

assessing benefits, except where another basis is used by agreement with the property owner under Section 330, shall divide all properties fronting upon a street, lane or alley, in which a water pipe or sanitary sewer is to be laid into five classes, namely: First, Agricultural; second, Small Acreage; third, Industrial or Business; fourth, Subdivision Property; and fifth, Remote Property, each of which classes may be subclassified as hereinafter set forth, and the benefit charges shall be fixed and levied in accordance with the above classification and subclassification thereof, or by agreement pursuant to Section 330, 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. The Commissioners shall be empowered in their discretion to create subclassifications of any such class in each calendar year so as to reflect the cost of installation of any such water pipe or sanitary sewer in any such year. All assessments and charges, except connection charges and charges or assessments made pursuant to agreement under Section 330, shall be uniform for each class of property and for each such subclassification thereof throughout the district. Such assessments shall be subject to change annually and shall be collected by the Treasurer of Baltimore County, as hereinafter set forth, 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 purposes of extinguishment, may add thereto a reasonable margin to protect themselves against possible changes in the cost of construction and the loss of interest.