



Town of Mashpee Sewer Commission

Policy – Betterment Assessment Method:

Sewer Policy #1

Date approved: October 27, 2022

In accordance with the provisions of M.G.L. – Part I, Title XIV, Chapter 83, Section 15, the Uniform Unit Method of Betterment Assessment is adopted as per Table 1.

Betterment Assessment Units – Based on Sewer Equivalent Units

Table 1

Property Description	SEU's	Notes
Single Family Home or Condominium	1 Unit	1 SFH = 440GPD
Multi-Family: up to 4 BR *	1 Unit	MFH = 1 or more units on single property
Multi-Family: 5 BR or greater*	1.5 Units	MFH = 1 or more units on single property
Restaurants, Lounge / Tavern, Fast Food	1 unit	Same as commercial
Apartments, (Mashpee Housing Authority exempt)	0.25 per bedroom (1-unit minimum)	Title V = 110gals/BR. Using 0.25/BR = SFH @ 4-BR.
Commercial Buildings **	1 Unit per business w/in commercial bldg.	If mixed Comm. / Residential use, add 0.25 units/BR
Vacant Lots	1 unit min. per lot	Use present zoning for potential lots.
Vacant Property (Buildings)	1 Unit per present potential use	If commercial, same as Commercial Buildings
Gas Station or Auto Repair Facility	1 Unit	Same as commercial
Churches	1 Unit	
Nursing Homes	0.25 per bedroom (1-Unit minimum)	Same as Apartments
ACO Commercial ***	Units = Max. Auth. Flow divided by 440GPD	Per authorized maximum ACO flows

* Multi- Family includes Two-Family which is 1-building on single lot

** Commercial Buildings: Each separate business (also includes business condos, restaurants, lounge/tavern & fast food) within a building or a stand-alone business equals 1 SEU.

*** ACO Commercial: SEU's based on ACO flows (MassDEP Administrative Consent Order).