

SEWER AVAILABILITY CHARGE

Development Review Customer Service Center
Metropolitan Council Environmental Services (MCES)
January 2017

Sewer Availability Charge (SAC):

The Sewer Availability Charge is a onetime fee imposed by Metropolitan Council Environmental Services (MCES) for new connections or increased volume discharged to the metropolitan wastewater system. The SAC fee is similar to fees used by many wastewater utilities and municipalities and is generically known as an “impact” or “connection” fee. One SAC unit equals 274 gallons of maximum potential daily wastewater flow volume. Effective January 1, 2017, the SAC unit fee is \$2,485. The Metropolitan Council web address is:

<https://metro council.org/SACprogram>

Description of the SAC System:

- **Residential Properties** are assessed a SAC unit based upon the maximum potential daily wastewater flow, which in turn is based upon the usage of individual properties. A single family dwelling equals one SAC unit. Each unit in a duplex, townhouses or condominium is considered a single family dwelling.
- **Commercial Properties** are assessed SAC units based on maximum potential daily wastewater flow.
- **Food Establishments** are assessed SAC units when changing kitchen equipment, expanding, upgrading, or applying for a new food/liquor license.
- **Industrial Properties** are assessed SAC units based on maximum normal daily wastewater flow volume. Wastewater flow from process areas and maximum potential daily wastewater flow volume for commercial areas are the two categories that are separately calculated to determine the SAC.

SAC Determinations:

MCES is a wholesaler of wastewater services for the Metropolitan Disposal System (MDS). MCES collects a SAC from, and grants SAC credit to local governments. In turn, the local governments are responsible for SAC collection. Generally, municipalities issue the permits (building or plumbing) or business licenses indicating that development or redevelopment is occurring and that the demand for sewage service is likely to change. The change in demand triggers a SAC determination. MCES makes all determinations for industrial and commercial properties based on published MCES criteria and guidance. MCES assists local governments in SAC determinations. MCES conducts SAC determinations upon request, and will make the final decision regarding the number of SAC units to assess.

SAC Credits: Demolition - Commercial Properties Only

As part of the Minneapolis commercial wrecking process a credit determination is required. MCES conducts a potential SAC credit determination upon request and will make the final decision regarding the number of credits. Complete the [SAC Determination Application Transmittal \(Transmittal-A\)](#) form and submit it to SACprogram@metc.state.mn.us

SAC Deferral Program:

The SAC Deferral Program allows for the deferment of SAC fees for businesses with an aggregate SAC determination of twenty-five (25) SAC units or less prior to SAC credits being applied.

SAC Deferral Handout: [Sewer Availability Charge \(SAC\) Deferral Program](#)

SAC Deferral Application Form: [Sewer Availability Charge \(SAC\) Deferral Program Application](#)

METROPOLITAN COUNCIL ENVIROMENTAL SERVICES SAC DETERMINATIONS

WEBSITE: <https://metro council.org/SACprogram>

Shortcuts to the forms and SAC procedure manual. View the links below:

SAC Forms: <https://metro council.org/SACforms>

SAC Manual: <https://metro council.org/SACmanual>

Submittal Information and Determination Submittal and Status:

SACprogram@metc.state.mn.us

FREQUENTLY ASKED QUESTIONS

What is SAC?

SAC is a one-time fee imposed by Metropolitan Council Environmental Services (MCES) to Local Government Units for their portion of reserve capacity costs of the Metropolitan Wastewater System. The program has been in place since 1973 for new demand or increased volume use in the system. SAC is not a connection fee. It is for sewer capacity availability in the metro wastewater system. Local government units often charge a local SAC or add-on for capacity in the local sewer system.

What is a SAC determination?

A computation of SAC unit(s) assigned to a given property. This represents the maximum capacity likely to be used by the development.

Who needs to get a SAC determination?

Any commercial, institutional, or industrial property connecting to the Metropolitan Wastewater System for the first time or modifying the use of an existing property. All residential properties shall be assigned 1 SAC per dwelling unit and therefore do not need to apply to MCES for a determination. The local government unit is able to do the determination.

What is the procedure and process for SAC determinations?

Anyone requesting a determination by MCES needs to fill out (and submit) a [SAC Determination Transmittal](#) as well as the items listed on the Transmittal form. Once MCES receives all documents, a determination letter is sent to the local government unit official stating the amount of SAC due or credited. A copy of that letter is sent to the applicant as well.

How long does it take to get a SAC determination?

Determinations take 2-3 weeks once all required documents are submitted to MCES for review.