

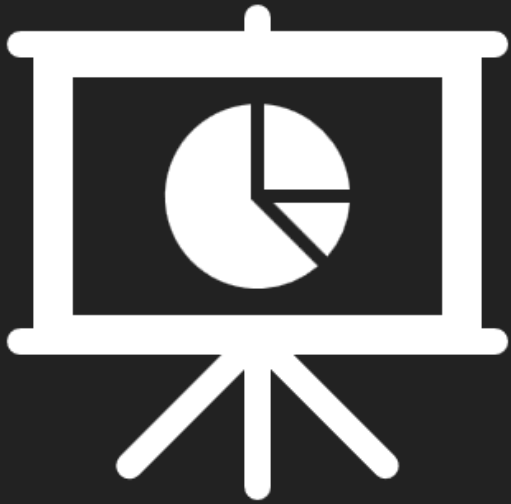
A close-up photograph of a metal stormwater drain grate set into a paved surface. The grate has a grid of rectangular openings. Some of the openings are partially blocked by dry, brown leaves and twigs. Water is visible flowing around the grate, reflecting light. The background shows the textured surface of the pavement.

City of Annapolis

Stormwater Fee Structure Discussion

2/19/2025

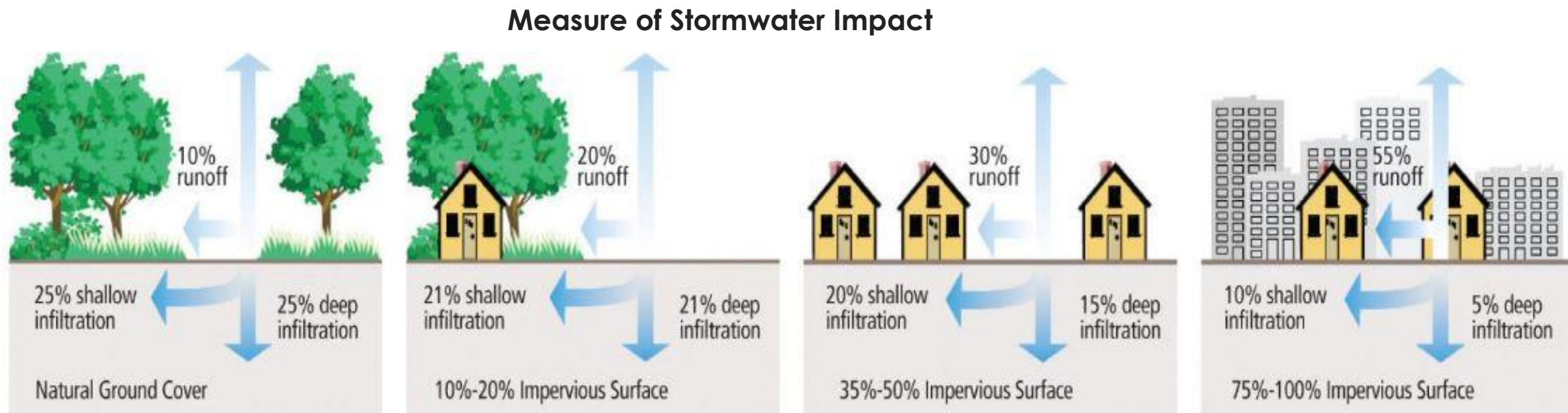
Agenda



- 1) Evolution of Stormwater Fee Structure
- 2) Modifications
- 3) Impacts and Considerations



Stormwater Fee Based on Impervious Area



Source: Lowimpactdevelopment

Increasing Impervious Surface = Increasing Runoff Generated

Stormwater fees typically based on impervious area as it reflects potential use of and contribution to the system



Stormwater Fee Structure (2020)

- All Residential properties treated same (including multi-family units)

Residential	Equivalent Residential Units (ERUs)	Stormwater Fee (FY 20)
Single Family	1.0	\$15.30
Multi-Family	1.0	\$15.30

- Non-Residential properties billed based on impervious area in three tiers

Non-Residential (Impervious Area)	Equivalent Residential Units (ERUs)	Stormwater Fee (FY20)
Tier 1: 0 - 5,000 sq. ft.	4.0	\$61.20
Tier 2: 5,001 - 10,000 sq. ft.	8.0	\$122.40
Over 10,000 sq. ft	13.0	\$198.90



Stormwater Fee Structure (Current)

- Fee structure modified for FY 2021
- Residential broken into single family and multi-family, recognizing impervious area per unit differs significantly compared to single family home.

Residential	Equivalent Residential Units (ERUs)	Stormwater Fee (FY 25)
Single Family	1.0	\$30.83
Multi-Family	0.5	\$15.42

- Non-residential tiers updated to align with ERU basis and additional tier

Non-Residential (Impervious Area)	Equivalent Residential Units (ERUs)	Stormwater Fee (FY25)
Tier 1: 0 - 5,000 sq. ft.	1.0	\$30.83
Tier 2: 5,001 - 10,000 sq. ft.	5.0	\$152.55
Tier 3: 10,001 - 80,000 sq. ft.	21.0	\$644.29
Over 80,000 sq. ft	65.0	\$1,992.92



Recommended Structure

- Maintain current structure for residential properties as impervious area is relatively homogeneous

Residential	Equivalent Residential Units (ERUs)	Stormwater Fee (FY 25)
Single Family	1.0	\$30.83
Multi-Family	0.5	\$15.42

- Transition non-residential to an ERU basis using impervious area (1 ERU equals 2,500 sq. ft.)

Non-Residential	Based on Number of ERUs (Measured Impervious Area)	Stormwater Fee (FY25)
Non-Residential	1.0	\$30.83 per ERU

Note: financial plan for stormwater enterprise fund is currently under evaluation and stormwater fee increase may be recommended for FY2026



Non-Residential Fee Structure

- Property owners with more impervious cover would pay more to fund the stormwater system (not limited by tiers)
- Fee based on measured impervious area as multiples of ERUs

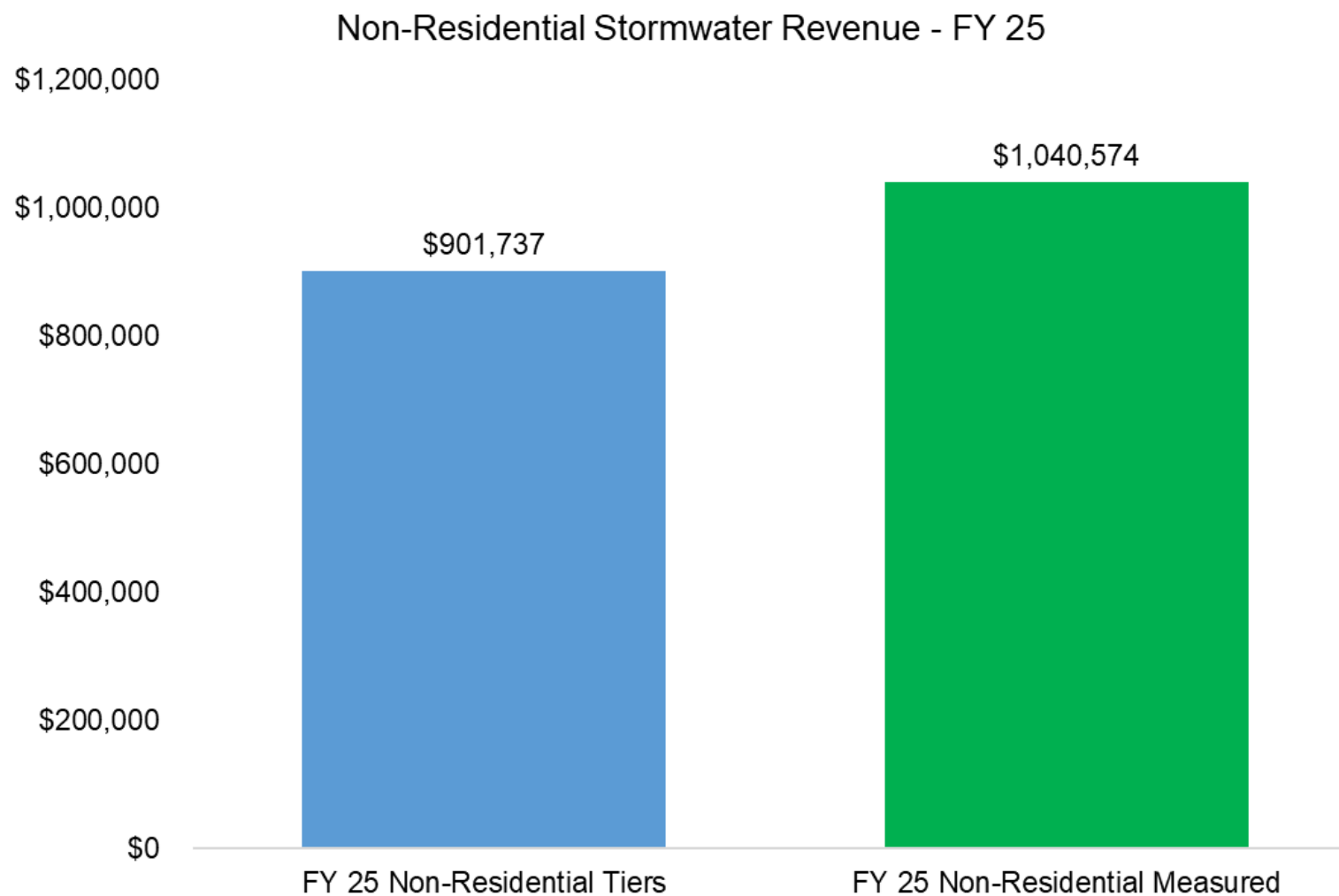


Impervious Cover

Roof:	20,000 sq. ft.
Parking Lot:	5,000 sq. ft.
Total:	25,000 sq. ft. = 10 ERUs



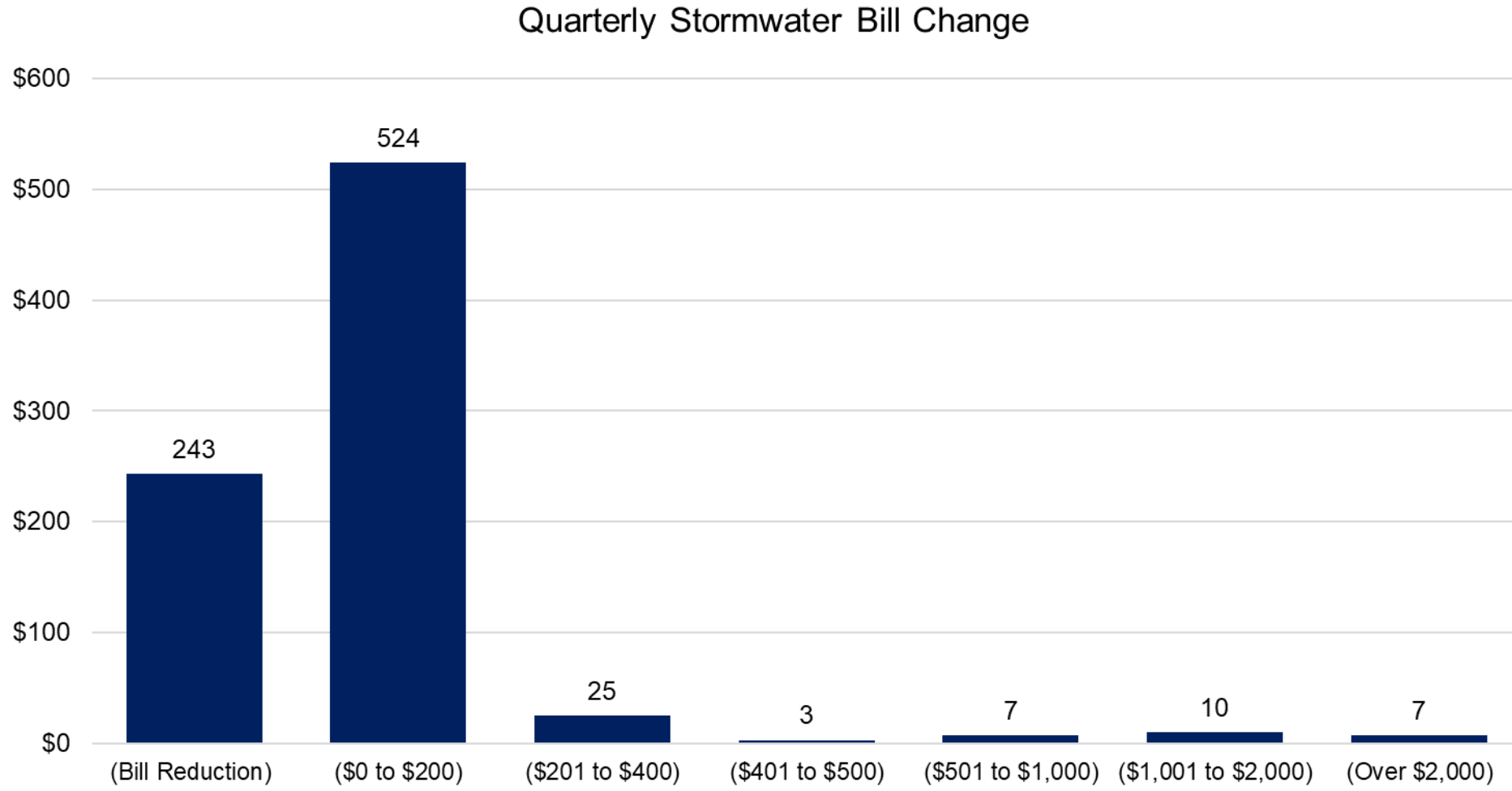
Fee Structure Change Impacts



- Estimate approximately \$100k additional revenue as result of fee structure change



Distribution of Impacts





Considerations

- Transition to measured ERU basis for non-residential properties would improve the alignment between use of the system and stormwater bill
- Bill impacts would be minimal for the wide majority of non-residential parcels
- A few properties with significant impervious area (well above 80,000 square feet) would experience large bill increases.
- If the structure is adopted, proactive outreach to impacted properties should be conducted, and a mechanism to address questions and appeals should be put in place.



Questions / Discussion