

(1) TO ESTABLISH THE COST OF CONSTRUCTING, OPERATING, OR MAINTAINING A SHARED FACILITY, AND TO ESTABLISH A REASONABLE CHARGE NOT LESS THAN THE ACTUAL COST THEREOF TO BE PAID TO THE DORCHESTER COUNTY SANITARY DISTRICT, INC.;

(2) TO FIX AN ANNUAL ASSESSMENT, PAYABLE TO THE DORCHESTER COUNTY SANITARY DISTRICT, INC., ON ALL PROPERTIES, IMPROVED OR UNIMPROVED, IN FOR WHICH A SHARED FACILITY HAS BEEN BUILT. THE ANNUAL ASSESSMENT SHALL BE MADE IN ACCORDANCE WITH APPROVED UNIFORM RULES AND REGULATIONS OF THE DORCHESTER COUNTY SANITARY DISTRICT, INC., AND THE FIRST PAYMENT SHALL BE COLLECTED DURING THE YEAR IN WHICH THE CONSTRUCTION IS COMPLETED ON A SHARED FACILITY, OR IN WHICH A SHARED FACILITY IS PURCHASED OR ACQUIRED; AND

(3) TO FIX A BENEFIT CHARGE AS OF THE FIRST DAY OF JULY OF THE YEAR IN WHICH THE SHARED FACILITY WAS COMPLETED PROVIDED THE SHARED FACILITY WAS COMPLETED BY MARCH 31 OF THE YEAR REGARDLESS OF WHEN THE CONSTRUCTION WAS COMMENCED, AND SHALL IN WRITING, NOTIFY ALL OWNERS OF THE PROPERTIES INVOLVED OF THE CHARGE DETERMINED UPON, ALSO NAMING IN THE NOTICE A TIME AND PLACE, WHEN AND AT WHICH TIME THE OWNER WILL BE HEARD IN DISPUTE OF THE CHARGE. THE NOTICE MAY BE MAILED TO THE LAST KNOWN ADDRESS OF THE OWNER, AS SHOWN OR REFLECTED BY THE DORCHESTER COUNTY TAX ASSESSMENT RECORDS.

(F) (1) THE ANNUAL BENEFIT ASSESSMENT SHALL BE A FIRST LIEN UPON THE PROPERTY AGAINST WHICH THEY ARE ASSESSED AFTER ANY PRIOR STATE OR MUNICIPAL TAXES UNTIL PAID, ANY STATUTE OF LIMITATIONS NOTWITHSTANDING, AND IF ANY PROPERTY IS SOLD FOR STATE OR MUNICIPAL TAXES AND IF AFTER THE SALE THERE IS A SURPLUS, AFTER ALL COSTS AND EXPENSES INCIDENT TO THE SALE, THEN THE COMMISSION, UPON PROPER PETITION TO THE CIRCUIT COURT FOR THE COUNTY, SHALL BE ALLOWED ANY BALANCE FOR CHARGES DUE TO THE COMMISSION FOR ASSESSMENTS FROM SAID SURPLUS, AND SHALL BE A PREFERRED LIENOR TO THE EXTENT OF ITS LIEN; AND

(2) TO GIVE NOTICE TO THE GENERAL PUBLIC OF EXISTING LIENS AND CHARGES AGAINST ANY PROPERTY WITHIN ANY SHARED FACILITY, THE COMMISSION SHALL KEEP A PUBLIC RECORD OF ALL OWNERS, LOCATIONS OF PROPERTY, LOT NUMBERS, AND THE AMOUNT OF BENEFIT CHARGES, OR OTHER CHARGES THAT MAY BECOME LIENS. THESE RECORDS SHALL BE KEPT WITH THE LAND RECORDS OF DORCHESTER COUNTY, AND THE CLERK OF THE CIRCUIT COURT FOR DORCHESTER COUNTY SHALL FURNISH ENOUGH SPACE TO KEEP THE RECORDS, WHICH, WHEN RECORDED, SHALL BE LEGAL NOTICE OF ALL EXISTING LIENS, WITHIN THE DISTRICT, ON THE SHARED FACILITIES.

(3) IF ANY LIENS, BENEFIT ASSESSMENTS, OR OTHER CHARGES REMAIN UNPAID FOR 60 DAYS AFTER BECOMING DUE, THEY MAY BE COLLECTED BY AN ACTION OF ASSUMPSIT OR BY A BILL IN