(3)   "NEW SERVICE" MEANS:

(I)   A FIRST TIME CONNECTION OF A PROPERTY TO THE WSSC WATER OR SEWER SYSTEM; OR

(II)   A NEW CONNECTION OR INCREASED WATER METER SIZE FOR A PROPERTY PREVIOUSLY OR CURRENTLY SERVED BY THE WSSC IF THE NEW CONNECTION OR INCREASED METER SIZE IS NEEDED BECAUSE OF A CHANGE IN THE USE OF THE PROPERTY OR AN INCREASE IN DEMAND FOR SERVICE AT THE PROPERTY.

(A) (B)   SUBJECT TO THE PROVISIONS OF SUBSECTIONS (B), (C), AND (D) OF THIS SECTION, IN ADDITION TO ANY OTHER CHARGES AUTHORIZED UNDER THIS ARTICLE, THE WSSC MAY IMPOSE A SYSTEM DEVELOPMENT CHARGE THAT AN APPLICANT FOR NEW SERVICE SHALL PAY BEFORE THE INITIAL CONNECTION OF SERVICE AT THE TIME OF FILING A PLUMBING PERMIT APPLICATION.

(B) (C)   (1)   (I)   THE MONTGOMERY COUNTY COUNCIL AND THE PRINCE GEORGE'S COUNTY COUNCIL SHALL MEET ANNUALLY TO DISCUSS AND APPROVE THE AMOUNT OF THE SYSTEM DEVELOPMENT CHARGE.

(II)   THE AMOUNT OF THE CHARGE FOR A PARTICULAR PROPERTY SHALL BE BASED ON THE NUMBER OF PLUMBING FIXTURES AND THE ASSIGNED VALUES FOR THOSE FIXTURES AS SET FORTH IN THE WSSC PLUMBING AND GAS FITTING REGULATIONS.

(III)   WHEN ESTABLISHING THE CHARGE UNDER THIS SECTION, THE COUNTY COUNCILS SHALL IDENTIFY AND CONSIDER AND IDENTIFY THE ACTUAL COST OF CONSTRUCTION OF WSSC FACILITIES.

(IV)   WHEN ESTABLISHING THE CHARGE UNDER THIS SECTION, UNDER CRITERIA ESTABLISHED JOINTLY AND AGREED TO BY THE COUNTY COUNCILS, THE COUNTY COUNCILS:

1.   SHALL GRANT A FULL OR PARTIAL EXEMPTION FROM THE CHARGE FOR PUBLIC SPONSORED OR AFFORDABLE HOUSING AS JOINTLY DEFINED AND AGREED UPON BY THE COUNTY COUNCILS; AND

2.   MAY GRANT A FULL OR PARTIAL EXEMPTION FROM THE CHARGE FOR REVITALIZATION PROJECTS.

(V)   THE CHARGE MAY NOT EXCEED $160 PER FIXTURE UNIT.

(2)   IF THE CHARGE ESTABLISHED BY THE COUNTY COUNCILS IS LESS THAN THE AMOUNT NECESSARY TO RECOVER THE FULL COST OF CONSTRUCTING GROWTH RELATED FACILITIES, THE WSSC SHALL IDENTIFY THE PORTION OF THE COST OF THAT GROWTH THAT WILL BE PAID BY CURRENT RATEPAYERS AS:

(I)   A PERCENTAGE OF ANY RATE INCREASE; AND

(II)   THE ANNUAL MONETARY AMOUNT ON A TYPICAL RESIDENTIAL CUSTOMER'S ANNUAL WATER AND SEWER BILL.