

(c) *Methods of fixing benefit charges.*—Benefit charges for water supply and sewerage construction shall be based for each class of property upon the number of front feet abutting upon the street, lane, road, alley or right-of-way in which the water pipe or sewer is placed; provided, however, that in the case of any irregular shaped lot abutting upon a road, street, lane, alley or right-of-way in which there is or is being constructed a water main or sewer at any point, said lot shall be assessed for such frontage as the Commission may determine to be reasonable and fair; and provided further that no lot in a subdivision property shall be assessed on more than one side, unless said lot abuts upon two parallel streets, that corner lots may be averaged or assessed upon such frontage as the Commission may deem reasonable and fair, and that all lots in this class shall be assessed even though a water main or sewer may not extend along the full length of any boundary; and provided further that land so qualified as agricultural by this Commission shall be assessed a front foot benefit on the first One Hundred Fifty (150) feet at a rate set by the Commission. The assessment for the next One Hundred and Fifty (150) feet shall be set by the Commission at a lower rate than the first One Hundred Fifty (150) feet, and a frontage in excess of Three Hundred (300) feet shall be assessed at a rate not to exceed twenty-five percent (25%) of the rate set for the first One Hundred Fifty (150) feet when said agricultural land has constructed through it or in front of it a sewer or water main, until such time as the water and sewer connection is made, and when so made and for every connection such land shall become liable to a front foot assessment as may be determined by said Commission for agricultural land. Benefit charges for curb and gutter shall be based on the number of feet abutting the street or streets on which it is installed and there shall be no difference in rate because of classification. Benefit charges for storm water drainage shall be based on the number of square feet of property drained by the system. All property drained by it shall be classified either as primary drainage or secondary drainage and the Commission may in its discretion impose a higher annual assessment against property classified as primary drainage than it does against that classified as secondary drainage.

(d) *Duration and reduction.*—The annual amount of any benefit charge may be reduced from time to time by the Commission in its discretion, if costs and conditions are deemed by it to justify such reduction, subject, nevertheless, to the provisions of Section 516 (b) of this subtitle. Said benefit charges shall be paid annually by all properties against which a benefit has been assessed as long as any of the bonds remain outstanding for payment of which the benefit charge was originally imposed. The Commission shall at any time permit a connection with a water main or sewer by the property owner whose property does not abut on said water main or sewer and who had not previously thereto paid a benefit charge for the construction of said water main or sewer, provided, said Commission shall classify said property and determine a front charge to be paid by said property owner as though his or her property abutted upon said water main or sewer; and in the event of such connection being made, said property owner and said property as to all charges, rates and benefits shall stand in every respect in the same position as if the said property abutted upon a water main or sewer.

(e) *Collection and liens of benefit charges.*—All benefit assess-