



SEWER AVAILABILITY CHARGE

Development Review Customer Service Center
Metropolitan Council Environmental Services (MCES)
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What is a Sewer Availability Charge (SAC)?

Sewer Availability Charge, or SAC, is a one-time fee that communities pay to Metropolitan Council Environmental Services (MCES) when a residence or business connects to the metropolitan disposal system for the first time. Communities also pay SAC when a business grows or changes the use of its space if the change creates more potential demand on the system. SAC is not a connection fee. It is for sewer capacity availability in the metro wastewater system. The SAC program has been in place since 1973.

What is a SAC determination?

A SAC determination is a calculation of SAC unit(s) assigned to a given property. This represents the maximum capacity likely to be used by the business or development.

Who needs to get a SAC determination?

- Any new residential, 3 units and above or any existing building adding units.
- All commercial, institutional, or industrial property connecting to the Metropolitan Wastewater System for the first time or modifying the use of an existing property.
- Food Establishments when changing kitchen equipment, expanding, upgrading, or applying for a new food/liquor license.
- Demolition (Wrecking) of any residential building, 3 units and above, and all commercial and industrial properties.

How is SAC calculated?

- Residential Properties, a single-family residence is charged one SAC unit, a base unit. Each unit in a duplex, apartment, townhouse or condominium is considered a single-family dwelling.
- Commercial Properties calculations vary from business type and size. However, formulas are based on estimated maximum potential daily wastewater flow proportionate to 274 gallons per day.
- Food Establishments are assessed 1 SAC unit for every 300 square feet.
- Industrial Properties SAC has two components: the first is the commercial criteria; the second is the maximum daily industrial process wastewater flow.

How are SAC fees collected?

The City of Minneapolis collects the SAC fees on behalf of MCES from the applicant, usually during the permit or business licensing process.

Are there any other fees involved with SAC?

Local Governments may charge an additional administration fees. However, the City of Minneapolis does not add any additional fees to the SAC charge.

The 2020 SAC unit rate, as set by the Met Council, is \$2,485.

SAC Deferral Program:

To promote business development, MCES and the City of Minneapolis provides the option to participate in the SAC Deferral Program to defer some SAC payment obligations. This option allows deferral of up to 70% of SAC due. Businesses allowed to participate are those where a new SAC determination of 25 or fewer SAC units occurs (total charge before credits).

SAC Deferral Handout: [Sewer Availability Charge \(SAC\) Deferral Program](#)

SAC Deferral Application: [Sewer Availability Charge \(SAC\) Deferral Program Application](#)

METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES

SAC DETERMINATION QUESTIONS AND SUBMISSION

MCES conducts SAC determinations upon request, and will make the final decision regarding the number of SAC units to assess.

WEBSITE: <https://metrocouncil.org/SACprogram>

Shortcuts to forms and SAC procedure manual.

SAC Forms: <https://metrocouncil.org/SACforms>

SAC Manual: <https://metrocouncil.org/SACmanual>

General SAC questions; Submittal requirements; Submitting determination application forms and status; Determination reviews; SAC criteria;

Email: SACProgram@metc.state.mn.us

Phone: 651-602-1770

To submit **Online** please follow the link www.metrocouncil.org/SACsubmittal
Creating an account and password will be required.

Per MCES website the Metropolitan Council staff will contact you within one business day after receiving your application materials to confirm whether the materials are complete or not. The Council can usually complete a determination in two to three weeks once it receives all the necessary forms and documents.