.

Commercial/industrial dischargers during periods of vacancy shall pay the metered rate or the rate for a single family unit whichever is greater.

(2) For a fire damaged structure that has been determined by an authorized city official as unsafe for human occupancy and is being repaired or rebuilt, sewer user charges will be waived during the period where the structure is being repaired or rebuilt which time period commences from the date of determination by the authorized city official to the date of final inspection for the applicable permit by the City of Reno Building Department or after the expiration of five years, whichever occurs first. Upon resumption of the billing, the sewer user charge shall be the applicable rate in accordance with the fee schedule. ~~[If final inspection has not occurred within five years, the sewer service connection will be terminated pursuant to section 12.16.430(b).]~~

~~[(3) For a structure demolished pursuant to a permit for demolition, sewer user charges will be waived for five years from date of final demolition inspection by the City of Reno Building Department. If no certificate of occupancy is issued after the expiration of five years, the sewer service connection will be terminated pursuant to section 12.16.430(b).]~~

SECTION 3. The Reno Municipal Code, Chapter 12, "PUBLIC WORKS AND UTILITIES," Chapter 12.16 "Sewer Service," Article II. "Sewer Service Charge Regulation," section 12.16.430 is amended to read as follows:

Sec. 12.16.430. Termination of charges.

The sewer user charge shall be terminated as follows:

- (a) Upon the receipt of an affidavit by the property owner of sewer connection severance and verification by the building department. The affidavit must be accompanied with a copy of the invoice from the person who severed the connection. Any discharger that has the sewer user charge terminated will only be allowed to reconnect to the sewer system after obtaining a building permit and paying the applicable connection fees.~~;~~ ~~or~~
- ~~(b) In the case of a demolished structure where no certificate of occupancy is issued after the expiration of five years. Reconnection to the sewer system will only be allowed after obtaining a building permit and paying the current connection fees.]~~

SECTION 4. The amendment is not a rule as defined by NRS 237.060; therefore, the Reno City Council finds that a Business Impact Statement is not required.

SECTION 5. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 6. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this _____ day of _____, 2025, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2025.

HILLARY L. SCHIEVE, MAYOR
OF THE CITY OF RENO

ATTEST:

MIKKI HUNTSMAN
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE: