

Local Stormwater Fees & Taxes

Results of the Sept. 2010 Survey

Presented By
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COG's Stormwater Survey Methodology

- Survey focused Stormwater Fees and Taxes
- Sent August 2010 to members from all 21 jurisdictions in the COG region.
- Survey conducted electronically, via SurveyMonkey.
- Data analyzed by Heidi Schmitz, Water Resources Intern

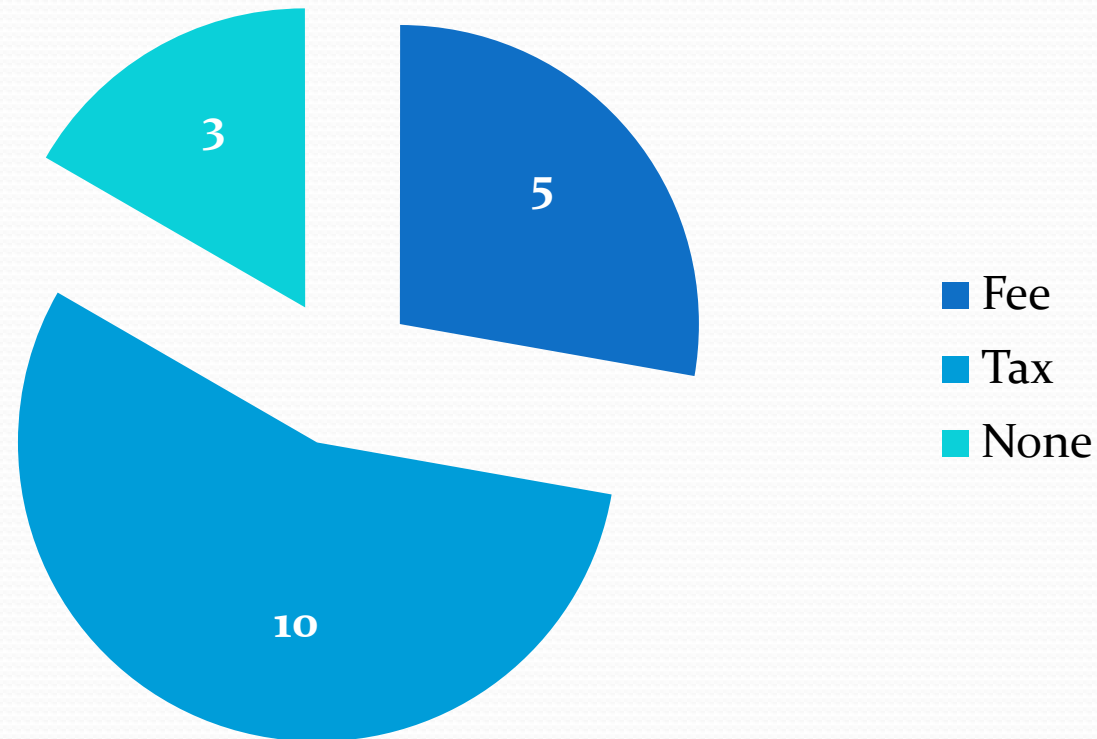
COG's Stormwater Survey

Objective

- Snapshot of local stormwater fees and taxes at a critical juncture:
 - Bay TMDL is expected to drive up stormwater management costs.
 - Jurisdictions may need to raise stormwater charges to offset costs.
- Compare how taxes/fees are calculated, billed, and utilized.

Stormwater Fee/Tax

18 Jurisdictions
responded to the
survey

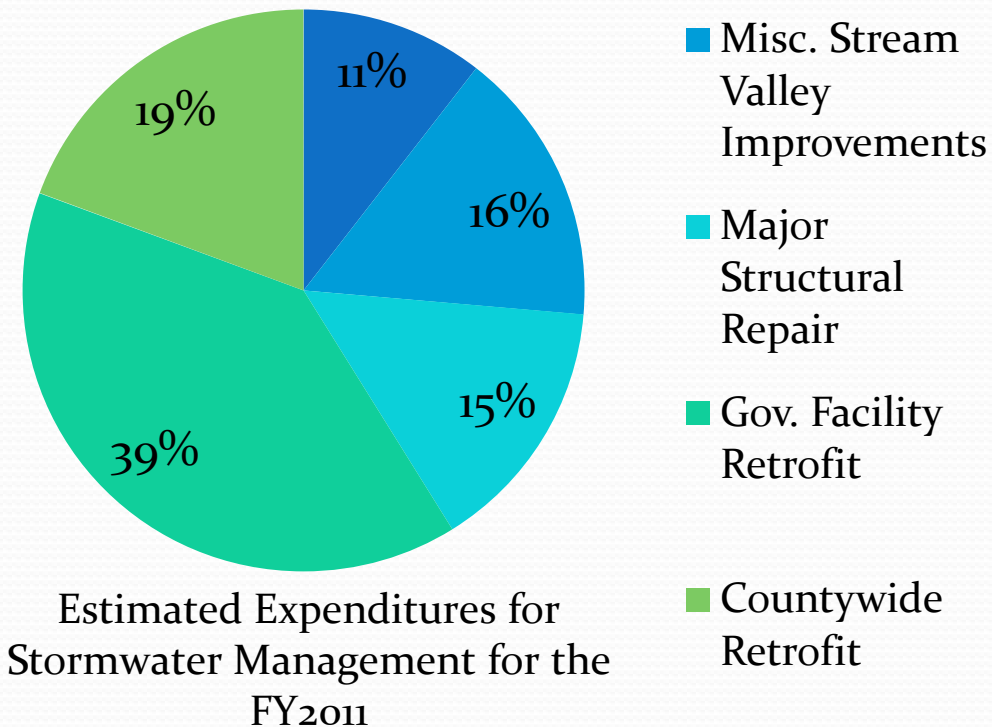


Stormwater Fee/Tax

For the jurisdictions with a stormwater fee/tax it:

- Accounts for **75-100%** of their stormwater program funding
- Funds used for:
 - Flood control
 - Stream restoration
 - MS4 Permit requirements
 - Retrofits
 - Operations & Maintenance

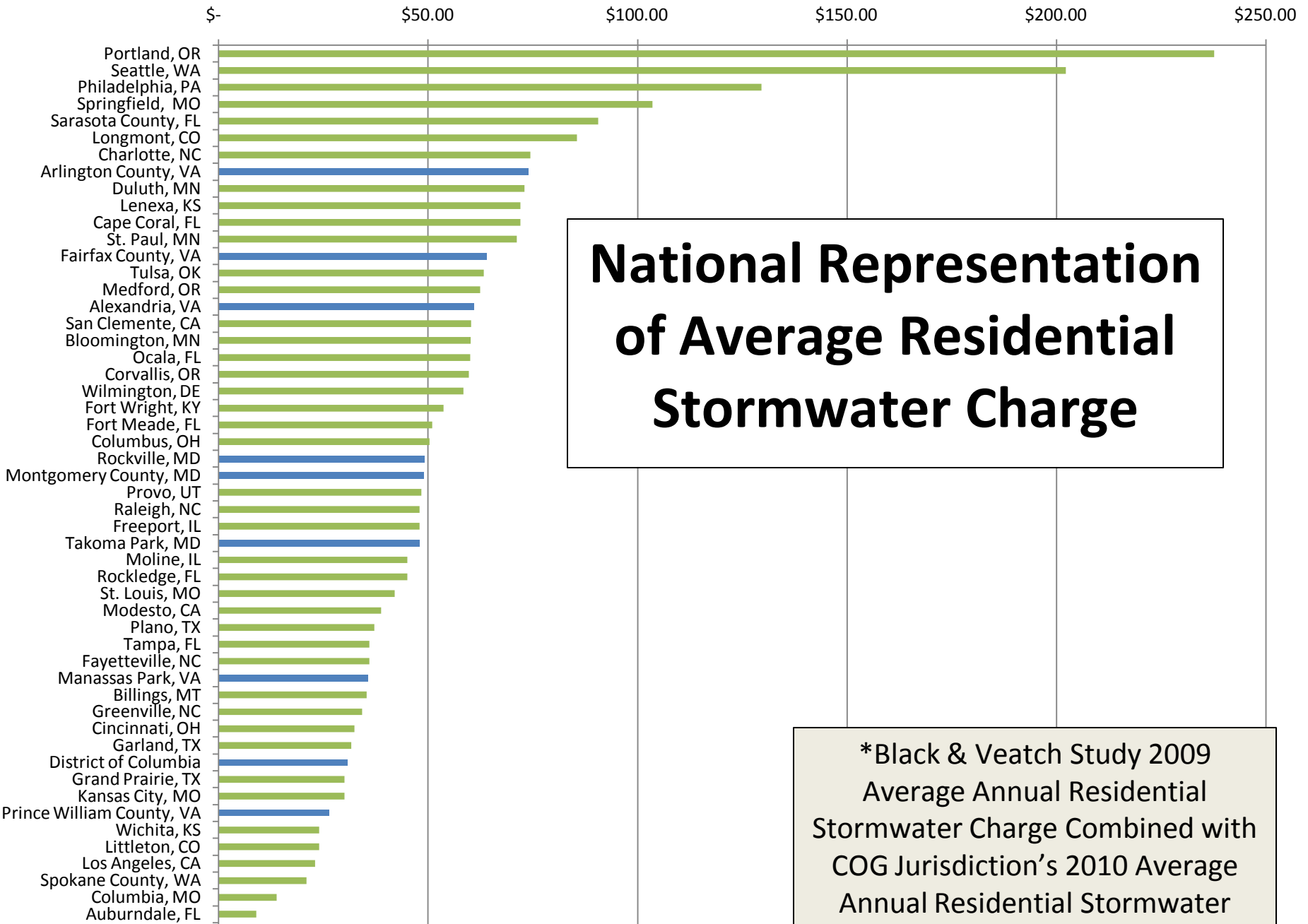
Montgomery County Stormwater Management Expenditures (example)



COG Jurisdictions' Stormwater Taxes/Fees [draft, subject to revision]

Municipality	Tax/Fee	Date	Annual Amount			Avg. Single Family Pays Annually
			Single-Family	Multi-Family	Commercial	
Prince Georges County ¹	Tax	1986	5.4 cents/ \$100 Assessed Value	5.4 Cents/ \$100 Assessed Value	5.4 cents/ \$100 Assessed Value	
Fairfax County	Tax	2009	1.5 cents/ \$100 Assessed Value	1.5 cents/ \$100 Assessed Value	1.5 cents/ \$100 Assessed Value	\$64
Arlington County	Tax	2009	1.3 cents/ \$100 Assessed Value	1.3 cents/ \$100 Assessed Value	1.3 cents/ \$100 Assessed Value	\$74
City of Alexandria ²	Tax	2010	.5 cent/ \$100 Assessed Value	.5 cent/ \$100 Assessed Value	.5 cent/ \$100 Assessed Value	\$61.00
Bowie	Tax	1988	Not Charged	Not Charged	\$.002-\$.06 / \$100 Assessed Value	\$0
City of Manassas Park ²	Fee	2010	\$35.60	\$26.70	\$35.60 per ERU	\$35.60
Takoma Park	Fee	2003	\$48	(IMP Area Total/ ERU)*\$48	(IMP Area Total/ ERU)*\$48	\$48
Rockville	Fee	2008	\$49.20	Varies Based on ERU	Varies Based on ERU	\$49.20
District of Columbia	Fee	2001	\$30.84 per ERU	Varies Widely	Varies Widely	\$30.84
Prince William County	Fee	1994	SFR: \$26.36 townhomes & condos: \$19.77		\$12.80 per 1,000ft ² IMP	\$26.36
Montgomery County ³	Tax	2002	\$49	Varies Based on ERU	Varies Based on ERU	\$49

1. Prince Georges County also includes Bladensburg, College Park, and Greenbelt under the County stormwater permit.
2. The city of Manassas Park and the City of Alexandria do not begin collecting the stormwater fee/tax until FY 2011.
3. Montgomery County also includes Gaithersburg within the County stormwater permit.



How a Stormwater Fee/Tax Is Calculated

❖ Flat Rate

- Least used method in our region

❖ Equivalent Residential Unit (ERU)

- Each Jurisdiction determines its own ERU

❖ Assessed Property Value

- Varies widely between jurisdictions

Equivalent Residential Unit

- Rate (multiplier) for setting a fee across different types of properties (single family, multi-family and commercial) .
- Based on sq. ft. of property or sq. ft. of impervious surface.
- Used by about 1/2 of the member jurisdictions.
- Often charge a flat (avg.) rate for Single-Family parcels (1 ERU), but may be tiered.



Single Family Residential “Tiers”

Square Feet of Impervious Surface	Number of ERUs
100 to 600	0.6
700 to 2,000	1.0
2,100 to 3,000	2.4
3,100 to 7,000	3.8
7,100 to 11,000	8.6
11,100 and above	13.5

<http://ddoe.dc.gov/ddoe/cwp/view,a,1209,q,498382.asp>

District of Columbia’s single family residential “tiers” based on the amount of impervious area.



ERUs Continued

Pros

- + Can be determined by a sample size of parcels (i.e., avg. single-family residential unit).
- + May also be tiered, which is more equitable.
- + More stable than the alternative : Basing charge on fluctuating assessed property values.

Cons

- Expensive to determine
 - Aerial Photos
 - GIS Component
 - Needs to be updated
- Not always accurate
 - Multiple parcels per resident
 - Multiple residents per parcel

Assessed Property Value

- Used by half our respondents.
- Rate per \$100 assessed value.
- Often included as a line in property taxes.
- Average local assessed property value for a single family dwelling is in the \$400,000's.



Assessed Property Value

Pros

- Easy to calculate: Often pre-calculated for property tax use.
- Easy to bill: Included as a line in the property taxes.

Cons

- If average or median is used it does not always coincide with each parcel.
- Not directly based on amount of impervious surface.
- Assessed values can change annually.



High Assessed Property Value

VS.

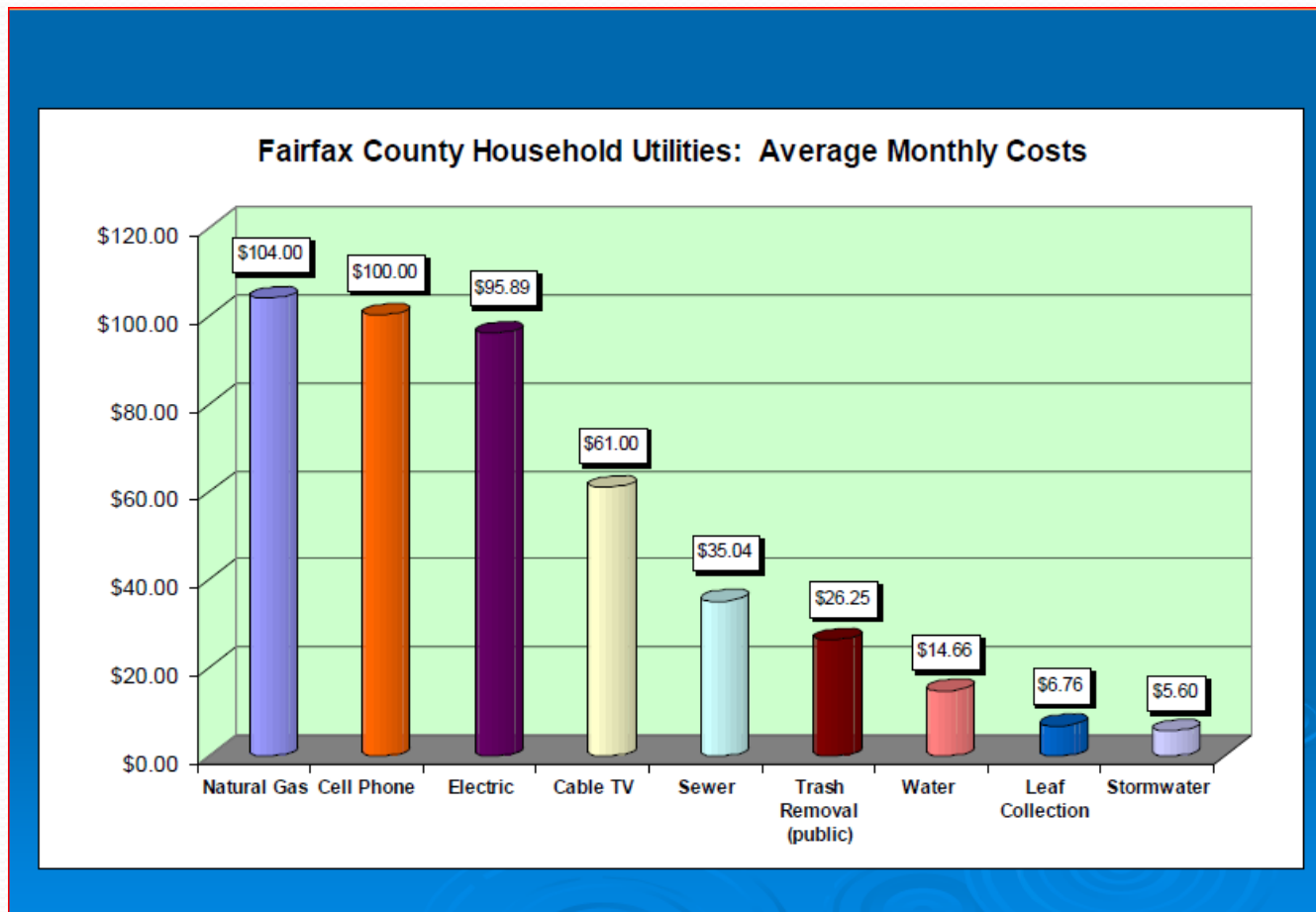


Low Assessed Property Value

Changes in SWM Fees/Taxes

- Taxes/fees will likely increase:
 - More funding needed to meet EPA regulations.
 - Retrofitting requirements in MS4 permits becoming more stringent.
 - Systems are getting older and require more maintenance.

Putting Stormwater Fees/taxes into Perspective...



Next Steps:

- Present this information to the Chief Administrative Officers.
- Expand research on regional and national scope.
 - Operations and maintenance costs
 - Look into incentives and the role they play
- Track estimates of additional funding required to meet future retrofit requirements (Bay TMDL regulations).
- Summarize in a stormwater white paper.

Questions?

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