



Watershed Protection and Restoration Program & Stormwater Fee



County Commissioner
Briefing

April 2, 2013

Background



- **HB 987 (2012 session)**
- **“Stormwater Management – Watershed Protection and Restoration Program”**
- **County Commissioners first briefed - June 26, 2012**
- **Requires all major jurisdictions in MD to implement stormwater fee by July 1, 2013 with provisions (Anne Arundel, Baltimore, Carroll, Charles, Frederick, Harford, Howard, Prince George’s and Montgomery Counties, and Baltimore City)**
- **Provides fund for regulatory compliance with:**
 - **County’s National Pollutant Discharge Elimination System (NPDES) Stormwater Permit**
 - **Chesapeake Bay Total Maximum Daily Load (TMDL) - stormwater sector (which is approx. ½ of the WIP costs)**

Purpose of Fee

- To fund stormwater management, including stream & wetland restoration as follows:
 - Capital improvements (ex. Stormwater improvements to old systems)
 - Operations and maintenance
 - Public education and outreach
 - Stormwater management planning
 - Mapping, monitoring, inspections, enforcement
 - Grants to non-profits (program under development)
 - Administrative costs



Basis of Current Fee



- **Two-pronged approach since 1997:**
 - **Environmental Service Fee (ESF) for Stormwater (On the Tax Bill)**
 - **FY13: \$14/Improved property County-wide**
 - **NPDES Lot Recordation Fee (Paid at time of permit application)**
 - **FY13: \$121/new lot recorded in the Development District**

Basis of New Fee



- **Based on impervious surface, which is directly related to impact of stormwater**
 - **Impervious surface includes: buildings, private roads, parking areas, sidewalks, pools, patios, and athletic courts.**
- **Impervious surfaces calculated from 2011 high resolution Statewide aerial photography**
- **County Digital Parcel Map and County Zoning**
- **Fee will continue to be on Tax Bill and replace the stormwater portion of the Environmental Service Fee (ESF)**
- **Proposed ordinance will include:**
 - 1 Administrative Appeals Process**
 - 2 Substantial Hardship Provision**
 - 3 Reduction of Fees/Credit Program**
 - 4 Exemptions for Govt. Property Volunteer Fire Departments**

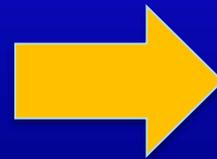
Steps to Calculate New Fee



- Create impervious surface map based on polygons (Consultant - July 2012 – January 2013)



Pixel Based Impervious



Polygon Based Impervious

Steps to Calculate New Fee

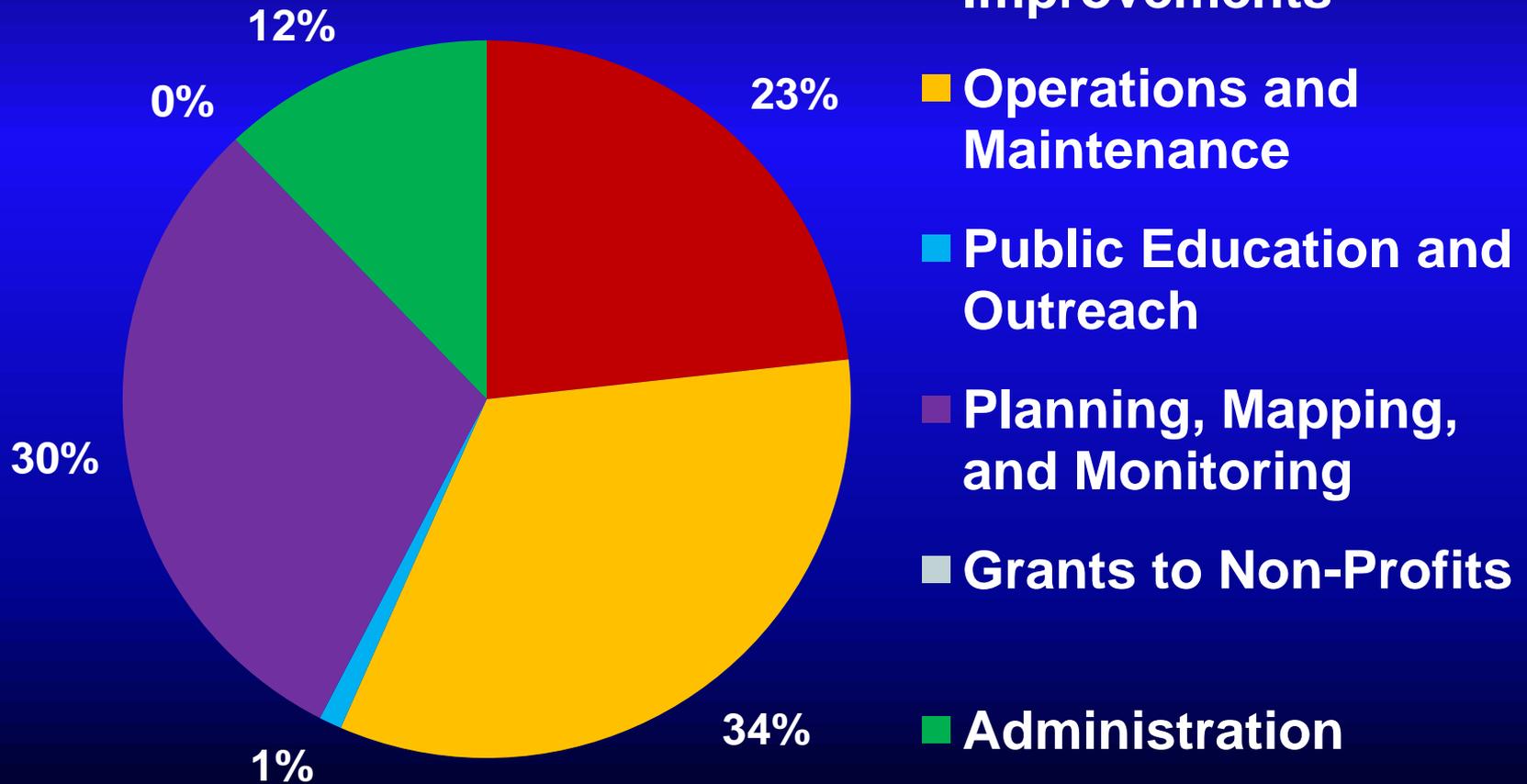


- Calculate impervious surface per property using County Digital Parcel Map (Consultant - February 2013)
- Develop fee structure (Consultant - March 2013)
- Draft ordinance (Staff - April 2013)
- Apply fee (July 1, 2013)



Proposed Budget

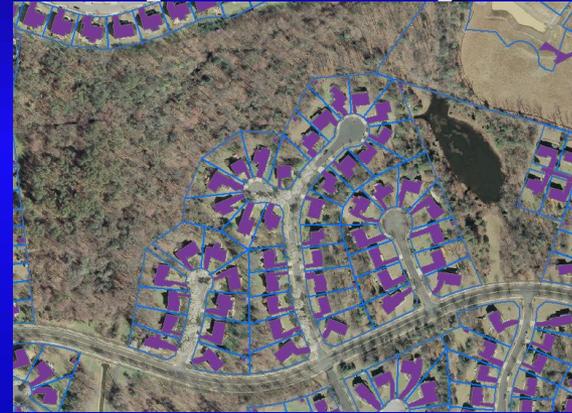
\$1,909,300



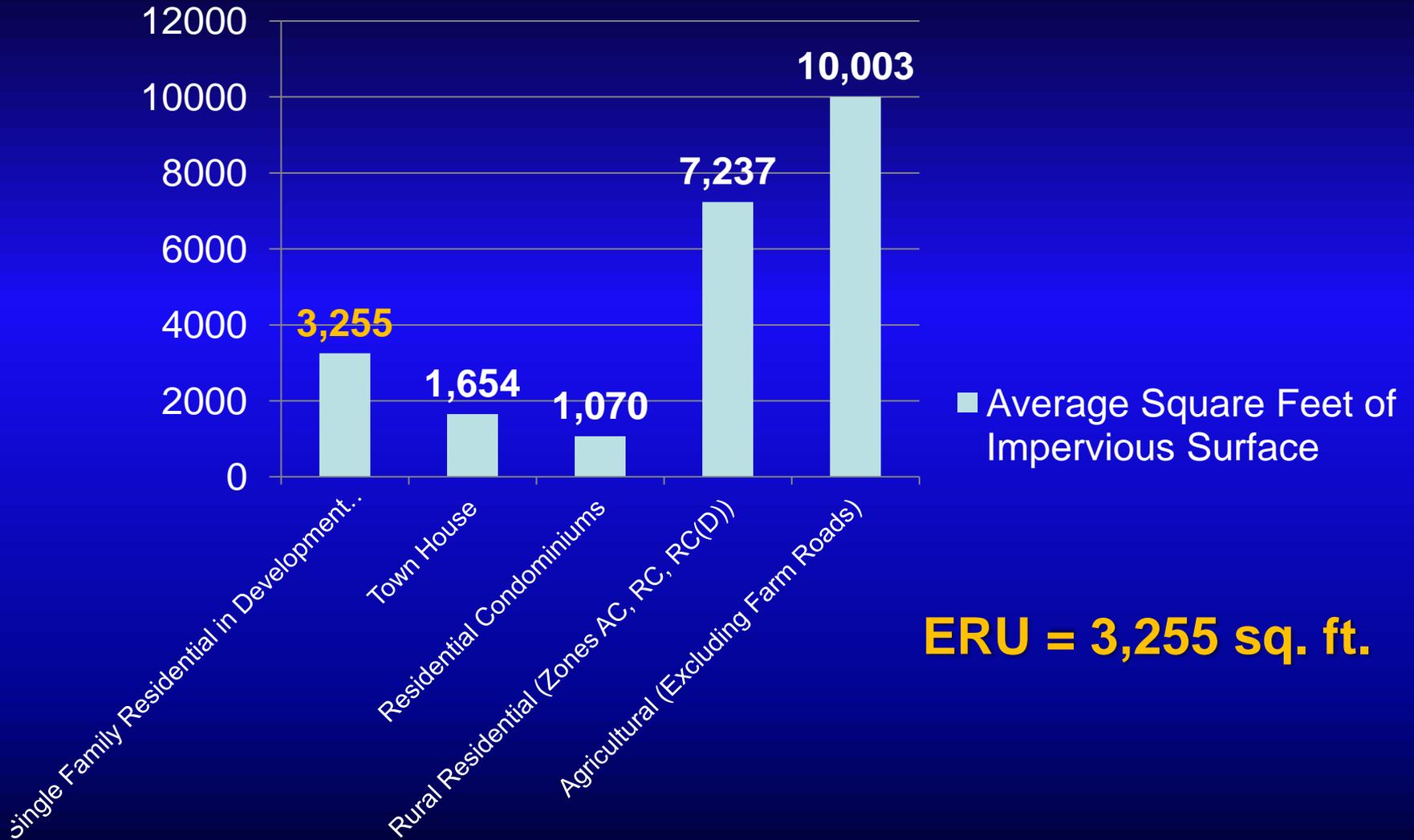
Equivalent Residential Unit (ERU)

- Area of impervious surface found on property (Includes buildings, private roads, parking areas, sidewalks, pools, patios, and athletic courts)
- Base ERU is average impervious surface for urban single family residential
- Fractions or multiples of ERUs are average impervious for particular land use classification
- **Residential classifications include: urban and rural single family residential, townhouse, residential condominium, and agricultural**

Equivalent Residential Unit (ERU)



Average Square Feet of Impervious Surface



ERU = 3,255 sq. ft.

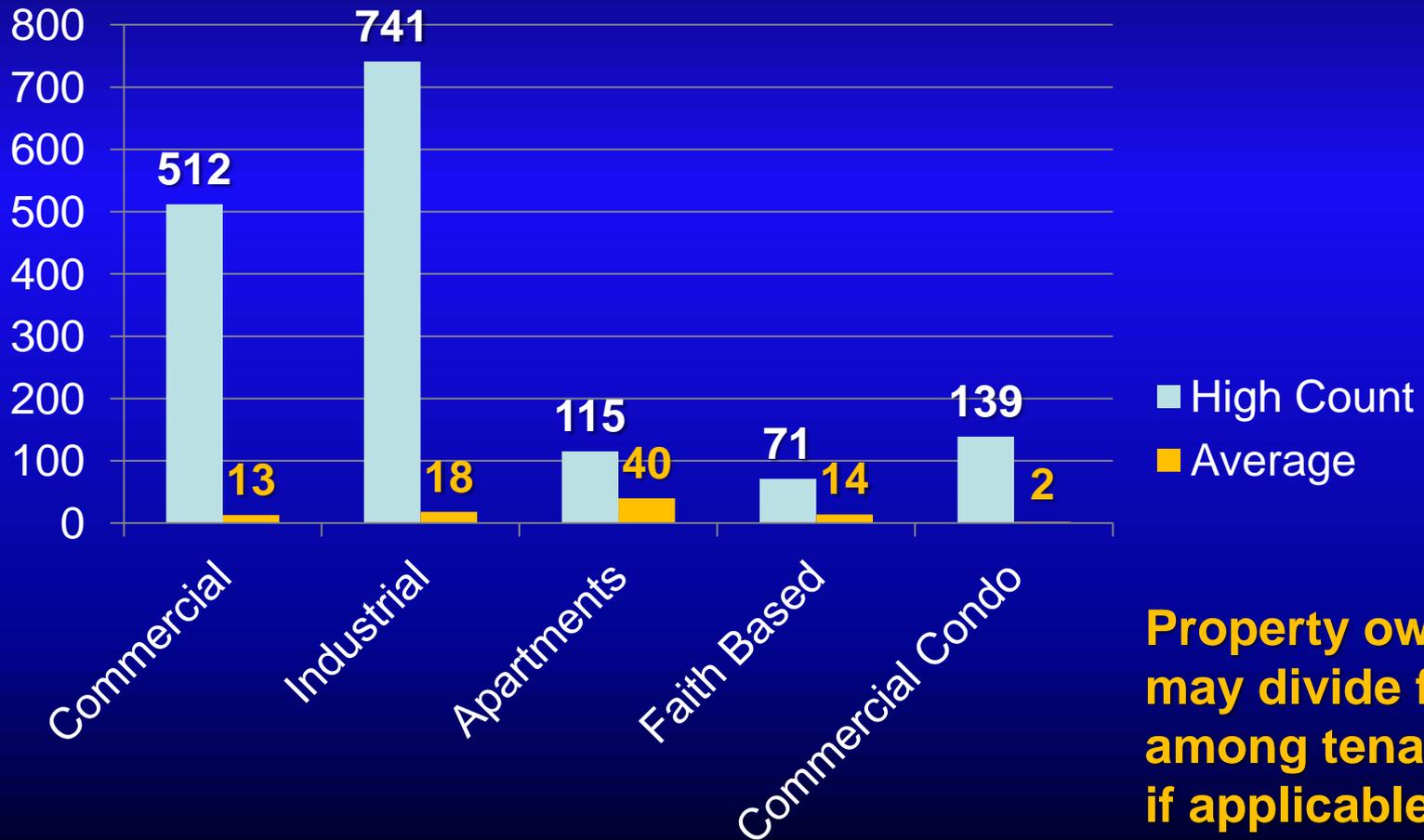
Non-Residential ERU

- Area of impervious surface found on property
- Multiple ERU's are assessed based on amount of impervious surface on property
- Assessed ERU results by rounding down amount of impervious square footage to allow for inaccuracies in base data and benefit property owner
 - e.g. if property contains impervious surface equivalent up to 1.9 ERUs, then it would be assessed 1 ERU
- **Non-residential classifications include: commercial, industrial, mixed-use, non-residential condominiums, institutional, manufactured home parks, faith-based, and apartments**

Non-residential Properties



Non-residential ERUs



	# Accts	# of ERUs	Fee	\$32/ERU	# of ERUs	Fee	\$30/ERU
RESIDENTIAL ERUs							
Single Family	17,832	1	\$32	\$570,624	1	\$30	\$534,960
Town House	6,427	0.5	\$16	\$102,832	0.5	\$15	\$96,405
Residential Condo	127	0.33	\$10.56	\$1,341	0.33	\$9.90	\$1,257
Rural Residential	12,734	2	\$64	\$814,976	2	\$60	\$764,040
Agricultural	1,759	2	\$64	\$112,576	3	\$90	\$158,310
SUBTOTAL				\$1,602,349			\$1,554,972
NON-RESIDENTIAL ERUs							
Industrial	289	5311	\$32/ERU	\$169,952	5311	\$30/ERU	\$159,330
Apartments	30	1197	\$32/ERU	\$38,304	1197	\$30/ERU	\$35,910
Commercial	996	13846	\$32/ERU	\$443,072	13846	\$30/ERU	\$415,380
Faith-Based	94	1355	\$32/ERU	\$43,360	1355	\$30/ERU	\$40,650
Commercial Condo	241	519	\$32/ERU	\$16,608	519	\$30/ERU	\$15,570
SUBTOTAL				\$711,296			\$666,840
Total Revenue				\$2,313,645			\$2,221,812

Maryland Jurisdiction

“Proposed Fee” Comparison

	Date Bill Filed	Single Family	Town House	Condo Residential	Rural Residential	Agricultural	Non-Residential
Baltimore County	13-Mar	\$36	\$18	\$29	\$36	\$36	\$69/2,000 sq. ft.
Anne Arundel County	13-Jan	\$85	\$34	\$85/2,800 sq. ft.	\$170	\$170	\$85/2,800 sq. ft.
Howard County	13-Jan	\$15/500 sq. ft.					
Harford County	13-Feb	\$125	\$125	\$125	\$125	\$125	\$7/500 sq. ft.
Charles County	13-Apr	\$32	\$16	\$10.56	\$64	\$64	\$32/3,255 sq. ft.

Stormwater Fee & Land Use Policy



- Lower fee for Agricultural Assessed lands
- Incentives to protect resources, reduce sprawl
- Helps focus development in urban centers
- Fee Reduction Credits are anticipated to be an incentive for property owners to install or enhance their stormwater management, and/or improve maintenance of their stormwater management facilities
- Fee may need to be adjusted based on number of credits awarded

Stormwater Fee & Land Use Policy



- Request Direction from Commissioners:
 - Should the County provide agriculture preference by applying the rural residential rate of 2 ERUs to each Agricultural Assessed property instead of the calculated impervious surface rate of 3 ERUs per property.

Next Steps



- **Budget briefing by Department of Fiscal and Administrative Services**
- **Draft Watershed Protection and Restoration Program bill will be introduced by the County Attorney's Office and Department of Planning and Growth Management**
- **Public hearing(s) and work session(s) will be scheduled**
- **Development and testing of the billing system by Department of Fiscal and Administrative Services**
- **Briefing to explain how stormwater fee fits into Watershed Implementation Plan (WIP) program**



Presented by:
Charles County Government
Department of Planning and
Growth Management &
Spatial Systems Associates, Inc.



Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility. We support and encourage efforts to grow a diverse workplace.

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Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.