



Poinciana Contribution In Aid of Construction (CIAC) Utility Line Extension Program FAQs

What is CIAC (pronounced like *kayak*) and what is it about?

“CIAC” is an acronym that stands for “Contribution in Aid of Construction”, which is a term used in the public utility sector to describe money or other property received from any person or entity by a public utility to provide for the expansion, improvement, or replacement of the utility’s water, sewer, or reclaimed water facilities.

Toho Water Authority (Toho) has implemented a program that facilitates the extension of utility lines to provide public water and sewer services to platted residential lots in the Toho service area.

Connecting more properties within the Toho service area to public water and sewer utilities supports Toho’s mission to provide reliable, cost-effective and responsive water services to our customers while protecting public health and the environment.

For Toho to recover its costs, the program requires a property owner who connects to Toho’s public utilities to pay CIAC fees.

Why did I receive a letter from Toho about my property being subject to CIAC fees?

Toho’s CIAC Policy was only recently approved by Toho’s Board last year, and we want to make sure property owners know about this policy and what will be required when the property connects to Toho’s water and/or sewer utility service.

Why the initial focus in the Poinciana area?

There are over 2,000 platted lots without water and/or sewer service in Poinciana. There are numerous requests coming in for these service connections.

How are the CIAC fees determined?

Separate CIAC fees are established for water and wastewater utility lines based on estimated design and construction costs of the extension of water and wastewater collection systems. The CIAC fees are adjusted from time-to-time based on actual costs.



See **Fee Summary attachment**. It is important to note that CIAC fees are separate and additional to Toho's existing System Development Charges (SDCs), meter and connection fees, and administrative fees. All of these fees are due for water and sewer utility connection.

When are the CIAC fees due?

The property owner must pay the CIAC fee when the owner connects water and/or wastewater utility service from Toho.

Is there any form of payment plan available?

On a case by case basis, and subject to availability of funds, Toho may enter into agreements to extend payment (by accepting installation payments with interest) of fees **for owners that (1) occupy existing homes, (2) use a potable water well and/or septic system, and (3) connects to the Toho system.**

Payment plans are not currently available for owners that do not meet these criteria.

Payment default/Unpaid CIAC fees

When Toho determines that a CIAC fee is not timely paid, Toho may proceed to collect the CIAC fee through Toho's payment default and lien process. Payment default may result in suspension of service and additional charges.

I already had approval for a utility connection from Toho prior to this CIAC Policy, do I still need to pay the CIAC fees? (Appeals Process)

An owner may submit an appeal request to waive the property CIAC fees as long as the owner is able to demonstrate the following:

- Has a building permit dated prior to the start date of CIAC Program (4/14/21)
- Has a Utility Availability Letter dated prior to the start date of CIAC Program (4/14/21)
- The project does NOT require a main extension to serve the requested parcel address

The CIAC Appeal Application is available on www.tohowater.com/CIAC.

How do I see what projects are moving forward?

Toho flags builder-led utility extension projects with signed agreements on www.tohowater.com/CIAC alongside the prioritization updates.



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Toho is working on a map to share with the public that will show the projects that are underway. Stay tuned.

Who can I contact?

If you have any questions please reach out to the program team:

- Email: CIACBuilder@tohowater.com
- Phone: 407-483-3854 – Please leave a message and our team will follow up with you by the following business day.

Fee Summary

- **Constructor owned lot**

- No CIAC
- Typical Water SDC - \$2,415
- Water Meter - \$325
- Admin Water - \$488
- Typical Sewer SDC - \$3,450
- Sewer Connection - \$125
- Admin Sewer - \$488
- Agreement Recording - \$28.50

- **Non-constructor owned lot**

- **Water CIAC - \$5,151**
- Typical Water SDC - \$2,415
- Water Meter - \$325
- Admin Water - \$488
- **Sewer CIAC - \$12,763**
- Typical Sewer SDC - \$3,450
- Sewer Connection - \$125
- Admin Sewer - \$488
- Agreement Recording \$28.50

Notes:

- System Development Charge (SDC) values assume single family home 4 bedrooms and less
- SDCs and connection fees are currently under review and may change before next application round
- Water and Sewer CIAC fees are subject to change and will be reviewed on a regular basis