

(7) After July 1, 1985, there is an alternative method of assessment under this section to be called "equal benefit assessment." The equal benefit assessment shall be the primary method of assessing properties where an assessment is used to amortize the providing of water or sewer, by the Commission to private users. However, where dictated by equity or law, the Commission, at its option, may assess the properties on a front foot benefit ASSESSMENT CHARGE basis. This new assessment method should not be construed as requiring past assessments to be recouped under this new formula. An equal benefit assessment CHARGE may be levied on each of the properties benefited by a purchase or the establishment or construction of a water supply or sewerage facility in an equal amount based on utilization potential of each property consistent with current zoning. The total benefit assessments of all properties being assessed shall be in whatever amount is required to pay the total cost of the purchase, establishment, or construction. The word "property" means all of that land area in common ownership enclosed within the boundaries of contiguous parcels. Should any property owner divide the property, the assessment on all the newly created parcels shall be recalculated and imposed as provided in this section.

O. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION RELATING TO BENEFIT ASSESSMENT CHARGES, THE COMMISSION MAY FROM TIME TO TIME ASSESS AND LEVY ON ALL BENEFITED PROPERTIES A BENEFIT ASSESSMENT CHARGE NECESSARY TO FUND THE COST OF UPGRADING WATER OR SEWER FACILITIES AS A RESULT OF ENVIRONMENTAL OR OTHER REQUIREMENTS OF LAW.

113-10.

[(a)]A. (1) The Commission [shall] MAY provide, for [each and every] property abutting upon a street or right-of-way in which under this chapter a water main or sewer is laid, a water service pipe or sewer connection. The water service pipe or sewer connection shall be extended as required, from the water main or sewer to the property line of the abutting lot.

(2) The service pipe or connection with sewer shall be constructed by and at the sole expense of the Commission, but subject to a reasonable charge for the connection as provided in § 113-12 of this chapter. This charge shall be paid by all property owners at the office of the Commission before the actual connection with any pipe or private property is made or by the property owner under such reasonable conditions and charges as are deemed appropriate by the Commission. The method of construction and payment shall be determined by the Commission.

(3) When any water main or sewer is declared by the Commission complete and ready for the delivery of water or the reception of sewage, every abutting property owner FOR WHOM A WATER OR SEWER CONNECTION HAS BEEN PROVIDED, after due notice, shall make a connection of all spigots or hydrants, toilets and waste drains with the water main or sewer within the time prescribed by the Commission. Where those fixtures do not exist or are of a nature which, in the judgement of the Commission, is improper or inadequate, satisfactory equipment shall be installed by the owner on the premises. The premises shall include at least one water closet and one sink or washbasin, both of which shall be properly connected with the sewer of the Commission. All cesspools, sink drains