



ELIMINATE WATER & SEWER CAPITAL RECOVERY FEES ON ELIGIBLE NEW HOMES!

The City of Harrisonburg’s Public Utilities Department is responsible for providing water and sewer services. During new construction, customers pay [connection charges and capital recovery fees](#) for water and sewer installation. Through the [Affordable Housing Fee Waiver Program](#), the City can waive water and sewer capital recovery fees for developers who build new affordable housing.

| | Standard Cost | With Fee Waiver |
|------------------------------------|---------------|-----------------|
| Water Capital Recovery Fee: | \$2,000 | \$0 |
| Sewer Capital Recovery Fee: | \$2,000 | \$0 |

Waived Fees: \$4,000 per home

New Home Build Qualifications:

1. Within the City of Harrisonburg
2. For-sale residential dwelling unit
3. Maximum sale price: \$450,000 (eff. 8/1/24)
4. Unit will be the buyer’s primary residence
5. Buyer is within 100% Area Median Income

My project meets the first 3 criteria, but I am unsure how to handle #4 & #5.

Not in the business of affordable housing? This program can still be compatible with your plans. The Housing Coordinator can answer questions and assist with identifying lenders, realtors, and housing counselors working with eligible clients.

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------------------|----------|----------|----------|----------|----------|-----------|
| 2024 Income Limits | \$62,300 | \$71,200 | \$80,100 | \$89,100 | \$96,200 | \$103,400 |

Requesting Fee Waivers:

- **Fee Waiver Reservation:** Applicants may provide information about anticipated qualified units at any time; a Fee Waiver Reservation may be [emailed](#) to the Housing Coordinator after obtaining a building permit. The City will review preliminary eligibility / availability and notify applicants of fund reservation.
- **Fee Waiver Request:** Applicants pay all required fees to the Public Utilities Department, complete construction, and finalize the unit sale. Afterwards, the Fee Waiver Request can be [emailed](#) to the Housing Coordinator for processing and reimbursement.

Not in the business of affordable housing? Reach out regardless, about how we can make this program work for you.

To submit documents or for questions, contact:

Liz Webb, Housing Coordinator | City of Harrisonburg | liz.webb@harrisonburgva.gov | 540.432.7701



Waivers requests will be received on a rolling basis and granted to eligible applicants on a first-come, first served basis until funding is exhausted. No applicant has a right to receive a fee waiver under the program.

Eff. 12/2/24