



Stormwater Utility Fee and Credit Program

MWCOG WRTC
September 12, 2025



Agenda

- Stormwater Utility (SWU) Fee Background and Structure
- SWU Credit Manual Breakdown and Practices
- Example Applications
- Application Process

Enabling Legislation

- Virginia is a Dillon Rule state: local authority must be granted
- § 15.2-2114. Regulation of stormwater
 - Allows for SWU
 - Explicit on use of funds
 - Mandates that a system of “full or partial waivers” or credit program be established

SWU Fee History

- January 2018: SWU Fee established
 - Dedicated funding source for capital projects and programs
- May 2018: First Billing
 - Billed 2x/year on the Real Estate bill
- November 2022: Adopted updated SWU Fee Credit Manual
- December 2022 - February 2023: Massive increase in participation
- December 1 – February 15: Credit application window

Residential SWU Fee Structure: Tiered



Non-Residential SWU Fee Structure: Variable

Calculate Non-Residential Fee Example:

Building and parking lot impervious area	6,168 sq. ft.
1 billing unit	2,062 sq. ft.
Total billing units	$6,168 / 2,062 = 3$
Multiply by rate for 1 billing unit	May 2025: $\$324.10 / 2 * 3$ October 2025: $\$340.30 / 2 * 3$
Total fee	May 2025: \$486.15 October 2025: \$510.45



Impervious Area = 6,168 sq. ft.

Credit Program

- Phase 1: December 2018 launch credit program for maintained condition of development BMPs
- Phase 2: December 2019 include residential and other credit practices
- 2022 Update: Include Dry Floodproofing measures as eligible practices

Main Goals of 2022 Update

- ✓ Increase Participation
- ✓ Simplify the Application Process
- ✓ Increase Credits for Practices
- ✓ Two-Year Credit Cycle
- ✓ Notification to Reapply
- ✓ Add Mature Tree Preservation
- ✓ Add Dry Floodproofing Practices

Example Eligible Practices



Mature Tree
Preservation



Green Roof



Elevate Exterior
Utilities



Rain Barrel



Flood Gate



Bioretention Facility

Newer Dry Floodproofing Practices

- Window and door protection
- Building protection
- Elevate exterior utilities
- ***5-10% credit per practice***



Example Credit Calculation: Single Family

Practice	FY25
Rain Barrel (1)	5%
Rain Garden	20%
Mature Tree (1)	10%
Total Credits	35%



Based on FY25 SWU Fee of \$324.10:

- 2025 applicant can earn \$113.44*
*/year for a total of \$226.88 for 2025-2026

Note: Maximum Mature Tree credit is 20% for 2 Trees for this property type (SWU Manual Table 4).

Example Credit Calculation: Condo Association



Note: Only condos protected with the dry floodproofing methods will receive SWU Credit.

Practice	FY25
Passive Flood Gate	10%
Basement Window Protection	10%
Doorway Flood Gate	10%
Total Credits	30%

Based on FY25 SWU Fee of \$90.75:

- 2025 applicant can earn \$27.22*
*/year for a total of \$54.45 for 2025-2026

Example Credit Calculation: Non-Residential Property



Practice	2025
Detention Basin	20%
Adopt A Block	10%
Total Credits	30%



Based on FY25 SWU Fee of \$324.10 for 1 ERU:

- 2025 applicant can earn \$97.23*
*/year for a total of \$194.46 for 2025-2026

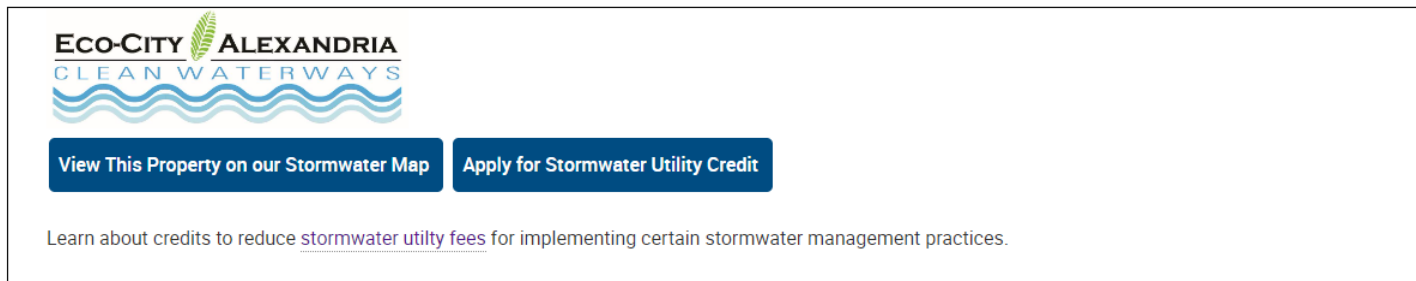
Credit Application Process

Apply for the Stormwater Utility Fee Credit Program

From December 1st through February 15th, you can apply for credit towards your 2025-2026 SWU fees! To learn more about the different practices that are eligible for a SWU fee credit, [view the updated SWU Credit Manual](#).

To apply online for credits, please follow these steps:

- 1.) Go to the real estate assessment website here: [Real Estate Assessment Search](#)
- 2.) Type in your property details and click search.
- 3.) Click "Tax and Fee Info" button. This will take you to a new page.
- 4.) Scroll all the way to the bottom of the page. It will look like the below screenshot.
- 5.) Click "Apply for Stormwater Utility Credit" and fill out the application. Our team will be in correspondence with you to let you know the status of your application.



- If paper forms are preferred, they can be accessed here: [Residential Property](#), [Condo Associations](#), [Non-residential property](#)
- For a list of native trees and plants, please review the following list: [City of Alexandria Plant List](#)

Online Form

1

Stormwater Practices

Select all practices for which you are applying for credit.

Rain Barrel

Are you requesting credit for Rain Barrel?

YES ▾

Cistern

Are you requesting credit for Cistern?

NO ▾

Detention Practices (single family)

Are you requesting credit for Detention Practices (single family)?

NO ▾

Dry Well / Infiltration Practice

Are you requesting credit for Dry Well / Infiltration Practice?

NO ▾

2

Rain Barrel Details

How many rain barrels are you applying for?

Please enter the number of rain barrels.

1

3

DOCUMENTATION CHECKLISTS

Stormwater Practices

To receive credit for the selected stormwater management practice, it is required that a self-certification be performed by the property owner/applicant. Use the [Self-Certification Guides for Residential Practices](#) to help ensure your stormwater management practice is fully functioning for its intended use.

If the City finds that the BMP applied for does not appear to be in functioning condition, it may ask the applicant to provide a completed Self-Certification guide.

In submitting the credit application below, the applicant certifies that stormwater management practice applied for is in fully functioning condition.

- ☐ The stormwater practice(s) have been inspected and are fully functioning.
- ☐ Pictures of the stormwater practice(s) have been uploaded.
- ☐ If this is the first time applying for a practice, provide additional design and construction documentation and photos demonstrating that the practice meets the design and installation criteria.

Choose File to Upload

- ☐ By submitting this SWU Fee Credit Application, I certify that I have provided the documentation required for each creditable practice/activity applied for in this application as described in the SWU Fee Credit Manual including a picture. In addition, I certify the information provided is true, accurate, and complete to the best of my knowledge and belief.



Rain Barrel

Document the Practice



- Many practices just require a picture
- For large mature trees: the tree trunk diameter must be 12" wide when you hold out your arm at shoulder height.
- For newly planted trees, the tree trunk must have a 1" caliper (or circumference) when measured 6" from the ground.



All Programs for Property Owners



SWU Fee Credit Program (Up to 50% off your annual fee)

[Stormwater Utility Fee | City of Alexandria, VA](#)



Flood Mitigation Grant (50/50 up to \$5,000 for homeowners, 50/50 up to \$25,000 for condo association common areas)

[Flood Mitigation Grant Program | City of Alexandria, VA](#)



City of Alexandria's Sanitary Sewer Backflow Preventer (BFP) Assistance Program (50/50 up to \$2,000)

[City Assistance Program for Sewer Backflow Prevention | City of Alexandria, VA](#)



Questions / Thank You

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Learn more at www.alexandriava.gov/Stormwater