

During a rainstorm, the house on the right sends **four times more rainwater** into the storm water system than the house on the left.



Yet in Charlotte-Mecklenburg, both property owners pay the same storm water charge.

THAT MAY CHANGE.

Charlotte-Mecklenburg is proposing to modify the Storm Water Services fee structure to charge customers more equitably.

Starting July 1, 2009, single-family homes will be grouped into one of four tiers based on the amount of impervious or hard surface on their property. The more hard surface, the more storm water running off the property. The more storm water runoff, the greater the risk of water pollution and flooding.

Throughout Charlotte-Mecklenburg, Storm Water Services fees pay for:

- improvements to storm drains, pipes and small drainage ditches (the Minor System)
- maintenance and restoration of named creeks (the Major System)
- efforts to calculate and reduce flood risks
- efforts to improve water quality in creeks and lakes.



Frequently Asked Questions

What is storm water?

Rain that is not absorbed into the ground becomes storm water. That excess water flows into storm drains, which are piped directly into creeks. Storm water is not treated to remove pollution.

What is impervious area?

Hard surfaces like rooftops, patios, driveways and parking lots do not absorb storm water. More impervious area creates more storm water runoff.

How does storm water runoff contribute to pollution and flooding?

As rain water flows over hard surfaces, it picks up pollutants such as automotive fluids, fertilizers, and dirt particles. Those contaminants are washed into the storm drain system and pollute our streams and lakes. Too much storm water runoff can also cause erosion and flooding. Storm water fees are used to improve surface water quality, restore eroded streams, map flood risks, and repair qualifying drainage problems on private property.

Why aren't storm water management costs included in property taxes?

The tax value of your home is not an accurate indicator of how much storm water flows from your property into the drainage system. With a separate storm water fee, those who contribute the most runoff pay the highest fee.

How have residential storm water fees been calculated in the past?

When Charlotte-Mecklenburg Storm Water Services began in the early 1990s, residences were split into two tiers based on the amount of impervious surface.

Why change to four tiers?

Technology has improved, making it easier to calculate each property's impervious area. Changing to four billing tiers provides the opportunity to charge a more equitable Storm Water Services fee.

How do I know which tier my house is in?

The amount of impervious surface for your residential property will be listed on Charlotte-Mecklenburg Utility bills after August 1, 2009.

How do I know if my tier is correct?

To request a re-measurement of your home's impervious area, call 311.

Four tiers, more equitable

Homes would be grouped into one of four storm water billing tiers based on the amount of impervious area or hard surface "footprint."



TIER I

Up to 1,999 square feet of impervious area

About 20% of residential customers countywide



TIER II

2,000 to 2,999 square feet of impervious area

About 40% of residential customers countywide



TIER III

3,000 to 4,999 square feet of impervious area

About 30% of residential customers countywide



TIER IV

5,000 sq. feet or more of impervious area

About 10% of residential customers countywide

Charlotte-Mecklenburg Storm Water Services Multi-Tier Single-Family Residential Fee Structure

PROPOSED



Proposed Monthly Storm Water Rates
Effective After July 1, 2009

(New Monthly Total Fee is sum of Major System fee, Minor System fee and administrative cost)

	<i>Major + Minor + Administrative Fee*</i>	<i>New Monthly Total Fee</i>	<i>Increase or decrease from current charge</i>
City of Charlotte			
Tier I	84¢ + \$3.90 + 85¢	\$5.59	- 54¢
Tier II	\$1.27 + \$6.02 + 85¢	\$8.14	+ 12¢
Tier III	\$1.70 + \$8.62 + 85¢	\$11.17	+ \$3.15
Tier IV	\$2.13 + \$14.47 + 85¢	\$17.45	+ \$9.43
Commercial (Per Acre)	\$21.17 + \$100.32 + 85¢	\$122.34	+ \$1.97 per acre
Unincorporated Mecklenburg County (some accounts are billed semi-annually but shown as monthly fee for comparison)			
Tier I	84¢ + \$1.40 + 85¢	\$3.09	- 45¢
Tier II	\$1.27 + \$2.12 + 85¢	\$4.24	No change
Tier III	\$1.70 + \$2.84 + 85¢	\$5.39	+ \$1.15
Tier IV	\$2.13 + \$3.56 + 85¢	\$6.54	+ \$2.30
Commercial: No change			
Town of Davidson (billed semi-annually but shown as monthly fee for comparison)			
Tier I	84¢ + \$1.33 + 85¢	\$3.02	+ 25¢
Tier II	\$1.27 + \$1.47 + 85¢	\$3.59	+ 82¢
Tier III	\$1.70 + \$1.99 + 85¢	\$4.54	+ \$1.77
Tier IV	\$2.13 + \$2.51 + 85¢	\$5.49	+ \$2.72
Commercial (Per Acre)	\$21.17 + \$24.50 + 85¢	\$46.52	+ \$13.67 per acre
Towns of Cornelius, Huntersville, Matthews, Mint Hill and Pineville			
Tier I	84¢ + \$1.42 + 85¢	\$3.11	- 43¢
Tier II	\$1.27 + \$2.12 + 85¢	\$4.24	No change
Tier III	\$1.70 + \$2.12 + 85¢	\$4.67	+ 43¢
Tier IV	\$2.13 + \$2.12 + 85¢	\$5.10	+ 86¢
Commercial: No change			

*Totals shown and increases/decreases assume the administrative fee is charged monthly. On Semi-annual Storm Water accounts, the administrative fee is charged once each six months.