

City of Sumter Development Fee Schedule



Water Fees

Residential Water Connection Fee (Infill)

Size	Inside City	Outside City
5/8" x 3/4"	\$500	\$750
1"	\$950	\$1,100
2"	\$1,400	\$1,850

Residential Water Tap Fee (Infill)

Size	Inside City	Outside City
5/8" x 3/4"	\$400	\$450
1"	\$450	\$500
2"	\$500	\$550

Subdivision Water Connection Fee

Size	Inside City	Outside City
1"	\$950	\$1,100
2"	\$1,400	\$1,850

* 50% paid at plan approval and 50% at final plat approval

Commercial Water Connection Fee

Size	Inside City	Outside City
5/8" x 3/4"	\$900	\$1,200
1"	\$1,400	\$1,600
2"	\$1,900	\$2,400
Greater than 2"	By Quote	By Quote

Sidearm Irrigation Service

Size	Inside City	Outside City
5/8" x 3/4"	\$500	N/A
1"	\$600	N/A

Metered Fire Line

Size	Inside City	Outside City
2" - 12"	By Quote	By Quote

Sewer Fees

Residential Sewer Connection Fee (Infill)

Size	Inside City	Outside City
4"	\$600	\$900

Residential Sewer Tap Fee (Infill)

Size	Inside City	Outside City
4"	\$600	\$900

Subdivision Sewer Connection Fee

Size	Inside City	Outside City
4"	\$600	\$900

* 50% paid at plan approval and 50% at final plat approval

Commercial Sewer Connection Fee

Size	Inside City	Outside City
4"	\$1,200	\$1,800
6"	\$1,600	\$2,400
8"	\$1,800	\$2,600

*Apartment and Hotel Sewer Service

Size	Inside City	Outside City
4"	\$1,200	\$1,800
6"	\$1,600	\$2,400
8"	\$1,800	\$2,600

*Sewer service for apartments or hotels is the base fee for the first unit plus \$100 per unit after

Fees and charges for connections that require third party contractor will be based on actual cost, plus a 20% administration fee.

Infill lots include those lots that do not require infrastructure extensions or alterations.

City of Sumter Development Fee Schedule



Engineering Fees

Engineering Distribution Services Fee (Commercial or Industrial Development)

Type	Inside City	Outside City
Plan Submittal Fee	\$500	\$500
Plan Approval Fee	\$1,500	\$1,500

Engineering Subdivision Services Fee

Type	Inside City	Outside City
Plan Submittal Fee	\$125 per lot	\$125 per lot
Plan Approval Fee	\$210 per lot	\$210 per lot
* 20 lot minimum		

Reinspection Fees

Type	Inside City	Outside City
Sewer Reinspection Fee	\$300	\$300
Proof roll Reinspection Fee	\$300	\$300

Other Fees

Hydrant Flow Test	\$150 per test	Application and payment required prior to test
Bac-T Sampling Fee	\$200	Assessed when testing performed by City lab
Minimum Monthly Payments	Based on the current water and sewer rate schedule currently adopted by City Council at the time of payment multiplied by the number of lots that have water and sewer allocations.	

Tree Bank Fees

Tree Bank Contribution	\$375	Per individual tree not planted as part of the tree mitigation plan
Tree Bank Contribution - Grand Tree	\$2,250	Per grand tree not mitigated on-site (6:1 planting ratio)

2. DEVELOPMENT FEES

2.1 DEVELOPMENT FEES

A. General Information.

1. The Developer shall be responsible for payment of all applicable development fees at the appropriate stages of the process in accordance with the current fee schedule.
2. The City's development fees are subject to review by City Council and may be amended from time to time. Projects will be subject to the most recent fees in effect at the time full payment is received.
3. An engineering services fee will be charged on all projects.
4. All inspection fees are required to be paid prior to scheduling the inspections. Any failed inspections will require a retest fee.

B. Fees.

1. Subdivision Water Connection Fees
 - (1) The subdivision water connection fee is a charge for linking a piece of property to the City of Sumter Water System. It also includes costs for the City to procure and set the water meter and associated materials.
 - (2) Subdivision water connections shall be assessed to the customer for each connection based on its size. Subdivision water connection fees will be paid 50% at plan approval and 50% at final plat approval.
2. Subdivision Sewer Connection Fee
 - (1) The subdivision sewer connection fee is a charge for linking a piece of property to the City of Sumter Sewer System. It also includes costs for the City to review sewer service functionality upon receipt of a tap order.

- (2) Subdivision sewer connection fees shall be assessed to the customer based on its size. Subdivision sewer connection fees will be paid 50% at plan approval and 50% at final plat approval.
3. Commercial Water Connection Fee
 - (1) The commercial water connection fee is a charge for linking a piece of property to the City of Sumter Water System. It also includes the following costs for the City:
 - i. Observe and inspect the tap and work completed in the right-of-way by the property's contractor.
 - ii. Procure and deliver water meter to the property's contractor.
 - iii. Process paperwork for initial backflow test and update list.
 - (2) Commercial water connection fees shall be assessed to the customer for each connection based on its size. Commercial water connection fees must be paid at plan approval.
4. Commercial Sewer Connection Fee
 - (1) The commercial sewer connection fee is a charge for linking a piece of property to the City of Sumter Sewer System. It also includes costs for the City to observe and inspect the tap and work completed by the property's contractor that will affect the City.
 - (2) Commercial sewer connection fees shall be assessed to the customer based on its size. Commercial sewer connection fees must be paid at plan approval.
5. Residential Water Connection Fee
 - (1) The residential water connection fee is a charge for linking a piece of property to the City of Sumter Water System.
 - (2) Residential water connection fees shall be assessed to the customer for each connection based on its size. Residential water connection fees must be paid at the time of building permit application.
6. Residential Sewer Connection Fee
 - (1) The residential sewer connection fee is a charge for linking a piece of property to the City of Sumter Sewer System.
 - (2) Residential sewer connection fees shall be assessed to the customer for each connection based on its size. Residential sewer connection fees must be paid at the time of building permit application.

7. Residential Water Tap Fee

- (1) The residential water tap fee is a charge for the City to physically make the water tap into its' system. It also includes costs for the City to procure and set the water meter and associated materials
- (2) Residential water tap fees shall be assessed to the customer for each tap based on its size. Residential water tap fees must be paid at the time of building permit application.

8. Residential Sewer Tap Fee

- (1) The residential sewer tap fee is a charge for the City to physically make the sewer tap into its' system.
- (2) Residential sewer taps fees shall be assessed to the customer for each tap based on its size. Residential sewer tap fees must be paid at the time of building permit application.

9. Hydrant Flow Test

- (1) A hydrant flow test is used to determine the available water pressure and flow at a point in the water system
- (2) Payment of fee and completed application is required to schedule a flow test with the City.

10. Sewer Reinspection

- (1) Fee will be charged if the City is required to reinspect due to failure of the first sewer inspection.

11. Proofroll Reinspection

- (1) Fee will be charged if the City is required to reinspect due to failing a proofroll inspection.

12. Engineering Distribution Services

- (1) The City will charge an Engineering Distribution Services Fee to help fund the cost of reviewing plans, specifications, design documents, sketches, calculations, providing administrative services associated with new development, and the installation of new utilities and roadways, and inspections.

13. Engineering Subdivision Services

- (1) The City will charge an Engineering Subdivision Services Fee which will be charged on a per lot basis. This fee will help fund the cost of reviewing plans, specifications,

design documents, sketches, calculations, providing administrative services associated with new development, and the installation of new utilities and roadways, and inspections.

14. Minimum Water and Sewer Flow

- (1) Minimum monthly water and sewer flow fees will be charged to a development once the developer has received their permit to construct from SCDES. The developer will be required to continue paying these fees until a property owner or resident purchases the dwelling and assumes the minimum fees or the developer gets SCDES to remove the flow from the City's flow inventory.

15. Maintenance Guaranty

- (1) The Maintenance Guaranty includes a 15% guaranty based on the installed value of the water, sewer, drainage system and roadways documented in the as-builts submitted by the Engineer of Record at the final inspection package. The guaranty can be either an Irrevocable Standby Letter of Credit from a financial institution or other instrument readily convertible to cash. The guaranty will be held for a period of 2 years from the date of Council approval and will be refunded upon completion of the Maintenance Guaranty Final Inspection, provided no deficiencies are found.
- (2) If deficiencies are found and the Developer does not correct these deficiencies, the letter of credit will be used to cover the City's costs to make corrections. In which case, the entire letter of credit amount will be forfeited.
- (3) The Maintenance Guaranty and letter of credit must be received with the Council submission package.
- (4) In some instances, service only projects will be required to provide a Maintenance Guaranty.
- (5) In the event the development is transferred to new ownership during the maintenance period, the Maintenance Guaranty and letter of credit must be updated to the new ownership.

16. A Performance Guaranty for the roads and sidewalks will be required in the amount of 150% of the construction cost of the final surface course.

ORDINANCE NUMBER _____

AN ORDINANCE SETTING THE AMOUNTS OF CERTAIN DEVELOPMENT FEES AND CHARGES AND OTHER FEES AND CHARGES RELATED TO THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Unified Development Ordinance (UDO), now under consideration for adoption by City Council, addresses, among other things, comprehensive revision of the City's zoning and land development ordinances and regulations, including certain new, existing, and renamed fees and charges; and

WHEREAS, it is necessary that the City Council set by ordinance fair and reasonable amounts for the development fees and charges described in and provided by this ordinance and by the UDO, including but not limited to the fees and charges described in Chapter D.2 of the UDO as Development Fees for subdivision water connection fee, subdivision sewer connection fee, commercial water connection fee, commercial sewer connection fee, residential water connection fee, residential sewer connection fee, residential water tap fee, residential sewer tap fee, hydrant flow test fee, sewer reinspection fee, proofroll reinspection fee, engineering distribution services fee, engineering subdivision services fee, and a minimum water and sewer flow fee, as well as tree bank contribution fees described in Chapter C.5 of the UDO,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUMTER, SOUTH CAROLINA, AT ITS REGULAR MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF,

That the attached City of Sumter Development Fee Schedule is hereby adopted.

This Ordinance shall become effective immediately upon adoption on Second Reading.

ADOPTED IN COUNCIL ASSEMBLED THIS ____ DAY OF _____, 2026.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Cecilia Newman, City Clerk

First Reading: September 1, 2026

Final Reading: