

MEMORANDUM TO THE INDUSTRY

TO: All Builders, Developers, Engineers, Site Contractors, and
Distributors Engaging in the Installation of Loudoun Water's Systems

FROM: Huy Tran, P.E., Program Manager, Developer Relations

DATE: October 7, 2026

SUBJECT: New Data Centers webpage, EDM Update, and other LW updates

Data Centers and Impacts on Water Supply

Interested in Loudoun Water's role in serving the data centers? We have posted a new resource on our website: [Data Centers and Impacts on Water Supply](#). Loudoun Water has a long history of proactive planning and developing a resilient water supply, treatment and delivery system. As Loudoun County has experienced record growth since the 1990's, Loudoun Water's key task has been staying ahead of growth and being ready to serve development. The webpage features information on our planning efforts and helpful infographics as it relates to data centers connected to our water supply. You can also access the page from the homepage on our [website](#).

Engineering Design Manual (EDM) 2026 Update

Loudoun Water is currently preparing an annual update to its Engineering Design Manual (EDM) to incorporate minor updates for 2026. Loudoun Water plans to update the EDM on an annual basis with minor clarifications and updates, with a larger comprehensive update occurring every 3-5 years or as necessary. Loudoun Water has collaborated with NVBIA/CREDA through sub-committee group meetings for review and comments. Please contact your local industry contact with any questions. The EDM will need to be submitted to the Virginia Department of Health (VDH) for their ultimate review and approval, before publishing the updated version.

Reminder: Rates, Charges, and Fees valid through the end of the year and will increase next year

Reminder that effective January 1, Loudoun Water's updated rates, charges and fees for the new year will go into effect. All fees and charges currently quoted in Loudoun Water approval letters will be valid only up to December 31st and all invoices must be paid prior to the end of the year.

Availability Charge Summary

	2025	2026	2027
Water Availability Charge Increase	4.8%	4.5%	4.4%
Wastewater Availability Charge Increase	9.7%	8.8%	8.1%

Frequently Asked Question Regarding HB 2660

Loudoun Water has received questions from the development industry since the passing of amendments to HB 2660 and SB 974 that went into effect July 1, 2025, which reduced review times for a public authority's review of site plans and preliminary subdivision plats. The following is intended to answer a common question that has been asked:

Question: Does the HB 2660 legislation amendment require Loudoun Water to review site plans and other plans of development in the timeframes provided in Code of Virginia §§ 15.2-2259 and 15.2-2260?

Answer: HB 2660 does require and reduce Loudoun Water's review timeline for plats and preliminary subdivision plats from 45 days to 30 days. However, Loudoun Water's legal counsel's interpretation is that HB 2660 does **not** require Loudoun Water to review site plans and other plans of development under the timelines provided in Code of Virginia §§ 15.2-2259 and 15.2-2260.

HB 2660 amends and reduces the timeline for designated agents to review plats, site plans or plans of development from 60 days to 40 days. A designated agent is defined in SB 974 as "any agent employed or authorized by a locality and designated by the governing body to review and act on subdivision plats, site plans, and plans of development." Loudoun Water is not authorized, employed, or designated by Loudoun County to review and act on subdivision plats, site plans, and plans of development. Therefore, Loudoun Water does not meet the definition as a "designated agent."

Loudoun Water continues to actively work to improve its processes, evaluate staffing and resources, provide training, and incorporate improvements to ensure it meets or beats its review timelines.

Frequently Asked Questions Regarding Affordable Housing

Similarly, the following questions are asked of Loudoun Water frequently regarding affordable housing:

Question #1: Can Loudoun Water waive or reduce water connection fees for affordable housing developments?

Answer: Loudoun Water lacks the authority to waive or reduce water connection fees for affordable housing developments. While Virginia Code § 15.2-2304 permits certain localities (including Loudoun County, Albemarle County, Alexandria, Charlottesville, and Fairfax) to establish affordable housing programs, it does not explicitly grant them the power to reduce fees for such units. In contrast, Virginia Code § 15.2-2305.1 allows all other localities to waive water and sewer connection fees.

Loudoun Water operates on a basis to raise sufficient revenues to pay all costs and provide all appropriate reserves. Loudoun Water issues bonds to pay for the cost of its capital facilities and infrastructure, which are repayable solely from incoming revenue and underscores the need for

a consistent revenue stream. Without financial incentives from Loudoun County, waiving water and sewer connection fees for affordable housing units would jeopardize Loudoun Water's obligations to its bondholders. Loudoun Water does not receive any tax dollars and is funded solely by user rates and fees, and external financial funds would be required to make up any offset of waived or reduced fees.

In summary, Loudoun Water lacks the authority to adopt reduced or discounted rates for affordable housing developments.

Question #2: Does Loudoun Water expedite review times for affordable housing developments?

Answer: Loudoun Water is willing to actively work with all its applicants regarding critical developments. For 100% affordable housing developments, Loudoun Water prioritizes these applicants and reviews them at currently 4-5 weeks per submission. For reference, the below are Loudoun Water's current approximate review timelines as posted on our website:

- Fast-track applications: 3 - 4 weeks 1st submission & all re-submissions.
- Commercial: 4 - 5 weeks for 1st submissions, 4 - 5 weeks for re-submissions.
- Residential: 6 - 7 weeks for 1st submissions, 4 - 5 weeks for re-submissions.

Loudoun Water requests applicants to notify us as early as possible if there are critical milestones which need to be achieved.

Additional UER form required information

Applicants that desire to obtain water, reclaimed water, and/or sanitary sewer service are required to make application to Loudoun Water by submitting a Utility Extension Request (UER) form to initiate the application. Effective as of September 2026, Loudoun Water requires some additional information on 1st submission UER applications regarding anticipated construction start dates, meter size and/or estimated flow demands (specifically for data center applications). This additional information provides Loudoun Water with additional information needed to populate data that will be used for inventory and connection projections/forecasting.

Loudoun Water Development and Construction Services Dashboard

Loudoun Water now provides the development industry with a dashboard that provides public access to metrics for Loudoun Water's Land Development group's current and YTD workload and project status. The dashboard can be accessed via this link [Land Development Projects Dashboard](#) or through Loudoun Water's website: www.loudounwater.org → Developers New Construction → Land Development → Development Forms Links → Land Development Projects Dashboard.

Loudoun Water Website Information

Loudoun Water strives to keep the website, forms, and all public-facing information up to date and therefore may make periodic updates to the posted forms and information as warranted. Please refer to the website [Homepage | loudounwater.org](#) to obtain the most current forms, information, etc. for Loudoun Water's procedures and guidelines.

Sign up to receive emails like these from Loudoun Water for news and updates relating to the development industry here: (<https://www.loudounwater.org/developers-new-construction/technical-memos-industry>).