

# Washoe County

## Water and Sanitary Sewer

### Financial Assistance Program

#### **About the Program**

The Washoe County Department of Water Resources is pleased to offer a financing program for residential property owners desiring to convert from a private on-site domestic well or septic system to a Washoe County water or sewer system.

#### **Purpose**

Eligible property owners who participate in the Water and Sanitary Sewer Financial Assistance Program will not have to endure the immediate financial burden that can result from a failed well or septic system. Property owners do not need equity in their home to qualify for the program.

#### **Eligible Uses**

Financial assistance is limited to residential properties for the exclusive purpose to pay actual and necessary costs and expenses to: disconnect from a private water or sewer system; eliminate, decommission or properly abandon a private water or sewer system; and connect to a Washoe County water or sewer system.

#### **Criteria for Loan Approval**

It is the policy of the County to use a sound practical credit philosophy and standards in providing loans. Washoe County shall consider the following as a part of the loan review:

- Credit worthiness
- Ability to pay

#### **Loan Qualifications**

**All of the following must be met to qualify for the program:**

- Applicant must be the owner of the residential property
- Applicant must be current on property taxes, special assessments, and any existing mortgage(s), deed of trust, promissory note or other security instrument, agreement or credit arrangement related to the property
- Property must be within 400 feet of a Washoe County water or sewer main or distribution line, and the residential property must have legal access to the public water or sewer system
- Property must be a permanent structure or mobile or manufactured home with a permanent foundation and must be assessed as real property by the Washoe County Assessor

#### **Loan Term/Interest Rate**

The interest rate is fixed for the duration of the loan, 20 years, unless the County subsequently combines individual loans into a package to be refinanced through the sale of a long term bond. Currently, it is the intent of the County to refinance individual loans; therefore, a modified interest rate in the future is likely. Loan participants will be notified within sixty days of a possible change in their interest rate and will have the option of paying off the loan in full.

#### **Loan Payments**

Loan payments would be due on a quarterly basis. Each late payment shall accrue a monthly penalty equal to five percent (5%) of the delinquent payment. On May 1 of each year, any parcel with four or more delinquent payments shall have all delinquent payments, plus any accrued service charges, fees, interest, and penalties, added to the real property tax roll. Any further delinquent payments beyond the first four shall result in the entire outstanding amount of the loan being added to the real property tax roll.