

**GREENE COUNTY WATER SYSTEM
EDU PURCHASE POLICY – WATER**

January 2006

(Revised January 23, 2007)

(Amended April 22, 2008)

(Amended January 9, 2018)

(Amended April 28, 2020)

(Amended March 28, 2023)

Greene County is proceeding with infrastructure improvements and the construction of the White Run water supply project. Projects will be scheduled and constructed when determined to be economically feasible by Greene County. The effective date of the initial EDU purchase policy was January 10, 2006 as approved by the Greene County Board of Supervisors. Greene County requires the purchase of equivalent dwelling units (EDUs) for future users of the Greene County Water System.

The Greene County Water System is defined herein as the public water utilities in Greene County including all existing water storage tanks and distribution piping systems and appurtenances within the county.

The following stipulations apply for the purchase of water EDUs for the Greene County Water System:

1. An equivalent dwelling unit (EDU) is defined as 200 gallons per day or as modified from time to time.
2. Effective January 24, 2007, the price of an EDU is \$10,000. Additional increases in price may occur as deemed necessary by the Board of Supervisors.
3. It is the responsibility of property owners to construct the required water utilities on the subject properties and connect to the Greene County Water System in accordance with the technical standards set forth by the Greene County Water and Sewer Department and to bear all associated costs. Greene County has the option of constructing water utilities to the individual properties as deemed economically feasible by Greene County. All constructed water utilities and appurtenances shall be provided with easements to the Greene County Water & Sewer Department and ownership shall be dedicated to the County of Greene.
4. Monthly User charges for the use of the Greene County Water System will be established and billed to the individual property owners by the Greene County Water and Sewer Department.
5. Non-user charges *may* apply following the purchase of an EDU dependent upon adopted Greene County Water and Sewer Department policy. The cost of the non-user charges, if established, will be billed to the individual property owners by the Greene County Water and Sewer Department.
6. Greene County reserves the right to redeem any purchased EDUs after a 2-year period should the EDU not be used. The redemption price shall be the purchase price of the EDU at the time of purchase.
7. EDUs shall be assigned to specific properties and are not transferable. EDUs may be purchased only by the land owner of the specific property. The EDUs “run

- with the land". Should the property be sold, the EDUs remain with the land and should therefore be sold to the buyer.
8. Property Owner shall comply with all existing ordinances of Greene County and Greene County Water and Sewer Department policies and procedures relating to connection to and use of the Greene County Water System.
 9. *When a property is to be served by both water and sewer, water and sewer EDUs shall be purchased simultaneously as further defined in Section 16-17, Regulations Related to Water and Sewer Utilities, (Revised 7/25/06) of the Greene County Zoning Ordinance. As a matter of further clarification, a water EDU will not be sold without a sewer EDU when the property is to be served by both water and sewer.*
 10. Once the EDU fee has been paid to the County, the purchaser shall present the executed EDU purchase form to the Greene County Water and Sewer Department, pay the associated fees, and request hookup in accordance with Greene County Water and Sewer Department policies and procedures. EDU fees must be paid prior to the issuance of a Certificate of Occupancy by the County.

EDU Policy Addendum – Determination of EDUs – Approved by Board of Supervisors on April 22, 2008

1. The determination of the number of required EDUs for facilities other than single family dwelling units will be based upon American Water Works Association (AWWA) forecasting tables, Virginia Sewage Collection and Treatment Regulations - 9 VAC 25-790, historical data from similar facilities, or other generally accepted engineering practices as determined by Greene County. These determinations will be made by the County Administrator, in consultation with the Director of Water and Sewer. (amended 3.28.23)
2. The purchase price of these EDUs will be based upon the number of computed EDUs as determined in Item 1 times the Cost per EDU assessed by the Board of Supervisors.
3. EDU determinations are based on water consumption. For the purpose of EDU determinations sewer EDUs are computed on a 1 to 1 ratio with water EDUs.
4. For multiple facilities on one master meter, actual water consumption will be monitored annually to determine if the number of purchased EDUs is being exceeded or if additional capacity exists.
5. Determination of actual water consumption will be based upon the peak day of consumption. The peak day will be calculated by finding the average daily consumption of the peak month and multiplying by a factor of 1.4.
6. If water consumption is exceeding the number of purchased EDUs, the purchase of additional EDUs will be required.
7. Refunds or rebates will not be given if the water consumption is below the number of EDUs purchased.
8. If the property or facility has a change in use, the EDU determination will be performed by Greene County upon the said change of use. A projected increase in water consumption may require the purchase of additional EDUs.