



**Hillsborough
County Florida**

A report presented to the
Board of County Commissioners
on June 10, 2025
from Development Services Department
regarding
Land Development Code Requirements for
Sanitary Sewer Facilities

Sign-Off Approvals	
	6/4/2025
Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
County Attorney – Approved as to Legal Sufficiency	Date
Assistant County Administrator	Date

- ☐ Consent Section – Informational purposes only. *(No discussion anticipated)*
- ☐ Consent Section – Board requested report. *(No discussion anticipated)*
- ☐ Staff Reports Section

Insert File

Note: Staff reports scheduled for the Consent or Staff Report sections may not contain any recommendations.

At the May 13, 2025, Land Use Meeting the Board of County Commissioners directed staff to review the outcomes of various ordinances and land development code requirements related to sewer management systems in accordance with an item submitted by Commissioner Wostal.

The requirements for wastewater service for development in the Urban Service Area (USA) are set out in Part 4.02.00 of the Land Development Code (LDC) for development activities and in LDC Section 6.02.13 specifically relating to subdivisions, which defers to the requirements of LDC Par 4.02.00.

Wastewater service is also addressed in Policy 4.2.1 of the Hillsborough County Comprehensive Plan One Water Section which provides that new development within the Urban Service Area (USA) shall connect to public wastewater and prohibits the use of septic service except in limited cases as provided in the LDC. This Policy also provides that any subdivision of land is required to connect to a public wastewater system where technically feasible as determined by County utility staff.

LDC Section 4.02.02 currently requires that new development within the USA connect to a publicly owned and operated wastewater system. LDC Section 4.03.02 provides exceptions to the Section 4.02.02 requirements. There was previously an exception that allowed within the USA the subdivision of a parcel of land into two parcels, or potentially three parcels with an approved variance, and non-residential development with an equivalent wastewater impact if connection to a wastewater line did not meet feasibility criteria. The LDC was amended in 2020 to remove this exception for applications filed after January 31, 2020, however a similar exception remains in the LDC for new development using well water in the USA.

Subsequent to the elimination of the exception allowing subdivisions into two or potentially 3 lots, staff has interacted with numerous property owners seeking to subdivide existing lots within the USA into two lots where there are no proximate wastewater lines, resulting in the cost of line extension to not be cost-feasible for the construction of an additional home. In these situations, the only alternatives for the property owners are to bear the cost of line extension or to not subdivide. Additionally, with the recent expansion of the USA in the southern area of the County, staff anticipates an increase in this scenario given the existing rural zoning districts and the limited wastewater infrastructure.