

City of Mill Valley Department of Public Works

Sewer Connection Permit

Granting of this permit by the City, or inspections made thereafter, does not in any way justify or substantiate privileges for sewer arrangements in easements, or not in easements, on or across private property.

ASSESSOR'S PARCEL NO: (REQUIRED FOR PERMIT APPROVAL) _____

ADDRESS OF SEWER TO SERVE AT: _____

OWNER: _____ PHONE: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

Description/Purpose of Work: _____

Signature of Applicant

Date

TYPE OF CONNECTION:

FEES:

Direct tap into City Main (10 inch line and above)

Sewer connection: \$ _____

2nd Units(s): \$ _____

Payback Agreement \$ _____

"Y" connection (8 inch and below)

Inspection(s): \$ _____

Site Map Attached

*Deposit: \$ 5,000.00

TOTAL FEE: \$ _____

Connect to main house lateral

Fee(s) paid: _____

Date

INSPECTED BY: _____ DATE: _____

APPROVED BY CITY OF MILL VALLEY PUBLIC WORKS DEPARTMENT

X _____

Date: _____

Excavation, backfill and paving per the Uniform Construction Standards for the Cities and County of Marin. The Contractor is responsible for a period of one year for all street work connected with this application.

**NOTE: 48-hour notice required for all sewer inspections
Department of Public Works (415) 384-4800**

*Deposit fees are due with application submittal

Fee Basis References

Sewer Connection Charges:

- Residential: MVMC 17.04.080 B.3.A. \$10,900/unit
- Non Residential: MVMC 17.05.080 B.3.B. Requires an evaluation.

Sewer Connection Charge Adjustments:

- Low and moderate income housing: MVMC 5.32.010: 50% exemption from fees, licenses and taxes.
- Accessory Dwelling Unit: MVMC 20.90.030Q refers to California [Government Code](#) Section 65852.2, see below.
- Premises to be connected that lie outside the City limits: MVMC 17.04.080B.3.e: Three times the charges for property within the city limits.

Sewer Inspection Fees:

- MVMC 17.04.085: Initial inspection fee of \$100, plus an additional fee of \$50 for each additional inspection required
- Outside the City limits: MVMC 17.04.085. Double the inspection fees.
- Building Permit fee for work on private property. Collected separately by the Building Department.

Service Charge

- For properties outside the City limits: MVMC 17.04.180: Shall be charged a monthly sewer service charge in an amount prescribed by resolution to be adopted by the City Council; paid in advance to the beginning of the next fiscal year. Rates set by Resolution No. 21-05.

65852.2.

(e) (1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(ii) The space has exterior access from the proposed or existing single-family dwelling.

(iii) The side and rear setbacks are sufficient for fire and safety.

(iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

(B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:

(i) A total floor area limitation of not more than 800 square feet.

(ii) A height limitation of 16 feet.

(C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

- (ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.
- (D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.
- (2) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.
- (3) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.
- (4) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this subdivision be for a term longer than 30 days.
- (5) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.
- (6) Notwithstanding subdivision (c) and paragraph (1) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in paragraph (1), and may impose standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.
- (f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).
- (2) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.
- (3) (A) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
- (B) For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.
- (4) For an accessory dwelling unit described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family home.
- (5) For an accessory dwelling unit that is not described in subparagraph (A) of paragraph (1) of subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- (o) This section shall remain in effect only until January 1, 2025, and as of that date is repealed. *(Amended (as amended by Stats. 2019, Ch. 659, Sec. 1.5) by Stats. 2020, Ch. 198, Sec. 3.5. (AB 3182) Effective January 1, 2021. Repealed as of January 1, 2025, by its own provisions. See later operative version amended by Sec. 4.5 of Stats. 2020, Ch. 198.)*