

hereby empowered and directed to establish a proper and reasonable charge for connection with said water supply, sewerage and drainage systems so to be constructed, purchased, or established as aforesaid, and to fix an annual assessment on all properties, improved and unimproved, binding upon a street, road, lane, alley or right of way in which a water main, sewer or drain has been built. The said annual assessment shall be made upon the front foot basis, and the first payment shall be collectible during the year that the construction is started on the water supply, sewerage, or drainage system, or in which the systems are purchased or acquired. The Commissioners, for the purpose of assessing benefits, shall divide all properties fronting upon a street, lane, or alley, in which a water pipe or sanitary sewer is to be laid, into four classes, namely: First, Agricultural; Second, Small Acreage; Third, Industrial or Business, and Fourth, Subdivision property; and the benefit charges shall be fixed and levied in accordance with the above classification, provided, however, that no front foot benefit charge shall be levied against any Agricultural property until such property is connected with said water pipe or sanitary sewer, and provided, further, that when connected, the length of Agricultural property to be assessed shall be limited to 150 feet. The Commissioners shall change the classification of properties, from time to time, as said properties change in the uses to which they are put. The Commissioners shall be empowered and directed to make a charge upon every building and place having a connection with the sewerage system under their control, said charge to be an annual sewerage service charge. All assessments and charges shall be uniform for each class of property throughout any subdistrict, shall be subject to change annually and shall be collected by the Treasurer of Baltimore County excepting the water service rates, which shall be collected as already specified in Section 332. For those water supply systems not falling under the provisions of Sections 331 and 332, but constructed and operated by the Commissioners, water service rates shall be established by the Commissioners. All front foot assessments shall run for an equal term of years; provided, however, that any property owner may, at his option within one year from the time said front foot assessment or benefit charge is levied, extinguish the same by the payment in cash, in one sum, of the proportion of the estimated cost of the project of which the construction abutting upon his property is a part, represented by the number of front feet with which he is assessed, with interest at the rate of six per cent. per annum, from the date of said levy, less any annual payment that may have been made thereon. The Commissioners, however, in estimating said cost for the purpose of extinguishment, may add thereto a reasonable margin to protect themselves against possible changes in the cost of construction and the loss of interest. All sums received under such plan of extinguishment shall be preserved intact by the Treasurer of Baltimore County, less the payment of the proportion of interest and sinking fund properly chargeable to the amount so received, and used for future construction. The said assessments and charges shall be and constitute a lien upon the property