

All such annual assessments shall be made upon the front foot basis. The first payment may be made collectible during the year the construction is started on the sewerage system. The Town, for the purpose of assessing benefits, shall divide all properties fronting upon a street, road, lane, alley or right-of-way in which a sewer main is to be laid into five classes, namely: first, agricultural; second, small acreage; third, industrial or business; fourth, institutional; and fifth, sub-division property, and all such benefit charges and assessments shall be fixed and levied in accordance with the above classifications; provided, however, that no front foot benefit charge or assessment shall be levied against any agricultural property until such property is connected with said sewer system, and provided, further, that when connected, the length of agricultural property to be assessed shall be limited to 150 feet. The Town shall change classifications of properties from time to time as said properties change in the uses to which they are put. The Town shall be authorized and empowered to create sub-classifications of any such class so as to reflect the benefit derived from such sewerage system. The Town is hereby further authorized and empowered to make a charge upon every building and place having a connection with said sewerage system, said charge to be an annual sewer service charge and to be based upon the quantity of water used, or upon the amount of the water bill, or upon the number and size of sewer connections, or upon the number and kind of plumbing facilities in use in the premises connected with the sewerage system, or upon the number or average number of persons residing or working in or otherwise connected with such premises, or upon the type or character of such premises, or upon any other factor affecting the use of the sewerage system and sewage treatment plant, or upon any combination of the foregoing factors, as the Town Commissioners of the Town, in their discretion, shall determine to be the most equitable basis for such sewer service charge. All assessments and charges, except connection charges, shall be uniform for each class of property and for each sub-classification thereof throughout the Town. Such assessments and charges shall be subject to change annually and shall be collected by the Treasurer of the Town Commissioners of La Plata, as hereinafter set forth. All front foot assessments and all sewer service charges shall run for a period of years co-extensive with the period of maturity of the bonds out of the proceeds of which such construction was done; provided, however, that any owner