



Addendum #1

To RFP #05-25/26

Responses to the questions emailed to my attention on January 15, 2026:

1. **Affordability Restrictions:** Are there specific deed restrictions, resale price caps, or Area Median Income (AMI) targets (e.g., 80% AMI) that the developer must adhere to? If so, what is the duration of this affordability period? **The deed restrictions for the proposed houses are that the houses must be built within 180 days of recording of the deed, and the plans for the proposed houses must be approved by the City as to the design and plot plan.**
2. **Environmental Status:** Following the demolition of the blighted structures, have Phase I environmental assessments been completed for these parcels? Are there any known environmental hazards (e.g., underground storage tanks, remaining septic systems) that the developer would be responsible for remediating? **There are no structures on the lots in this RFP. Structures have already been cleared and environmental hazards, if any, have been removed.**
3. **Utility Tap Fees:** The RFP notes the buyer is responsible for confirming utilities. Does the City have a schedule of tap fees or impact fees for these specific infill lots, or are there any waivers available for affordable housing development? **There are no waivers available for water tap fees. Attached are the water tap fees.**
4. **Zoning & Density:** Several lots are zoned GR (General Residential) and are relatively large (e.g., 0.24 acres on Gates St). Is the City open to duplex/multi-family proposals on the GR lots, or is the preference strictly for detached single-family homes across all parcels? **Proposals for duplex alternatives, or for triplex or quadruplex options, are welcomed provided that such options meet the City Ordinance minimum standards.**
5. **Award Structure:** Is this an "all-or-nothing" award, or might the City award specific lots to different developers? Can we submit a proposal for multiple lots but specify a minimum/maximum number we are willing to take on? **A proposal can be submitted on multiple lots by one contractor. The City will award each individual lot based on the selection criteria detailed in the RFP. One contractor can be awarded multiple lots.**

CITY OF SUMTER TAP FEES				
4" Sewer Tap Fees				
	Inside City	Outside City	Inside City Developer	Outside City Developer
Current City of Sumter Rate:	\$400.00	\$600.00	\$400.00	\$600.00
Rate effective July 1, 2023:	\$600.00	\$900.00	\$400.00	\$600.00
Rate effective July 1, 2024:	\$800.00	\$1,200.00	\$400.00	\$600.00
Rate effective July 1, 2025:	\$1,000.00	\$1,500.00	\$500.00	\$750.00
Rate effective July 1, 2026:	\$1,200.00	\$1,800.00	\$600.00	\$900.00
Rate effective July 1, 2027:	\$1,400.00	\$2,100.00	\$700.00	\$1,050.00
Rate effective July 1, 2028:	\$1,600.00	\$2,400.00	\$800.00	\$1,200.00
Rate effective July 1, 2029:	\$1,800.00	\$2,700.00	\$900.00	\$1,350.00
Rate effective July 1, 2030:	\$2,000.00	\$3,000.00	\$1,000.00	\$1,500.00
6" Sewer Tap Fees				
	Inside City	Outside City	Inside City	Outside City
Rate effective July 1, 2023:	\$1,000.00	\$1,500.00	\$1,200.00	\$1,700.00
Rate effective July 1, 2024:	\$1,200.00	\$1,800.00	\$1,400.00	\$2,000.00
Rate effective July 1, 2025:	\$1,400.00	\$2,100.00	\$1,600.00	\$2,300.00
Rate effective July 1, 2026:	\$1,600.00	\$2,400.00	\$1,800.00	\$2,600.00
Rate effective July 1, 2027:	\$1,800.00	\$2,700.00	\$2,000.00	\$2,900.00
Rate effective July 1, 2028:	\$2,000.00	\$3,000.00	\$2,200.00	\$3,200.00
Rate effective July 1, 2029:	\$2,200.00	\$3,300.00	\$2,400.00	\$3,500.00
Rate effective July 1, 2030:	\$2,400.00	\$3,600.00	\$2,600.00	\$3,800.00
Fees and charges for sewer taps that require a third party contractor will be based on actual cost of materials and connection, plus 50% within the City. Those made outside the City shall be actual cost, plus 100%.				

Sec. 98-95. - Required deposits for new accounts

Effective July 1, 2023

	Inside City	Outside City Water Only	Outside City	
Residential	\$ 85.00	\$ 55.00	\$ 170.00	
Retail/Commercial	Inside City	Outside City- Water Only	Outside City	
5/8" x 3/4" Meter	\$ 85.00	\$ 55.00	\$ 170.00	
1" Meter	\$ 115.00	\$ 82.50	\$ 230.00	
1.5" Meter	\$ 150.00	\$ 100.00	\$ 300.00	
2" Meter	\$ 180.00	\$ 130.00	\$ 360.00	
3" Meter	\$ 330.00	\$ 227.50	\$ 660.00	
Dumpster				
4 Yard	\$ 75.00			
8 Yard	\$ 100.00			
Multi-Unit Master Meter				
2-4 Units	\$ 100.00		\$ 200.00	
5-10 Units	\$ 200.00		\$ 400.00	
11 & up Units	\$ 300.00		\$ 600.00	
Hotels	\$ 750.00		\$ 750.00	
Nursing Homes	\$ 750.00		\$ 1,000.00	
Industries Deposit Per Meter	Inside City Water	Inside City Sewer	Outside City Water	Outside City Sewer
2" Meter	150.00	237.50	200.00	400.00
3" Meter	175.00	337.50	250.00	500.00
4" Meter	225.00	587.50	350.00	700.00
6" Meter	525.00	850.00	650.00	1,350.00
8" Meter	700.00	1,287.50	1,050.00	2,100.00
10 " Meter	1,000.00	2,050.00	1,575.00	3,150.00
12" Meter	1,750.00	2,225.00	2,750.00	5,500.00
16" Meter	2,100.00	3,350.00	4,100.00	7,500.00

A deposit will be required for all new accounts. The deposit may be waived with a good payment history on a previous account with Sumter or a letter from another utility company showing a positive pay history.

If a deposit is waived and the account later becomes delinquent, a deposit may be required. Customers that sign up for bank draft may pay half of the required deposit.

Sec. 98-95. - Required deposits for new accounts

Effective July 1, 2024

	Inside City	Outside City Water Only	Outside City	
Residential	\$ 120.00	\$ 60.00	\$ 240.00	
Retail/Commercial	Inside City	Outside City- Water Only	Outside City	
5/8" x 3/4" Meter	\$ 120.00	\$ 60.00	\$ 240.00	
1" Meter	\$ 180.00	\$ 90.00	\$ 360.00	
1.5" Meter	\$ 260.00	\$ 130.00	\$ 520.00	
2" Meter	\$ 340.00	\$ 170.00	\$ 680.00	
3" Meter	\$ 660.00	\$ 330.00	\$ 1,320.00	
Dumpster				
4 Yard	\$ 150.00			
8 Yard	\$ 200.00			
Multi-Unit Master Meter				
2-4 Units	\$ 200.00		\$ 400.00	
5-10 Units	\$ 400.00		\$ 800.00	
11 & up Units	\$ 600.00		\$ 1,200.00	
Hotels	\$ 1,500.00		\$ 1,500.00	
Nursing Homes	\$ 1,500.00		\$ 2,000.00	
Industries Deposit Per Meter	Inside City Water	Inside City Sewer	Outside City Water	Outside City Sewer
2" Meter	200.00	350.00	400.00	800.00
3" Meter	250.00	550.00	500.00	1,000.00
4" Meter	350.00	1,050.00	700.00	1,400.00
6" Meter	650.00	1,700.00	1,300.00	2,700.00
8" Meter	1,050.00	2,575.00	2,100.00	4,200.00
10 " Meter	1,575.00	4,300.00	3,150.00	6,300.00
12" Meter	2,750.00	4,450.00	5,500.00	11,000.00
16" Meter	4,100.00	6,700.00	8,200.00	15,000.00

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