

# **Government of Newfoundland and Labrador**

## **Transportation and Infrastructure Municipal Infrastructure**

### **POLICY Extension of Water and Sewer Laterals onto Private Property**

Revision 3  
November 2025

<b>Revision</b>	<b>Changes</b>	<b>Effective Date</b>
0	New Policy	unknown
1	Updates to New Department, clarifying language	August 2020
2	Updates to New Department, clarifying language	June 2021
3	Rename Update some language to clarify	November 2025

## TABLE OF CONTENTS

1	Policy Statement.....	1
2	Purpose .....	1
3	Definitions.....	1
4	Application .....	2
5	Accountability .....	2
6	Responsibility of the UR .....	2
7	Responsibility of the HOMEOWNER .....	3
8	Responsibility of MI .....	3
9	Cost Recovery Fee.....	3
10	Eligible Costs to Project.....	4
11	Ineligible Costs .....	4
12	Service Connection Details.....	4
13	New Home Construction.....	5

## 1 POLICY STATEMENT

1. Ordinarily, the policy of the Department is to terminate water/sewer service laterals at the property line or edge of the road right-of-way, terminating with a connection point. The Homeowner is then responsible for connecting the home to the service at their cost.
2. With prior approval of the Director of Municipal Infrastructure house service laterals may be installed onto private property, to within 1.5 m of the house foundation, as part of the construction contract, subject to the conditions of this policy.
3. Eligible properties include primary, permanently occupied residential homes. All other properties are not eligible under this policy.
4. This policy applies to the following scenarios:
  - a) In areas where soil conditions such as an abundance of rock or bog make it expensive, or impractical, for the homeowners to install their own service laterals.
  - b) In Instances where the service lateral is being moved to a new location, and the homeowner is required to disconnect and reconnect to the new service lateral. In this case the home **MUST** have been connected to the pre-existing service.
5. Approvals are on a project basis. Having received approval on one project does not imply approval on future projects will be provided.
6. After the initial installation the Homeowner is responsible for all future maintenance and replacement of the service lines past the property boundary.

## 2 PURPOSE

1. The objective of this policy is to create clear, consistent guidelines that allow Ultimate Recipients to proceed with work in affected areas, without undue financial burden on the homeowners.

## 3 DEFINITIONS

1. “Business facilities” means building for the primary purpose of carrying out business activities.
2. “Homeowner” means owner of only a residential building requiring servicing.

3. "Service Lateral" is the underground pipe that connects a UR's main distribution line to a homeowner's property for services like water, or sewer.
4. "The Department" means the Department of Transportation and Infrastructure, specifically Municipal Infrastructure (MI) Division.
5. "The Director" means the Director of Municipal Infrastructure.
6. "Ultimate Recipient" (UR) means an entity that is eligible to receive municipal infrastructure funding (i.e. Municipality, Local Service District, Inuit Community Government).

## **4 APPLICATION**

1. This policy applies to all Ultimate Recipients receiving funding from Transportation and Infrastructure, Municipal Infrastructure (MI) (provincial and or federal programs) for infrastructure projects.
2. This policy will be universally applied to all future projects. No exceptions will be made because of any precedents established on past projects.

## **5 ACCOUNTABILITY**

1. The Director of Municipal Infrastructure will ensure compliance with this policy.
2. All applications will be assessed by the Director and/or applicable technical staff to ensure requirements are met.

## **6 RESPONSIBILITY OF THE UR**

1. Obtain the Director of Municipal Infrastructure's approval to provide service laterals to within 1.5 m of a home's foundation.
2. Agree to offset the project costs by the full amount of that which is to be collected under this policy (i.e. \$Cost Recovery Fee x number of houses).
3. Collect the appropriate fee from the homeowners in relation to the provision of services under this policy.
4. It will be the responsibility of the UR's consultant to indicate to the UR and the Department the number of services provided under this policy prior to project tendering.

5. Provide a resolution indicating support of the use of project funds to install service laterals on private property.

## **7 RESPONSIBILITY OF THE HOMEOWNER**

1. The Homeowner agrees (in writing) to pay the cost recovery fee to help offset the cost of the lateral.
2. The Homeowner will pay, to the UR, the Cost Recovery Fee.
3. If the homeowner refuses to pay the cost recovery fee the service lateral/s will be installed to the edge of the right-of-way, and the homeowner will be responsible to install the remainder of the service lateral at his/her own expense.

## **8 RESPONSIBILITY OF MI**

1. Provision of approval of the request as deemed appropriate.
2. The Municipal Support Information System (MSIS) will be updated by MI with a credit Change Order to the project in the amount of the Cost Recovery Fee multiplied by the number of services to be installed.

## **9 COST RECOVERY FEE**

1. The cost recovery fee is set at \$750 plus HST per home.
2. The cost recovery fee applies for water and/or sewer laterals.
3. If both water and sewer laterals are installed under one contract the cost recovery fee will be \$750.00.
4. If only one service lateral is installed the fee \$750.00
5. If the second service lateral is installed under a separate contract at a later date then a second fee of \$750.00 must be paid by the homeowner.
6. The Department reserves the right to change the minimum value of the cost recovery fee. If a fee is established for one particular phase of a project that does not necessarily mean that the fee will not increase for subsequent phases. The approval under this policy will indicate any change in this fee.

7. If the UR has requested that services in a particular project be installed under this policy to 1.5 metres of a house, and this is subsequently agreed to by the Director of Municipal Infrastructure, then all homeowners impacted by the project will be required to pay the cost recovery fee, regardless of their distance from the main.

## **10 ELIGIBLE COSTS TO PROJECT**

1. Cost for engineering design and construction to connect to primary home on property.
2. Should the costs of this work cause the project to exceed approved funding, original scope cannot be deleted to allow this work to proceed.

## **11 INELIGIBLE COSTS**

1. Any costs incurred by the UR in relation to the collection of fees, surveying, legal agreements or disputes.
2. Connection to out-structures on the property (sheds/garages/pools/change houses/gardens/bunkhouse/etc).
3. Connections to summer residence, cottage, cabin, business.

## **12 SERVICE CONNECTION DETAILS**

1. The maximum service lateral trench length which shall be covered by this policy is 40 metres from either the centre of the main or the centre of the road right-of-way, whichever is applicable or favours the homeowner. Beyond this point all costs will be the responsibility of the homeowner. The additional work may be included in the contract provided the homeowner pays for such work in advance of construction. Measurements shall be made along the trench length.
2. The location of the service lateral shall be determined by the consultant during design and indicated on the drawing. Measurement for the trench length and 1.5 metre limit shall be based on the closest point of reasonable servicing. This could be the rear of the house if the location of the existing septic system dictates.
3. In the case of shared service laterals the measurement will be made as if each lateral was installed separately from the main to the house.

## **13 NEW HOME CONSTRUCTION**

1. For new home construction, within the limits of the project, service laterals from the main to the house are to be the responsibility of the homeowner unless a permit has been approved by the UR and the foundation of the new building is installed before the water and/or sewer mains are installed in front of the building lot.