

**SOUTHWEST LICKING COMMUNITY
WATER AND SEWER DISTRICT**

**DEPOSIT, FEE, AND CHARGE
SCHEDULE**

Established By:

**THE BOARD OF TRUSTEES
OF THE SOUTHWEST LICKING COMMUNITY
WATER AND SEWER DISTRICT**

Revised January 30, 2020

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The deposits, fees, and charges as set herein shall be paid as provided in the
“Southwest Licking Community Water and Sewer District Rules and Regulations”
which are referenced herein for further information.

Part I **Sanitary Sewer Fees and Charges**

- A. **Sanitary Sewer Connection Fee:** The Sanitary Sewer Connection Fee shall be paid prior to connection to the District’s sanitary sewer system and includes a sanitary sewer tap fee, capacity fee, and line fee or any combination of these fees as they may apply to each connection.

- B. **Sanitary Sewer Tap Fee:** There shall be a Sanitary Sewer Tap Fee charged for each connection into the District Sewer System. The Sanitary Sewer Tap Fee shall be calculated based on the amounts shown in the Sanitary Sewer Tap Fee Table below. The Sanitary Sewer Tap Fee shall be reduced for any property, or portion thereof, located within the boundary of an area assessed for sewer system construction, by the amount of the assessment.

SANITARY SEWER TAP FEE TABLE

DIAMETER OF DOMESTIC WATER METER	TAP FEE
¾" and 1" Residential	\$7,178.00
¾" Non-residential	\$8,682.00
1" Non-residential	\$12,387.00
1½"	\$23,963.00
2"	\$38,896.00
3"	\$75,477.00
4"	\$138,452.00
6"	\$273,663.00
8"	\$404,243.00

Note: Sanitary Sewer Tap Fees for Domestic Water Tap Sizes in excess of 8" shall be established by action of the District Board of Trustees.

- (a) Single-family residential subdivisions with either public rights-of-way and streets or private streets require at a minimum a ¾" or 1" tap fee for each single-family residence.

- (b) Multi-family residential developments (condominiums, apartments, manufactured home parks or mobile home parks) require master meter service for the entire development with the sanitary sewer infrastructure being located in easements and owned by the District. Individual service connections will not be provided for each unit.

- C. **Sanitary Sewer Capacity Fee:**
 - (a) For residential use wherein the sanitary sewer collection system is being constructed by a Developer to thereafter be transferred to the District, there shall be a Sanitary Sewer Capacity Fee of \$695.00 charged for each connection (tap) that will be made into the District’s collection system.

 - (b) For multi-family residential developments (condominiums, apartments, manufactured homes or mobile home parks) and commercial/industrial and manufacturing developments wherein the sanitary sewer collection system is being constructed by a Developer to thereafter be transferred to the District, there shall be a sanitary sewer capacity fee based upon the Capacity Fee Equivalent Table shown below. The capacity fee shall be calculated based on the capacity fee ESFU multiplied by \$695.00.

- (c) The Sanitary Sewer Capacity Fee must be paid before the District grants approval of the plans for construction of the sewer system that will serve the property.

CAPACITY FEE EQUIVALENT TABLE

DIAMETER OF DOMESTIC WATER METER	CAPACITY FEE ESFU'S
1" Non-residential	2
1½"	4
2"	6
3"	12
4"	21
6"	45
8"	67

Note: Sanitary Sewer Capacity Fees for Domestic Water Tap Sizes in excess of 8" shall be established by action of the District Board of Trustees.

- D. Sewer Line Fee: A Sewer Line Fee shall be charged for each service line connection into the District Sewer System, unless the property being connected into the sewer was assessed in total or in part on the front foot basis for the sewer, or the sewer was installed by a private owner or developer.

Gravity Sewers = \$12.70 per front foot
 Pressure Sewers = \$ 6.35 per front foot

- E. Sanitary Sewer Service Charge: The Sanitary Sewer Service Charges shall be invoiced on a monthly basis and as shown in this section.

- (a) Unmetered Monthly Service charges shall be \$50.01 per month per Single Family Residence inside the District boundaries.
- (b) Unmetered Monthly Service charges shall be \$74.99 per month per Single Family Residence outside the District boundaries.
- (c) Metered Monthly Service Charge:
 1. The minimum monthly service charge is based on 0 to 2,000 gallons usage and shall be \$30.53 per Single Family Residence inside the District boundaries. The minimum monthly service charge shall be \$45.82 per Single Family Residence outside the District boundaries.
 2. Additional charges for usage in excess of the monthly minimum of 2,000 gallons shall be determined using the Monthly Sanitary Sewer Service Charge Table below and as described herein.

MONTHLY SANITARY SEWER SERVICE CHARGE TABLE

GALLONS USED PER MONTH	CHARGE INSIDE DISTRICT BOUNDARIES	CHARGE OUTSIDE DISTRICT BOUNDARIES
0 – 2,000 gallons	\$30.53 Minimum Bill	\$45.82 Minimum Bill
Over 2,000 gallons	\$10.18 per 1,000 gallons	\$15.27 per 1,000 gallons
BOD/TSS Charge	\$12.18 per 1,000 gallons	\$17.27 per 1,000 gallons

3. The water consumption recorded on the District’s water meter will be taken as the actual amount of sewage received by the District for calculation of the monthly service charge.
 4. If fewer than 2,000 gallons are used, the customer will be charged the minimum monthly sanitary sewer service charge. If greater than 2,000 gallons are used, the customer will be charged the minimum monthly service charge *plus* the total of the rate per 1,000 gallons multiplied by the gallons used in excess of 2,000 gallons.
 5. Bills unpaid after the due date shown on the bill shall be considered delinquent and shall subject the premises to a 10% per month delinquency charge on the current month’s charge.
 6. All commercial, industrial/manufacturing property with sanitary sewer service must be metered either through the District water system or metering of wells or another entity’s water. If the property receives water service from an entity other than the District, the District’s monthly service charge for sanitary sewer service will be based on readings taken from the other entity’s meter. The District may use the Ohio EPA Green Book or other professional publications to determine flows for the use in billing and debt elimination charges as necessary.
- (d) Monthly Strength Surcharge: In addition to the monthly service charge, a strength surcharge shall be levied when a customer contributes a waste above normal domestic strength. The Monthly Strength Surcharge shall be \$12.18 per 1,000 gallons or based on the following:
1. “Normal Sewage” means sewage with a daily average of not more than 200 ppm of suspended solids (SS), and not more than 200 ppm of CBOD₅ and not more than 20 ppm of ammonia and not more than 10ppm of oil and grease (O&G).
 2. When the total suspended solids, five (5) day biochemical oxygen demand (CBOD₅), ammonia (NH₃), or oil and grease (O&G) concentrations exceed the values of these constituents in normal domestic sewage as defined above, the excess concentrations shall be subject to a surcharge as follows:
 - SS surcharge = Pounds of excess SS per day X \$50.00 per 100 pounds
 - CBOD₅ surcharge = Pounds of excess five (5) day CBOD₅ per day X \$50.00 per 100 pounds
 - NH₃ surcharge = Pounds of excess NH₃ per day X \$66.42 per 100 pounds
 - O&G surcharge = Pounds of excess O&G per day X \$50.00 per 100 pounds

The flow figure used for calculating the pounds of excess pollutant will be, a metered waste water flow, a metered water usage or an agreed upon alternative flow determination. It is the customer's responsibility to provide for metering and testing of the waste water flow.

F. Debt Elimination Fee:

- (a) All single family residential sanitary sewer customers shall be charged a "debt elimination fee" in the amount of \$11.95 per equivalent single family unit (ESFU).
- (b) All multi-family residential development sanitary sewer customers shall be charged a "debt elimination fee" in the amount of \$11.95 per unit (condominium, apartment, manufactured or mobile home).
- (c) All nonresidential sanitary sewer customers shall be charged a "debt elimination fee" based on the average usage of the previous year per single metered unit (business, building or warehouse) as follows:
 - 1. Previous year average monthly usage divided by the District's average ESFU usage will give the total ESFU's for the commercial, industrial/manufacturing property.
 - 2. For "new" commercial, industrial/manufacturing properties (less than 1 year of service history), refer to Capacity Fee Equivalent Table in Section B above for number of ESFU equivalents.

EXAMPLE: Previous year average monthly usage of 28,000 gallons divided by 6,000 gallons per month = 4.67, which would be rounded up to 5

This property would be charged 5 ESFU's @ \$11.95 each = \$59.75 monthly "Debt Elimination Fee".

Part II **Water Fees and Charges**

- A. **Water Connection Fees:** The Water Connection Fee shall be paid prior to connection to the District’s water system and include a water tap fee, water meter fee, fire protection tap fee, fire protection meter fee, water capacity fee, a line fee or any combination of these fees as they may apply to each connection.

- B. **Water Tap Fee:** There shall be a Water Tap Fee charged for each connection into the District Water System. The diameter of the water meter will determine the Water Tap Fee charged for each connection based on the amounts shown in the Water Tap Fee Table below. The water tap fee shall be reduced for any property, or portion thereof, located within the boundary of an area assessed for water system construction, by the amount of the assessment.

WATER TAP FEE TABLE

DIAMETER OF DOMESTIC WATER METER	TAP FEE
¾" and 1" Residential	\$5,746.00
¾" Non-residential	\$6,830.00
1" Non-residential	\$8,682.00
1½"	\$17,248.00
2"	\$26,509.00
3"	\$58,807.00
4"	\$111,827.00
6"	\$213,466.00
8"	\$361,208.00
10"	\$415,643.00
12"	\$516,643.00

Note: Water Tap Fees for tap sizes in excess of 12" shall be established by action of the District Board of Trustees.

- (a) Single-family residential subdivisions with either public rights-of-way and streets or private streets require at a minimum a ¾" or 1" tap fee for each single-family residence.

- (b) Multi-family residential developments (condominiums, apartments, manufactured home parks or mobile home parks) require master meter service for the entire development with the water system being private and owned by the development or association. Individual service connections will not be provided for each unit.

- (c) In cases where significant pressure drop will occur due to proximity of the structure or length of service line, the tap and service line may be increased by one size or as determined by the District. Services lines greater than 300' will require a meter pit at the road right-of-way.

- C. Water Meter Fee: There shall be a water meter fee charged for each connection into the District's water system. The Water Meter Fee charged for each connection shall be calculated based on the amounts shown in the Water Meter Fee Table below.

WATER METER FEE TABLE

DIAMETER OF DOMESTIC WATER METER	METER FEE
¾"	\$330.00
1"	\$425.00
1½" – 12"	*

* The delivered cost of the meter and mounting assembly plus twenty percent (20%)

- D. Fire Protection Tap Fee: There shall be a Fire Protection Tap Fee for any service connection and/or line used solely for fire protection. The Fire Protection Tap Fee shall be thirty percent (30%) of the Water Tap Fees shown in the Water Tap Fee Table above.
- E. Fire Protection Meter Fee: There shall be a Fire Protection Meter Fee charged for each fire protection service connection and/or line used solely for fire protection. The Fire Protection Meter Fee shall be calculated based on the amounts shown in the Water Meter Fee Table above. A combination water meter and fire protection meter may be approved by the District on an individual case basis.
- F. Water Capacity Fee:
- (a) For residential use wherein the water system is being constructed by a Developer to thereafter be transferred to the District, there shall be a Water Capacity Fee of \$695.00 charged for each connection (tap) that will be made into the water service system.
 - (b) For multi-family residential developments (condominiums, apartments, manufactured homes or mobile home parks) and commercial/industrial and manufacturing developments wherein the water service system is being constructed by a Developer to thereafter be transferred to the District, there shall be a water service capacity fee based upon the Capacity Fee Equivalent Table in Part I, Section C. The capacity fee shall be calculated based on the capacity fee ESFU equivalents multiplied by \$695.00.
 - (c) For developers, the Water Capacity Fee must be paid before the District will grant approval of the plans for construction of the water system that will serve the property.
- G. Water Line Fee: A water line fee of \$12.70 per front foot shall be charged for each connection to the District Water System, unless the property being connected into the water line was assessed in total or in part on the front foot basis for the water line or the water line was installed by a private owner or developer.

H. Water Service Charge:

- (a) Metered Monthly Water Service Charge: There shall be a minimum monthly water service charge and is based on 0 to 2,000 gallons usage. The minimum monthly service charge shall be as stated on the following table:

MINIMUM METERED MONTHLY WATER SERVICE CHARGE

DIAMETER OF DOMESTIC WATER TAP	CHARGE INSIDE DISTRICT BOUNDARIES	MINIMUM METERED FIRE PROTECTION SERVICE CHARGE	CHARGE OUTSIDE DISTRICT BOUNDARIES	MINIMUM METERED FIRE PROTECTION SERVICE CHARGE
¾" and 1" Residential	\$ 18.08	\$ 1.81	\$ 27.14	\$ 2.71
¾" and 1" Non-residential	\$ 26.17	\$ 2.62	\$ 39.27	\$ 3.93
1½"	\$ 68.39	\$ 6.84	\$ 102.61	\$ 10.26
2"	\$ 107.16	\$ 10.72	\$ 160.74	\$ 16.07
3"	\$ 168.80	\$ 16.88	\$ 314.62	\$ 31.46
4"	\$ 281.35	\$ 28.14	\$ 422.00	\$ 42.20
6"	\$ 468.80	\$ 46.89	\$ 703.35	\$ 70.34
8"	\$ 656.46	\$ 65.65	\$ 984.68	\$ 98.47
10"	\$ 937.78	\$ 93.78	\$1,406.68	\$140.67
12"	\$1,406.68	\$140.67	\$2,110.02	\$211.00

The minimum monthly service charge for services used solely for fire protection shall be ten percent (10%) of the above minimum monthly service charge per respective tap diameter.

- (b) Additional charges for usage in excess of the monthly minimum of 2,000 gallons shall be determined using the Monthly Water Service Charge Table below and as described herein.

MONTHLY WATER SERVICE CHARGE TABLE

GALLONS USED PER MONTH	CHARGE INSIDE DISTRICT BOUNDARIES	CHARGE OUTSIDE DISTRICT BOUNDARIES
2,000 - 40,000 gallons	\$ 5.33 per 1,000 gallons	\$ 8.00 per 1,000 gallons
over 40,000 gallons	\$ 6.97 per 1,000 gallons	\$10.46 per 1,000 gallons

- (c) If fewer than 2,000 gallons are used, the customer will be charged the minimum monthly fee. If greater than 2,000 gallons are used, the customer will be charged the monthly service rate per 1,000 gallons multiplied by the total gallons used.
- (d) Bills unpaid after the due date shown on the bill shall be considered delinquent and shall subject the premises to a 10% per month delinquency charge on the current month's charge.

Part III **Miscellaneous Deposits, Fees, and Charges**

- A. Contractor Bond Licensing Fee: Each contractor who wants to be licensed with the District must submit five hundred dollars (\$500.00) to be deposited into a non-interest bearing account and to be refunded at such time the contractor no longer wants to be licensed with the District.

- B. License Fees: A new Contractor License or the annual renewal of a Contractor License shall be \$35.00.

- C. Plan Review Fees and Deposits: The fees and deposits shall be made as follows (Reference Rules and Regulations, Section 607):
 - (a.) Plans required to be submitted through Licking County Regional Planning for District review shall have an initial deposit of six hundred dollars (\$600.00) made for the Plan Review Fee.

 - (b.) Prior to the beginning of construction, an initial deposit of five percent (5%) of the estimated cost of construction, but not less than six hundred dollars (\$600.00), shall be made for the Inspection Fee.

 - (c.) Additional deposits shall be requested as needed to cover the above stated costs to the District and must be paid prior to District approval of the plans.

 - (d.) Upon final acceptance of the construction by the District and receipt by the District of a written request from the person making deposits, the District shall refund any unused portion of the amounts deposited. All funds not so requested within one year of the District's acceptance of the construction shall be placed in the District's general fund to be used at the sole discretion of the District.

- D. Building Expansion: The purpose of this section is to outline the water and sanitary sewer connection fees associated with expansion of an existing building. The different types of expansions are listed below and the associated costs are identified.
 - (a.) Expansion of an existing building on the original parcel shall require no additional water and/or sanitary sewer connection fees provided that the water service line or tap is not increased to provide adequate service to the expanded facility. An inspection fee and inspection of the improvements shall be required.

In the event that the water tap size is increased, tap fees and capacity fees shall be due and calculated based on the difference between the original tap size and the increased tap size and the fees in place at the time of the expansion. Credit for the original tap size will be based on the current tap fee.

 - (b.) Expansion through construction of a new building(s) on the original parcel shall require additional water and/or sanitary sewer tap or lines fees based on the line size entering the building. Capacity fees and any associated meter fees based on the size of the extended service line shall be due. An inspection fee and inspection of the improvements shall be required. Each building shall be metered and billed separately. Residential out-buildings used solely for residential purposes shall not require additional tap fees or capacity fees unless an increased tap size is required.

In the event that the water tap size is increased, tap fees and capacity fees shall be due and calculated based on the difference between the original tap size and the increased tap size and the fees in place at the time of the expansion. Credit for the original tap size will be based on the current tap fee.

- (c.) A property owner may request an additional tap for expansion covered under parts (a) and (b) of this section. Water and sanitary sewer connection fees shall be due in accordance with part (d) listed below.
- (d.) Expansion through construction of a new building(s) on an adjacent parcel shall require a new connection be made into the District's water and/or sanitary sewer system. All applicable connection fees as identified in this Deposit, Fee, and Charge Schedule shall be due.
- (e.) Residential dwelling expansion through construction of an addition, room or garage or basement finishing that requires centralized water and sanitary sewer service will not require additional tap, capacity, line or meter fees above that required for the original connection fee unless the tap size is increased. Inspection fees will be required as determined by the General Manager.

In the event that the water tap size is increased, tap fees and capacity fees shall be due and calculated based on the difference between the original tap size and the increased tap size and the fees in place at the time of the expansion. Credit for the original tap size will be based on the current tap fee.

- E. Connection and Service Inspection: The inspection charge shall be \$80.00 when required. (Reference Rules and Regulations, Section 413) The charge for a re-inspection shall be \$80.00. The charge for any additional trip/s to the property for any reason when installing a meter or inspecting a service line connection shall be \$80.00. The charge shall not be waived if the property owner fails to keep a scheduled appointment for an inspection.
- F. Water Line Bacteria Testing: When the District is requested via the contractor or developer to perform water line bacteria testing, the charge shall be sixty dollars (\$60.00) per test. The District is not responsible for failure or passage of the test.
- G. Assessments:
 - (a.) Assessment Fee: A property owner may combine one or more parcels under the same parcel number at time of assessment. The combined parcel will receive the appropriate assessment based on the number of ESFU's and/or the front footage of the combined parcel. Any future use in addition to the ESFU designation at the time of assessment would require payment of the applicable connection fees.
 - (b.) Assessment Fee Omitted: Any property which is erroneously omitted from an assessment boundary area and which otherwise would have been subject to an assessment for the cost of a water and/or sewer line project, will be assessed at the time said omission is discovered in the same amount in effect at the time original assessment should have been levied. Such property will not be subject to a sewer connection fee or sewer line fee as set forth herein.

- H. Assessment Fee Reimbursement: Except as hereafter provided, the District's standard policy is that where a physical tap has not been provided to a parcel, the property owner of that parcel shall be responsible for all costs incurred in making said physical tap and connecting his/her service line to the District's main line. "Physical Tap" shall be defined for purposes herein to be an actual physical connection point installed in the sanitary sewer or water main line during construction of the main line, which allows the property's service line to be connected to the District's main line project, and if the District did not install a physical tap to serve said parcel during construction of such main line project, the District will either reimburse the current property owner of record the actual cost incurred in installing said physical tap, or provide a physical tap. The property owner shall request in writing that the District provide a physical tap to the subject property. The District shall provide the physical tap in a reasonable manner of time and pay all costs associated with providing the physical tap.

To obtain reimbursement under this section, the property owner must provide the District with a copy of the contractor's invoice for making said physical tap. Such reimbursement shall not be applied to the cost of constructing the service line to the property, and all contractor invoices submitted to the District for reimbursement must separately show the cost of constructing the service line and the cost of constructing the physical tap.

The assessment fee reimbursement shall not be available in the event that the current or previous property owner declined installation of the physical tap through written correspondence to the District or its representatives. Reimbursement shall also not be available if the original parcel was modified as part of a replat, deplat, or lot split after the date the final assessments were levied for the project serving the property.

- I. Agricultural Districts: The water and/or sewer line fee for property surrounding a dwelling or other structure not used in agricultural production that does not exceed one acre, provided such property qualifies as an Agricultural District under Chapter 929 of the Ohio Revised Code at the time the owner of such property applies for water and/or sanitary sewer service from the District, and provided the owner of such property produces a current and valid certification as a Chapter 929 Agricultural District which has been issued by the Licking County Auditor, shall be calculated using one hundred feet as the front footage. This section applies only to properties which are accessible to District water and/or sewer lines but have not been subject to an assessment to pay the cost thereof. On the date said property no longer qualifies as an Agricultural District under Chapter 929 of the Ohio Revised Code all other applicable connection, line, and meter fees shall be in effect.

- J. Installment Loan Agreements, and Promissory Notes for Connection Fees: The interest rate on all installment loan agreements and promissory notes shall be 7½% or the rate at which the infrastructure loan was issued.

Promissory notes are for a period of five (5) years with annual payments including interest for the financing of water and sanitary sewer connection fees. Agreements and promissory notes are intended for private residential homeowners in need of special financing and are available to homeowners at the District's discretion. These agreements and promissory notes are not intended for developments or commercial use.

- K. Returned Check or Payment Fees: The District shall charge \$30.00 per occurrence for any check returned to the District due to insufficient funds, closure of an account or any other reason the banking company deems necessary to return a check for non-availability of funds.

The District shall charge \$30.00 per occurrence for any automatic deduction that is refused by the banking company for insufficient funds, closure of an account, incorrect routing number or incorrect account number as provided by the account owner, or any other reason the banking company deems necessary to return for non-availability of funds.

L. Reconnection Fee: When service has been terminated for non-payment for services rendered or violation of District Rules and Regulations, the Reconnection Fee shall be one hundred dollars (\$100.00). (Reference Rules and Regulations, Section 115)

M. Reconnection to District System: Any property owner who has disconnected from the District's water system to return to an existing well and requests reconnection to the District's water system shall pay the following charges at the time the permit is obtained to reconnect:

Reconnection Fee	\$100.00
Cost of ¾" meter and remote and Installation Fee	\$330.00
Inspection Fee for new service line	<u>\$ 80.00</u>
Total to be paid prior to reconnection	\$510.00

N. Bulk Water Policy: The purpose of this section is to facilitate the sale of treated and potable water for commercial use.

Meter Deposit	\$1,000.00
Service Charge	\$ 10.00 / 1,000 gallons
Monthly Meter Rental Fee	\$ 75.00 / month

Meters must be brought to the District Administration Building, no later than the last day of each month, to be read.

O. Swimming Pool Filling Policy: Section 314 of the Rules and Regulations establishes a credit of a portion of the monthly metered sanitary sewer service charge for District customers who fill a swimming pool. The sanitary sewer service charge for the month in which the swimming pool fill occurs shall be based on the water meter consumption for the subject month less the amount of usage on the swimming pool meter. Bill must be current to be eligible for this program.

P. Frozen Meter Charge: Replacement of a meter freeze plate will result in a \$50.00 charge per occurrence. The charge will be added to the customer's utility billing account.

Q. Copy Fees:

(a.) Smaller than legal size	\$ 0.15
(b.) Legal size and larger	\$ 0.25

R. Book Fees:

(a.) Rules and Regulations	\$ 25.00
(b.) Construction and Material Specifications	\$ 25.00
(c.) Standard Drawings	\$ 25.00
(d.) Deposit, Fee, and Charge Schedule	\$ 10.00
(e.) Complete Set in Hardbound Notebook	\$100.00

S. Miscellaneous Violations:

- (a.) Violations of Rules and Regulations, Section 406.02, regarding the failure of any person to install a hubset shall result in a charge of four hundred dollars (\$400.00) to be deducted from any funds on deposit with the District. If no such funds are on deposit with the District, the District shall not permit such person to perform any further work on or to the District Systems.
- (b.) Unauthorized Use of Services: Any person who uses any services of the District without permit or authority (including theft of water) shall pay a charge of up to four hundred dollars (\$400.00) per day for as long as such unauthorized use occurs. In addition, such person may be charged an amount that approximates the damages to the District, including the cost of estimated water used. Fines may be added to the customer's utility billing account or levied to their property taxes if unpaid.
- (c.) Failure to keep the sanitary sewer service line sealed from the intrusion of surface or ground water, tampering with the seals after they are in place, pumping water into the sanitary sewer system, or connecting downspouts, footer drains, or other surface or ground water drains into the sanitary sewer system shall cause the forfeiture of four hundred dollars (\$400.00) in addition to the cost incurred by the District for the clean out of the line and any other appurtenances.