

(2) THE COMMISSION SHALL DETERMINE THE AMOUNT OF THE SYSTEM IMPROVEMENT CHARGE PER EDU WITHIN EACH CLASS OF PROPERTY FOR BOTH WATER AND SEWER SERVICE AS COSTS AND CONDITIONS REQUIRE, BUT A SYSTEM IMPROVEMENT CHARGE FOR ANY CLASS OF PROPERTY FOR ANY GIVEN YEAR ONCE LEVIED BY THE COMMISSION MAY NOT BE INCREASED.

H. (1) THE RATE OF THE SYSTEM IMPROVEMENT CHARGE SHALL BE BASED ON THE COMMISSION'S 6-YEAR CAPITAL IMPROVEMENT PLAN, AS REVISED ANNUALLY.

(2) THE CAPITAL IMPROVEMENT PLAN SHALL IDENTIFY THOSE CAPITAL PROJECTS WHICH WILL BE UNDERTAKEN BY THE COMMISSION DURING THE MOST IMMEDIATE 6-YEAR PERIOD, INCLUDING ANY COMPREHENSIVE IMPROVEMENT OR REPLACEMENT OF EXISTING WATER OR WASTEWATER SYSTEMS AND CENTRAL TREATMENT AND PROCESSING FACILITY EXPANSIONS AND UPGRADES.

(3) TO CALCULATE THE SYSTEM IMPROVEMENT CHARGE, THE TOTAL OF ALL DEBT SERVICE ON BONDS AND THE TOTAL OF AMORTIZED COSTS OF ALL PROJECTS IN THE CAPITAL IMPROVEMENT BUDGET FOR THE GIVEN YEAR, BOTH TOTALS EXCLUDING ANY COSTS INCLUDED IN THE CAPITAL IMPROVEMENT CHARGE UNDER § 113-12 OF THIS CHAPTER, SHALL BE COMBINED AND DIVIDED BY THE TOTAL OF THE NUMBER OF ALLOCATED EDUS AND THE NUMBER OF EDUS EXPECTED TO BE ALLOCATED BY THE ST. MARY'S OFFICE OF LAND USE AND GROWTH MANAGEMENT FOR A GIVEN YEAR.

(4) WHERE AMORTIZED COSTS ARE INCLUDED IN THE CALCULATION OF THE CHARGE, THE COMMISSION SHALL ESTABLISH THE PERIOD OF AMORTIZATION AND THE INTEREST RATE.

(5) THE SYSTEM IMPROVEMENT CHARGE MAY NOT BE REVISED MORE THAN ONCE EACH YEAR, TOGETHER WITH THE ANNUAL REVISION TO THE CAPITAL IMPROVEMENT PLAN.

I. (1) (A) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) "DWELLING" MEANS A PRINCIPAL RESIDENCE OF A HOMEOWNER AND INCLUDES THE LOT ON WHICH THE HOUSE IS SITUATED.

(C) "HOMEOWNER" MEANS A PERSON WHO: