

struction is completed on the water supply, sewerage or drainage systems, or in which the systems are purchased or acquired. The said Commission for the purpose of assessing benefits shall divide all properties binding upon a street, road, lane, alley or right-of-way, in which a water pipe or sanitary sewer is to be laid, into four classes, namely: Agricultural, small acreage, industrial or business, and subdivision or residential property, and the Commission may sub-divide each of said classes in such manner as it may deem to be in the public interest. Whenever any water supply or sewerage project in said district or districts shall have been completed by March 31, in any one year, regardless of when said construction was commenced, then the said Commission shall fix and levy a benefit charge as of the first day of January in which the project was completed upon all property in said sub-district abutting upon said water main or sewer, in accordance with the classification or sub-division thereof, and shall in writing, notify all owners of said properties into which class and sub-division their respective properties fall and the charge determined upon, naming also in said notice a time and place, when and at which time said owner will be heard. Such notice may be mailed to the last known address of the owner, or served in person upon any adult occupying the premises or in case of a vacant or unimproved property posted upon the premises. The classification of and the benefit assessed against any property as made by the Commission shall be final, subject only to revision at said hearing. The Commission may change the classification of property from time to time as said properties change in the uses to which they are put. Said benefits shall be levied for both water supply and sewerage construction and shall be based for each class of property upon the number of front feet abutting upon the street, lane, road, alley or right-of-way in which the water pipes or sewer is placed; provided, however, that in the case of any irregular shaped lot abutting upon a road, street, lane, alley or right-of-way in which there is or is being constructed a water main or sewer at any point, said lot shall be assessed for such frontage as the Commission may determine to be reasonable and fair; and provided further, that no lot in a sub-division property shall be assessed on more than one side, unless said lot abuts upon two parallel streets, that corner lots may be averaged and assessed upon such frontage as the Commission may deem reasonable and fair, and that all lots in this class shall be assessed even though a water main or sewer may not extend along the full length of any boundary; and provided further, that no land so classified as agricultural by this Commission shall be assessed a front foot benefit when said agricultural land has constructed through it or in front of it a sewer or water main, until such time as the water or sewer connection is made, and when so made and for every connection such land shall become liable to a front foot assessment for such reasonable frontage not exceeding three hundred feet, as may be determined by said Commission, and shall be immediately assessed at the rate of assessment determined by said Commission for agricultural land. Front foot benefit charges for water supply and sewerage construction shall be as nearly uniform as is reasonably practical for each class or subclass of property throughout each sub-district for any one year and no benefit charge, once levied, shall be increased; provided, however, that whenever the Commission acquires an existing system other than a municipal system, the construction of which has been added in whole or in part to the purchase price of land or lots abutting upon