

Proposed Alden Water District #5 FAQs

{updated 11/26/08}

Q. What if I don't want water, will it still be included on my tax bill?

A. If your property is located in the proposed water district and you choose not to connect into the public water, district charges will still be included on your Town property tax bill.

Q. How will the Town decide to proceed with Water District #5?

A. The Town Board will adopt an Order creating the Water District subject to referendum.

Q. If it goes to a referendum, when will that be?

A. The referendum must be held 60 -75 days after the Town Board adopts the Order creating the District (said Order being subject to referendum).

Q. Who can vote on the referendum?

A. Each owner of property located within the proposed district is allowed one vote on the referendum. Corporate owners of property located in the proposed district are only entitled to one vote (the person who will cast this vote must be so authorized by a duly adopted corporate resolution).

Q. Do I have to be a resident?

A. No. You only need to be a property owner of the proposed water district. A corporation who owns property in the District is entitled to one vote, after properly authorized by the Corporation.

Q. Do I have to reside in the home?

A. No, you must only be an owner of property within the proposed water district. A corporation who owns property in the District is entitled to one vote, but the voter must be properly authorized by the Corporation to cast a ballot.

Q. How many votes will property owners within the same home have?

A. A Husband and Wife, whose names both appear on the Deed may each cast one vote. If there are more than three persons on the deed, each person listed should be entitled to vote.

Q. Who determines voting eligibility?

A. The Town of Alden Assessor will create a list of eligible voters based upon the last filed assessment roll.

Q. What if I own more than one piece of property in the water district, can I vote again?

A. No, each property owner will only be permitted to vote once.

Q. What if I also own a corporation within the water district, can I vote again?

A. Yes, if the corporation authorizes you to vote and if the corporation owns a parcel different than your individually owned parcel.

Q. How will I bring it into my home?

A. The property owner is responsible for running the water line from their building to the waterline main at the edge of the right of way. It is suggested that the property owner use a contractor to do this.

Q. Will I need a plumber?

A. It is recommended that you use a plumber, but it is not required.

Q. When would I need a water meter pit?

A. A meter pit is required if the building being connected is more than 150 feet from the edge of the right of way.

Q. How much will it cost to tap my property into the water main; is this included in the charges on my tax bill?

A. Tap in fees will not be included on the water district charges listed on the property tax bill. At this time, the one time tap-in fee is estimated to be \$900. The property owner is also responsible for the installation of pipe from the edge of the right of way to the structure being connected. Current estimates for a normal installation range between \$1,000 and \$1,500.

Q. What will happen to my existing well; can I continue to use it?

A. You can continue to use your existing well, but it cannot be cross-connected with your drinking water system. Existing wells can be used for watering your lawn or washing your car. When your new water service is connected, it will be inspected to insure that there is no cross connection.

Q. Will the water district charge on my tax bill ever change?

A. The cost for the water district is a cost to pay off a fixed sum of debt plus interest. As additional development occurs within the water district, the additional structures will also receive water district charges, which should cause the cost to decrease over time to the current property owners in the district.

Q. What effect will the proposed water district have on the value of my property?

A. The market value of property is determined by the sales of similar properties in the immediate area. If your property is negatively affected by lack of, or poor quality water, connecting to, or the ability to connect to the public water supply may increase the value of your property.

Q. If the proposed water district is built, will my property be reassessed?

A. No. The availability of public water was not a valuation factor used in the last town-wide reassessment that occurred in 1988. Therefore, the proposed public water district, if implemented, would not be a factor in a property's assessment.

Q. How can I check my current property information?

A. Property information is available on the Town of Alden website, www.alden.erie.gov. This site includes ownership information, physical property data and property tax and exemption information.

Q. My property is a farm and has an agricultural land exemption, how does the proposed water district effect my property tax bill?

A. Land used primarily for agricultural production and has an agricultural land exemption is exempt from water district special district charges. Land of up to 1/2 acre surrounding any dwelling or non-farm structure is not covered under the agricultural land exemption.