

SIZE OF THE EXTENSION REQUIRED BY THE COUNTY EXCEEDS THAT WHICH MAY BE NECESSARY TO SERVE THE PROPERTY OF THE OWNER REQUESTING SERVICE, THEN THE COST OF THE EXCESS SHALL BE PAID BY THE COUNTY. THE COSTS TO BE PAID BY THE PROPERTY OWNER, AS ESTIMATED BY THE COUNTY, PLUS A REASONABLE RESERVE FOR CONTINGENCIES, SHALL BE DEPOSITED BY THE PROPERTY OWNER WITH THE COUNTY BEFORE THE COUNTY ENTERS INTO ANY CONTRACT OR INCURS ANY EXPENSE IN CONNECTION WITH THE PROPOSED EXTENSION. THE COST OF THE EXTENSION REQUIRED TO BE PAID BY THE PROPERTY OWNER SHALL BE IN ADDITION TO THOSE FRONT FOOT BENEFIT ASSESSMENTS AS MAY BE ASSESSED ACCORDING TO THIS CHAPTER, AND THOSE CONNECTION CHARGES AS MAY BE IMPOSED.

(g) The annual benefit assessment or other charge as above specified is a lien upon the property against which it is assessed until paid, any statute of limitations to the contrary notwithstanding, subject only to prior state and county taxes. If any property is sold for state and/or county taxes, or both, by the treasurer of the county, and if after the sale there is a surplus after all costs and expenses incident to [such] THE sale [shall] have been paid, the [commission] COUNTY upon proper petition to the circuit court shall be allowed any balance from the surplus, and shall be a preferred lienor to the extent of its lien; and for the purpose of giving notice to the general public as to existing liens and charges against any property within [the sanitary district] FREDERICK COUNTY abutting upon any water or sewer main, or connected thereto, the [commission] BOARD shall keep a public record of all names or owners of property, locations of said property, lot numbers when of record, and the amount of such benefit assessments, water service charges, or such other charges that may become liens from time to time. [Such] THE records shall be kept in the office of the [Frederick County Metropolitan Commission] BOARD as a public record, and when so kept shall be legal notice of all existing liens within [the sanitary district] FREDERICK COUNTY. The [commission] BOARD shall request the county treasurer to print a notice on the state and county tax bills that benefit assessments and other charges for water and sewer services must be paid in the office of the [metropolitan commission] BOARD or elsewhere as the [commission] BOARD may designate.

(h) [When an existing water supply, sewerage, or drainage system requires expansion, the commission shall have the authority to charge the current front foot assessment rate plus an additional front foot charge to recover the necessary principal and interest on bonds issued for the purpose of the expansion from those properties served by the expansion only.] THE BOARD MAY RESERVE SEWERAGE OR WATER TREATMENT CAPACITY FOR THE DEVELOPMENT OF SCHOOLS OR OTHER PUBLIC BUILDINGS, FACILITIES OR SERVICES, OR INDUSTRIAL DEVELOPMENT. THE AMOUNT OF CAPACITY HELD IN RESERVE MAY NOT EXCEED 15 PERCENT OF THE SYSTEM.