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Annexation Requirements for WCID No. 17

Property must be annexed into the District-Wide taxing jurisdiction of the District before water service can be provided. The District conducts a formal annexation one time each year. In the interim, the District will require the property owner (petitioner) to petition the Board for annexation. This agreement, if approved by the board, allows the petitioner to obtain water service from the District until the formal annexation process is completed.

The following is required to annex property into WCID No. 17:

1. Annexation fees.

Unplatted Tracts of Land:

\$400.00 - 1st acre

Incremental acreage after the 1st acre - \$10.00 per acre

Platted Lots:

\$400.00 per lot, or 1st acre

Incremental acreage after the 1st acre - \$10.00 per acre

Multiple Lots and/or Multiple Tracts:

The lots/tracts must be contiguous to qualify for this fee.

\$400.00 for 1st lot, or 1st acre

Incremental acreage over one acre per lot - \$10.00 per acre or fraction thereof

\$25 for each additional lot/tract

Examples: If the property to be annexed is 2.15 acres, platted or unplatted, the fee required is:

\$400.00 - 1st acre

\$ 20.00 - balance of acreage

\$420.00

If the property is a platted or unplatted lot under 1.0 acre, fee is \$400.00.

If the property is to be annexed is four contiguous lots, with each lot under 1.0 acre, the fee is:

\$400.00 - 1st lot

\$ 75.00 - remaining three lots

\$475.00

If the property to be annexed is three contiguous lots or unplatted tracts, with the 1st lot at 1.5 acres, 2nd lot at .5 acres, and the 3rd lot is 2.5 acres, the fee is:

\$400.00 - 1st lot or tract
\$ 10.00 - incremental acreage on 1st lot
\$ 25.00 - for the 2nd lot
\$ 25.00 - for the 3rd lot
\$ 20.00 - incremental acreage on 3rd lot.
\$480.00

2. Documents supplied by the District that must be completed by petitioner:
 - 1) Petition for Addition of Lands (notarized signature of petitioners.)
 - 2) Certificate Regarding Lienholder Status (Lienholder gives permission for property to be annexed.)
 - 3) Certificate Regarding Residents (Certifies that there are no other qualified voters living on the property other than the petitioner if he and/or she resides on the property.)
3. For a petitioner that will receive their service through a Defined Area, the petitioner may either pay a one-time Subsequent User Fee or also annex their property into the Defined Area Debt Service Tax along with usual customer fees for service.
4. After the annexation fees have been paid and the documents listed above have been completed and returned by the petitioner, the annexation request will be placed on the agenda of the next board meeting.
5. After the Board has approved the annexation request, the District will notify the taxing office of the addition to the District.
6. In order for District taxes to be assessed, the property must have been annexed into the District as of January 1st of the tax year.

Example: If the property was formally annexed into the District as of September 30, 1995, the District taxes would not be assessed until the tax year of 1996, with taxes due on or before January 31, 1997.

Annexation fees for any areas may be waived at any time by action of the Board.