



TOWN OF WARRENTON

Department of Public Works & Utilities

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
TELEPHONE (540) 347-1101
FAX (540) 349-2414

August 25, 2021

Mr./ Ms. Olde Gold Cup Property Owner,
XXX Street
Warrenton VA 20186

Re: Stormwater Utility Fee Calculation

Dear Mr./ Ms. Olde Gold Cup Property Owner,

Thank you for your question regarding how the fee is calculated. Please find how your SWM Fee was calculated:

Step 1: Annual Single-family Home Fee

Your single-family home (lot) has a total impervious area of 2,250 Sq. Ft. Therefore, the lot falls into Tier 2 (total impervious area of the property between 1,300 to 4,499 Sq. Ft. for a monthly fee of \$6.94) and receives an annual utility fee for the homeowner's lot of \$83.28.

Owner: Mr./ Ms. Olde Gold Cup Property Owner,
XXX Street
Warrenton VA 20186
Parcel ID: XXXX-XX-XXXX-000
Impervious area including roof + driveway + patio + sidewalk = 2,250 Sq. Ft.

Step 2: Annual HOA Fee

Your single-family home is in an HOA Subdivision (Olde Gold Cup Association). However, the Olde Gold Cup Association (commonly owned) property has an additional impervious section of private road known as Fox Street Extension. Therefore the HOA contributed impervious area should be an annual SW utility fee of \$529.11. This will be reflected in the next bill to you and the others within the Olde Gold Cup development.

Owner: Olde Gold Cup Association Inc.
24 Ashby St.
Warrenton VA 20186

Step 3: Annual HOA Fee split or portion

This subdivision that has common ownership of this private road consists of a total of 214 lots. Each lot owner will receive its share of the HOA Fee:

\$529.11 / 214 lots = \$2.47 /lot/annually (monthly fee of \$0.21)



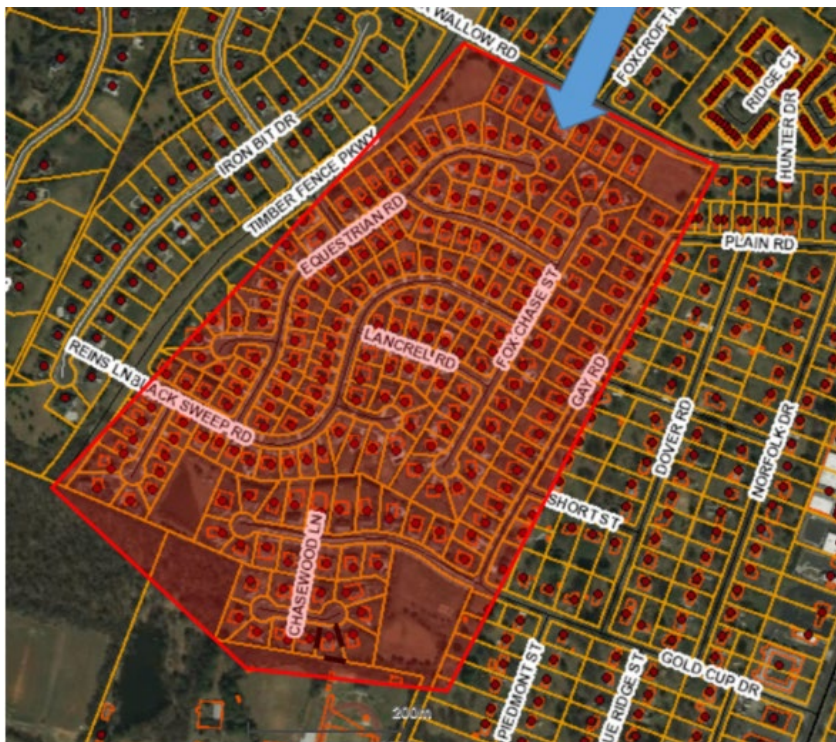
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Step 4: The total Annual Single-family Home Fee (including HOA portion)

Single-family Home Annual Fee		HOA Portion of Annual Fee		SFR + HOA portion Utility Annual Fee
\$83.28	+	\$2.47	=	\$85.75
2,250 sf (Tier 2)		81.67 sf / lot (common area)		



HOA to share:

$17,478 \text{ sf} / 2,200 \text{ sf} = 7.95 \text{ ERUs}$
 $7.95 \text{ ERUs} * \$5.55/\text{ERU} = \$44.09/\text{month}$
 $\$44.09 * 12 \text{ months} = \textbf{\$529.11/HOA/annually}$

$17,478 \text{ sf} / 214 \text{ lots} = 81.67 \text{ sf/lot}$
 $81.67 \text{ sf} / 2,200 \text{ sf} * \$5.55 = \$0.21/\text{month}$
 $\$0.21 * 12 \text{ months} = \textbf{\$2.47/lot/annually}$

Calculating Stormwater Fees

An example house in Warrenton has a total impervious surface of 2,250 square feet (e.g. roof area, driveway, sidewalks, and patio). To calculate the corresponding stormwater fee:

- Impervious area:**
- 1,100 sq ft. for roof
 - 750 sq ft. for driveway
 - 300 sq ft. for patio
 - 100 sq ft. for sidewalk
 - **2,250 sq ft. Total impervious area**

- Billing Tiers:**
- 0-399 sq ft. = \$0.00/month
 - Tier 1: 400-1299 sq ft. = \$5.55/month
 - Tier 2: 1300-4999 sq ft. = \$6.94/month
 - Tier 3: 4500 and up sq ft. = \$17.37/month

Multi-Family & Non-Residential:
\$5.55/month per ERU

1 ERU = 2,200 sq ft.
ERU = Equivalent Residential Unit

(Tier 2 therefore \$6.94/mo.
= \$41.64 for 6 months)



Note:

1) Homes within a subdivision with an HOA. Impervious areas owned and maintained by the HOA will be billed based on the ERU rate and the fee distributed equally to the homeowners.

2) HOA's that operate and maintain qualifying stormwater management facilities may apply for a limited credit to the stormwater fee. This credit will also be distributed to the homeowners within that Association.

STORMWATER UTILITY FREQUENTLY ASKED QUESTIONS

Now that the Town Council has approved the Stormwater Management Utility Fee Ordinance, citizens will most likely have questions. The Town and its Consultant, Wiley & Wilson has put together this list of “Frequently Asked Questions” with responses that will help with this issue. These questions and responses are as follows:

What is a Stormwater Utility Fee?

A Stormwater Utility Fee is a “fee for service” based on the cost to manage stormwater that runs off roofs and parking areas. All money collected by the fee can only be used for stormwater management activities.

What does the Stormwater Utility Fee pay for?

Regulatory compliance for increasing unfunded state and federal requirements for Stormwater system maintenance such as cleaning inlets, pipes, and ditches and replacing older, failing pipes, capital projects, including the following:

- Mandated pollution reductions
- Projects to reduce local flooding

How much does the fee cost?

Developed Single Family Residential properties will fall into one of 3 rate tiers based on the total impervious area of the property. The tiers are:

- Tier 1 – 400 sqft to 1,299 sqft - \$5.55 per month
- Tier 2 – 1,300 to 4,499 sqft - \$6.94 per month
- Tier 3 – 4,500 sqft and up - \$17.37 per month

Non-Residential fees are based on the overall impervious area of a parcel divided by the Equivalent Residential Unit of 2,200 square feet then multiplied by \$5.55 per month

How is the Stormwater Utility Fee determined for a property?

The fees are all based on the measurement of solid surfaces on a property that will not allow rain water to seep into the ground (i.e. buildings and parking areas). This area was measured on aerial photography using computer mapping software.

How are the fees billed?

The fees are collected twice per year, with one bill due in June and one due in December.

When will the first bills be due?

The Town will send out bills in December of 2020 and June of 2021, however these bills are for informational purposes only. The first bill that will require payment will be December of 2021.

What if I think the Stormwater Utility Fee for my property is not correct?

The Town policy is to review any bill in question. Town staff will address simple mathematical or measurement errors as quickly as possible. Property owners will need to demonstrate the measurement was done incorrectly in cases where there is not an obvious error. A Petition for Adjustment Form is being developed and will be available on the website. Additionally, the impervious area for each parcel in the Town is updated regularly on the GIS Mapping section of the Town's website.

My property has a stormwater facility on-site. Will the fee still apply?

Yes. The fee will still apply to impervious area on the property but a credit may be available.

Is there anything I can do to reduce my bill?

Yes. The adopted ordinance establishes that a credit will be available for property owners with a stormwater facility on their parcel. The credit system is being developed and will be available on the Town's website.

Was there a public input process for considering the Stormwater Utility Fee?

Yes. A Community Advisory Committee was developed in the fall of 2019 to provide Town Council with the original recommendation for a fair stormwater funding system. Town staff analyzed historical costs and developed future budget expenses to provide Council with information on the amount of revenues necessary to sustain regulatory compliance and maintain our drainage system. Past Council agendas and meeting minutes are available on the Town's website.

I already pay taxes – is this fee really necessary?

Warrenton is one of 28 localities in Virginia with a stormwater utility fee. The Town faces increasing unfunded mandates to monitor and maintain the stormwater system. Also, the infrastructure in the community is aging, and the costs for operating and maintaining the public stormwater system are growing. A properly operating stormwater system is critical to protecting public health and safety, minimizing flooding, and meeting water quality protection requirements. The Stormwater Utility Fee allows the Town to have a dedicated, stable fund to support needed investment in the public stormwater management system.

Additional information Town's website

The screenshot shows the Town of Warrenton, Virginia website. The navigation bar includes links for TOWN OF WARRENTON, VIRGINIA, OUR COMMUNITY, BUSINESS, RESIDENTS, GOVERNMENT, and HOW DO I... The HOW DO I... dropdown menu is open, displaying a list of links: Adopt a Stream?, Apply for a Building Permit?, Apply for Funding, Apply for a Special Event Permit?, Apply to Serve on a Board, Committee or Commission?, Find an Electric Vehicle Charging Station, Find out about Street Closures?, and Get Information on the SWM Utility Fee?. A red arrow points to the 'Get Information on the SWM Utility Fee?' link. The background shows a sidebar with links like Lawn Irrigation Systems, Public Facilities Manual (PFM), Recycling Collection, Refuse Collection Schedule, Reservoirs, and Spring and Fall Clean. The main content area has a green box with text about replacing pipes and a red box titled 'How much does the fee cost?' with details on rate tiers.

TOWN OF WARRENTON, VIRGINIA

OUR COMMUNITY BUSINESS RESIDENTS GOVERNMENT HOW DO I...

Search here... SEARCH

Lawn Irrigation Systems

Public Facilities Manual (PFM)

Recycling Collection

Refuse Collection Schedule

Reservoirs

Spring and Fall Clean

and replacing older, failing pipes, capital projects including the following:

- Mandated pollution reductions
- Projects to reduce local flooding

How much does the fee cost?

Developed Single Family Residential properties are divided into one of 3 rate tiers based on the total impervious area of the property. The tiers are:

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- Tier 3 - 4,500 sqft and up - \$17.37 per month

Non-Residential fees are based on the total impervious area of a parcel divided by the Equivalent Residential Unit of 2,200 square feet then multiplied by \$5.55 per month

How is the Stormwater Utility Fee determined?

Adopt a Stream?

Apply for a Building Permit?

Apply for Funding

Apply for a Special Event Permit?

Apply to Serve on a Board, Committee or Commission?

Find an Electric Vehicle Charging Station

Find out about Street Closures?

Get Information on the SWM Utility Fee?

Apply for a stormwater facility on-site. How do I apply?

How can I get a credit for impervious area on the bill? A credit may be available.

How can I do to reduce my bill?

A new ordinance establishes that a credit system will be available for property owners with a stormwater facility on their parcel. The credit system will be available on the Town's website.

How can I input process for considering a Stormwater Utility Fee?

An Advisory Committee was developed to provide Town Council with the information needed for a fair stormwater funding plan. The committee analyzed historical costs and

If you have additional questions or need further clarification, please feel free to email Dina Hermoso, Stormwater Administrator, at stormwater@warrentonva.gov.

[Click here](#) for a printable pdf

[Click here](#) for the SW Fee Credit Application

[Click here](#) for the SW Fee Credit Manual for Non-Residential

[Click here](#) for the SW Fee Credit Manual for Single-Family Residential

[Click here](#) for the SW Fee Petition for Adjustments

[Click here](#) for the SW Fee Attachments/Land Use Affidavit

[Click here](#) for the SW Fee Attachments/SWMFMA Template