

Local Stormwater Fees & Taxes

Results of the Sept. 2010 Survey

Presented By
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November 2010



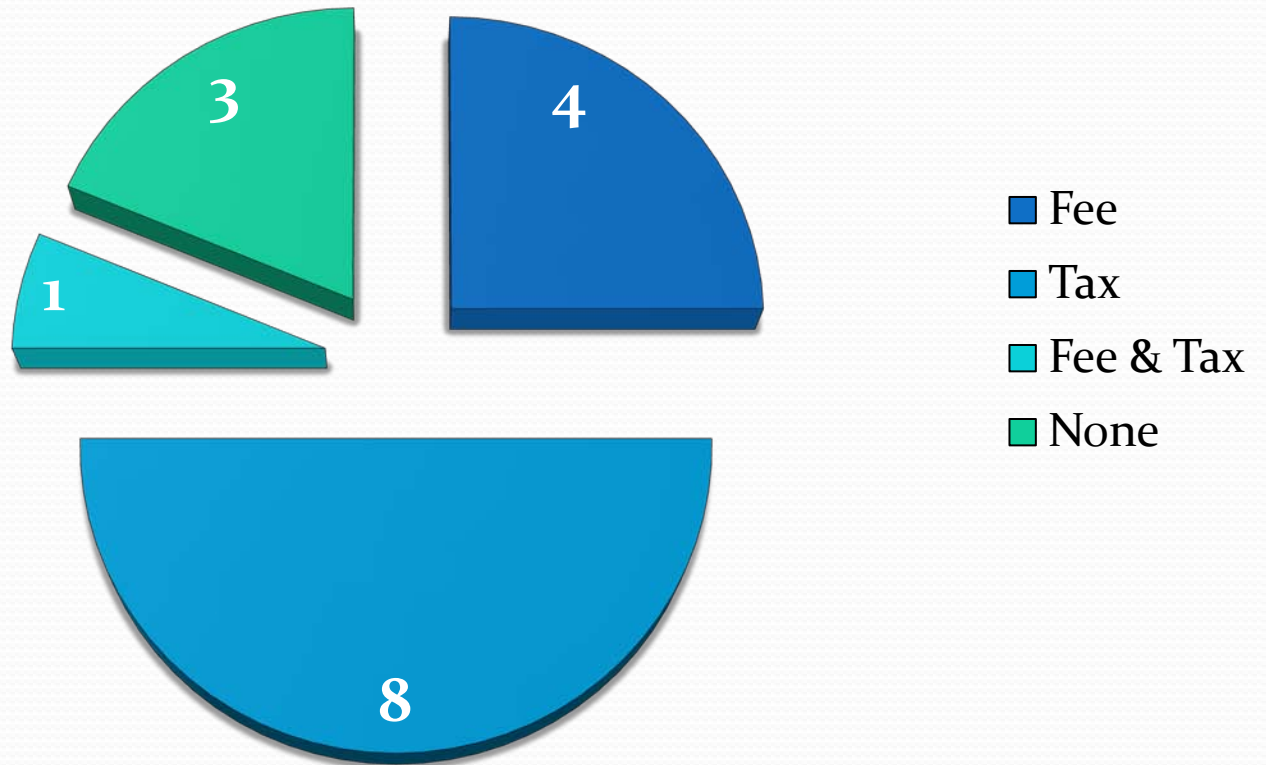
Stormwater Survey

- Survey conducted through survey monkey
- Focused on Stormwater Fees and Taxes
- Sent out in August 2010 to members from all 21 jurisdictions in the COG region
- Still waiting on responses from:
 - City of Frederick
 - Prince William County
 - City of Fairfax
 - City of Falls Church
 - Arlington County

Objective:

- Overview of local stormwater fees and taxes
- Look into Determinates for dollar amount charged
- Changes in taxes/fees
- Future research

Stormwater Fee/Tax

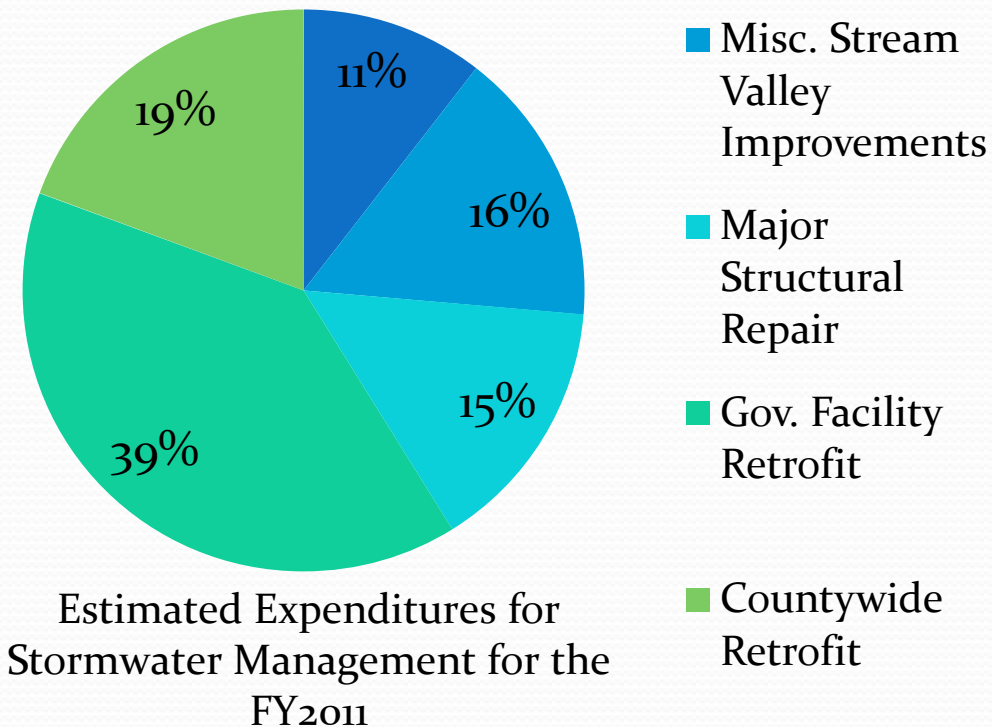


Stormwater Fee/Tax

For the jurisdictions with a stormwater fee/tax it:

- Accounts for 75-100% of majority of jurisdictions stormwater management program funding
- Can be used for:
 - Maintenance,
 - Flood control
 - MS4 Permit allocations
 - Obligations to meet regulations
 - Etc.

Montgomery County Stormwater Management Expenditures



COG Jurisdiction Stormwater Tax/Fee Payment Schedule

Based on *Survey Monkey Results analyzed in August 2010*

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	\$162
Fairfax County	Tax	2009	1.5 cents/ \$100 Assessed Value	1.5 cents/ \$100 Assessed Value	1.5 cents/ \$100 Assessed Value	\$64
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 & Fee	1988	Not Charged	Not Charged	Tax- \$.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
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.

Determinate of Fee/Tax

❖ Flat Rate

- Least Favored determinate

❖ Equivalent Residential Unit (ERU)

- Each Jurisdiction determines own ERU

❖ Assessed Property Value

- Varies widely between jurisdictions

Equivalent Residential Unit

- **1 Single-Family Dwelling= 1 ERU**
- Used by about 1/2 of the member jurisdictions
- Often charge a flat rate for Single-Family parcels
- ERUs across the country can range anywhere between 1,800 to 4,000 ft²
- The average ERU in the region is around 2,000 ft²



Estimated ERUs

District of Columbia	1000 ft²
Takoma Park	1228 ft²
Rockville	2330 ft²
City of Manassas Park	2500 ft²
Montgomery County	2400 ft²

Numbers captured from the survey results and jurisdiction's websites

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 property size



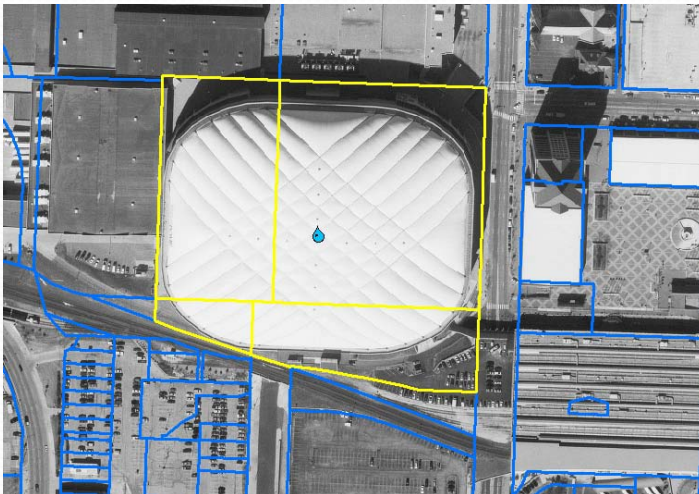
ERUs Continued

Pros

- + Based on Average Impervious Surface
- + Can be determined by sample size of parcels
- + More Stable compared to market

Cons

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



Example of multiple parcels being occupied by a single utility member

Assessed Property Value

- The majority of the remaining jurisdictions use the assessed property value method
- **(Assessed Property Value/ \$100)* Charge**
- Often included as a line in property taxes
- Average local assessed property value for a single family dwelling is in the \$400,000s
- Often use a flat rate for Single family Parcels



Average Single-Family Assessed Property Values

A Few Local Examples

Fairfax County	\$432,439
City of Alexandria	\$612,749

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

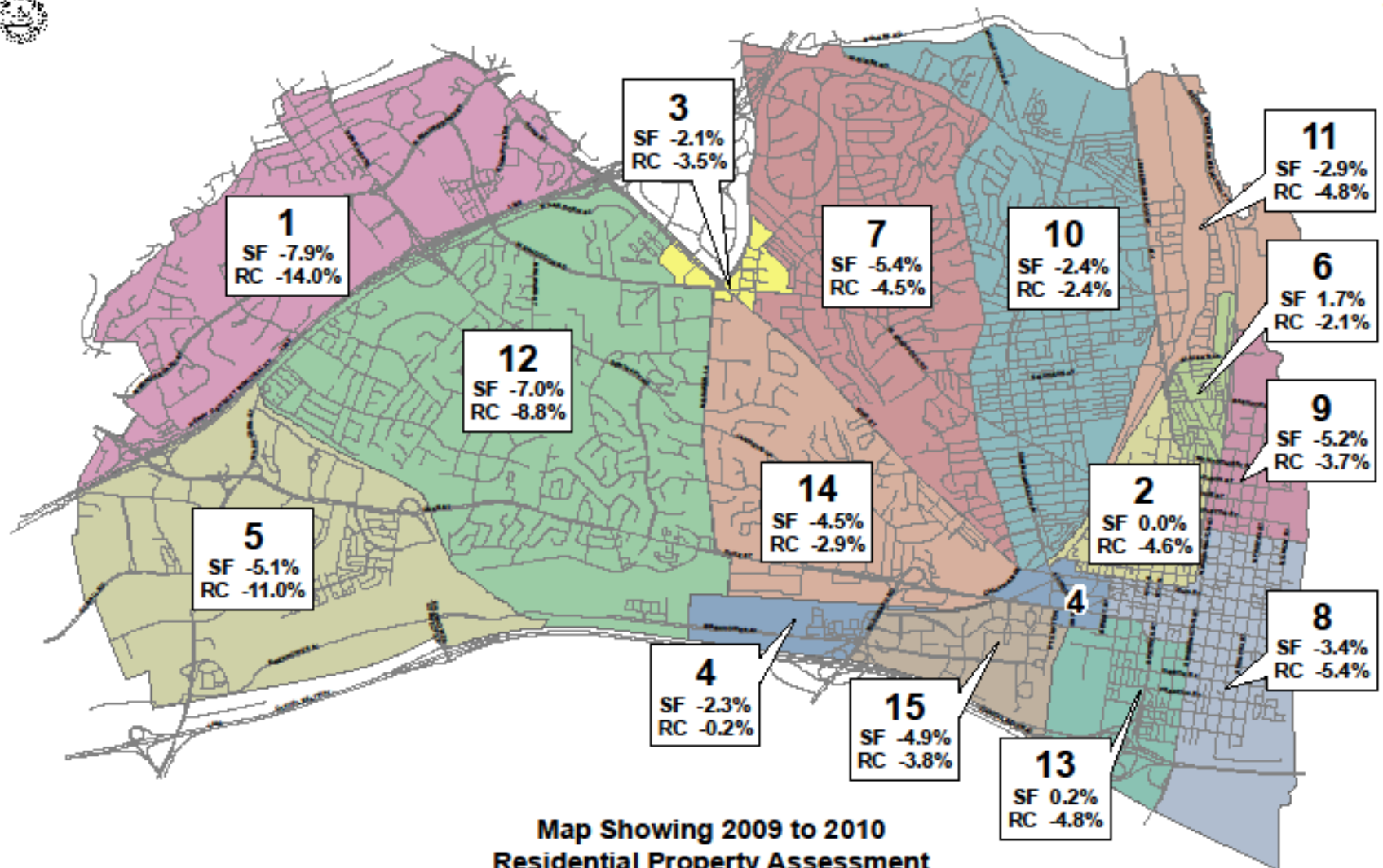


High Assessed Property Value

VS.



Low Assessed Property Value



Map Showing 2009 to 2010 Residential Property Assessment Changes by Geographic Area

City of Alexandria, Virginia

Department of Real Estate Assessments
February 2010

Map prepared by the GIS Section of
the Department of Planning and Zoning

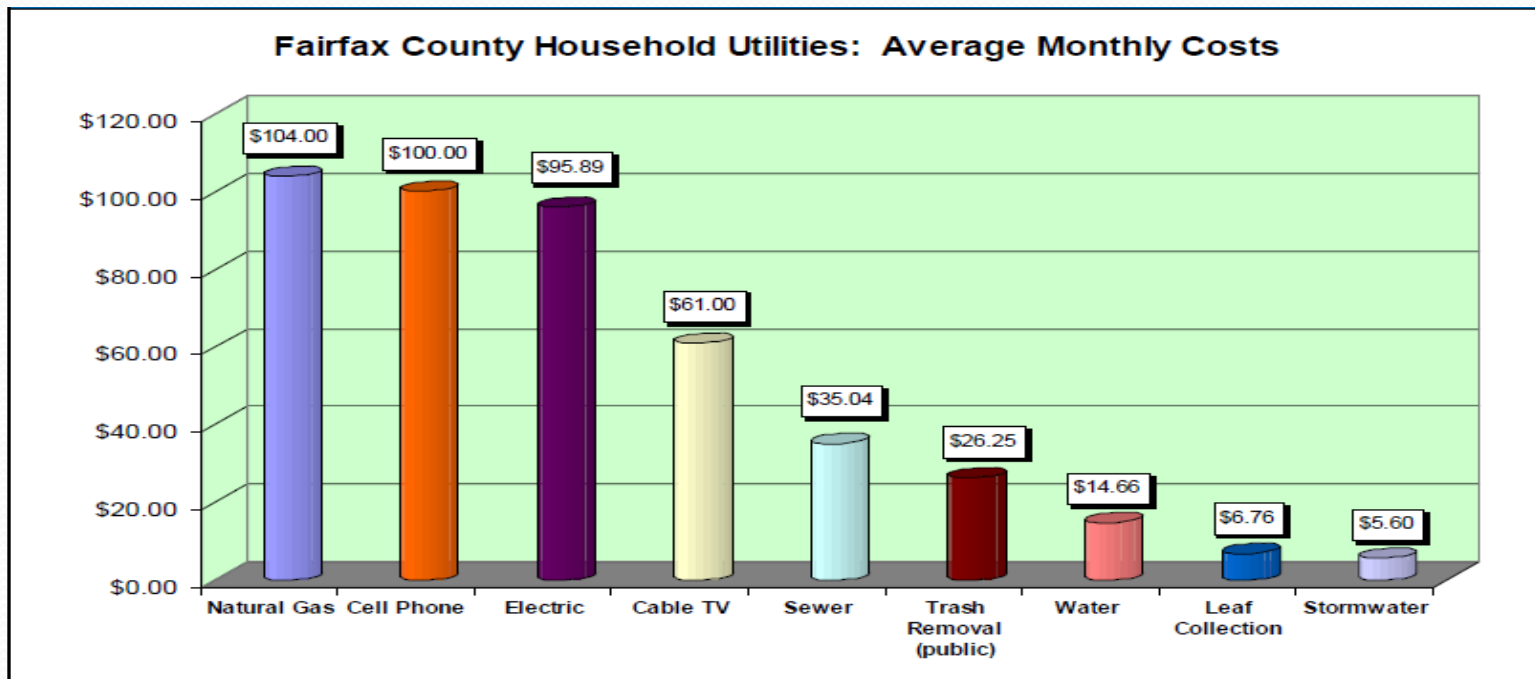
LEGEND

SF - Single Family Residential
RC - Residential Condominium

NOTES:
Numbers designate the geographic areas of the City that approximate the small areas developed for the Master Plan revision. The 2010 Notices of Assessment include the study group number. The first two digits of the study group number will designate the geographic area that corresponds with the map.

Billing

- Usually included as a line in the property tax bill or utility bill
- Fees are often billed separately
 - Additional cost in the process
- Sent out monthly, biannually, or annually



Graph from a presentation by Fairfax county of Public Works and Environmental Services

Changes in SWM Fees/Taxes

- Many fees/taxes are being raised:
 - More funding needed to meet EPA regulations
 - Retrofitting costs are more expensive
 - Systems are getting older and require more maintenance
- Some rates change annually depending on assessed values and estimated SWM program costs
 - Maintenance costs
 - NPDES and MS4 Permit prices
 - New Implementation Costs

Next Steps:

- Present this information to the Bay Policy Committee and Possibly the Chief Administrative Officers
- Gather all of the jurisdictions information for stormwater programs and funding
- Compare to other areas around the country
- Research retrofit and maintenance costs in the region
- Look into incentives and the role they play
- Determine the average funding required to meet TMDL regulations
- Larger national scope
- Summarize data in a report

Questions?

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