



CITY OF TAMPA

Stormwater Utility Assessment Information

1. There are two Stormwater Assessments.

A Service Assessment and an Improvement Assessment. The Stormwater Service Assessment is an annual Non-Ad Valorem assessment that pays for operations and maintenance of the existing stormwater system. Services include street sweeping, pond maintenance, pipeline system cleaning, outfall cleaning, ditch maintenance, and miscellaneous micro-projects ancillary to maintenance activities.

The Stormwater Improvement Assessment is an annual Non-Ad Valorem assessment that pays for capital improvements associated with the stormwater system in the Central and Lower Improvement Area.

Improvements include system capacity increases, treatment facilities such as ponds, ditches, and baffle boxes, new pipelines and box culverts, pump stations, backflow valves, inlets, curb and gutter systems, as well as roadway regrading that improves flow patterns.



2. The revenue received does not go into the City's general fund.

Revenue from the Stormwater Service Assessment funds the Stormwater Services and Operations program. Revenue from the Stormwater Improvement Assessment will go into a separate fund that may only be used to finance Stormwater improvements in the Central and Lower Basin Improvement Area.

3. Estimated amount the City expects to collect from the stormwater charges.

It is estimated that \$15.9M will be collected annually with the Service Assessment. The City intends to collect the Improvement Assessment for thirty (30) years, the first of which was included on the non-ad valorem portion of the tax bill mailed in November 2016. The estimated amount collected by the City is \$15.5M in FY 2025, increasing to an estimated amount of \$15,988,950 annually in 2030 through 2045. These funds will be used for projects only within the Central and Lower Basin Improvement Area.

4. The Classifications of Tax Parcels.

The City of Tampa adopted classifications in Resolutions 2003-937 and 2016-567, Article III. This assigns the classifications of each tax parcel located within the Stormwater Service Areas. Each property is given one of the following classifications: Small Single Family, Medium Single Family, Large Single Family, Very Large Single Family, Condominium Residential Unit, Condominium Non-Residential Unit, Condominium Common Area, Mixed-Use Condominium, Small Multi-Family, Medium Multi-Family, Large Multi-Family, or General parcel.

5. Impervious Surface.

Municode 21-141: Impervious surface means a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

6. 'ESU' is also known as an Equivalent Stormwater Unit.

The ESU, also referred to as an "ESFIA" or (equivalent square footage of impervious area), is used to express a billing unit. In Tampa, each ESU represents 3,310 square feet of impervious surface. The average median single-family dwelling contains a footprint of 1,667 square feet and 1,643 other impervious area on its parcel, equaling 3,310 square feet. General parcels are assigned 1 ESU for every 3,310 square feet of impervious surface or a portion thereof.

7. Single Family Parcel Classifications and ESU assignment.

The residential properties were classified in samples of first-floor footprints and total square footage of the City's single-family parcels. Dwellings were reviewed, and the parcels were then grouped into four classes based on the similarity of the dwelling size. Samples of varied sizes were extracted from these; the impervious area on each parcel was digitized by the Hillsborough County GIS group. The impervious area was totaled for each Tier and then divided by the number in the sample to establish the average square footage of impervious area for their Tier. The single-family home parcels are assigned to a tier based on the total square footage of the building areas on their property. "Building Footprint" means the actual square footage of a building as reflected on the Tax-Roll, divided by the number of floors or levels within the building. The building sub-areas are listed and totaled under the Gross Area on the Hillsborough County Property Appraiser data.

8. How the properties are charged.

There are more than 80,000 single-family parcels in the City. Since it would be impractical to measure each one exactly each year, a method was established that would allow the residential properties to be placed in one of a series of Tiers.

Single Family Residential Tiers:

Small	Gross Sq Ft Area is 100 to 1,300	= .61 ESU
Medium	Gross Sq Ft Area is 1,301 to 2,200	= 1.00 ESU
Large	Gross Sq Ft Area is 2,201 to 4,000	= 1.66 ESU
Very Large	Gross Sq Ft Area is 4,000 +	= 2.82 ESU

Multi-Family Residential Parcels (defined as developed property to which the Property Appraiser has assigned the DOR code as 08, and which contain no more than two buildings, with no more than 4 dwelling units per building) are assessed based on the tiered ESU assignment.

Multi-Family Residential Tiers:

Small Multi-Family	Gross Sq Ft Area is 100 to 1,000	= .44 ESU
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Medium Multi-Family Gross Sq Ft Area is 1,001 to 3,000 = 1.01 ESU

Large Multi-Family Gross Sq Ft Area is 3,001 + = 2.25 ESU

The tiers all pay some portion or multiple of an ESU based on the average amount of impervious for that tier

All other classifications are charged based on the impervious area associated with their property. The calculation will consider the total amount of impervious surfaces (building footprint, parking lot, sidewalks, and other impervious surfaces) divided by the billing unit value of 3,310. This provides the number of ESUs. Then the number of ESUs is multiplied by the rate, which provides the charge. All developed parcels (parcels with impervious areas greater than or equal to 100 sq. ft.) are charged.

9. Current Rate.

The Stormwater Service Assessment rate is \$82.00 per ESU. The Stormwater Improvement Assessment rate is \$89.55 per ESU annually for 30 years. The Improvement Assessment is scheduled to end in 2045.

10. Not all parcels pay for both assessments.

All developed parcels within the City that use the City's Stormwater System are subject to the Service Assessment, and only those parcels located in the Central and Lower Basin Improvement Area will be charged the Improvement Assessment.



11. Mitigation Credit.

If approved, mitigation credit may be applied to reduce a developed property's ESU amount, in consideration of a properly functioning and permitted stormwater system, or the parcel owner contributes to the maintenance of a private system that provides stormwater treatment and attenuation for runoff from public right-of-way. If a parcel meets the requirements for a mitigation credit, then the mitigation credit is applied to both assessments

Properties that may be eligible for mitigation credit.

Properties subject to a Stormwater charge may be granted mitigation credit based on one of the following factors:

1. Parcels with no Offsite Discharge of Stormwater to City System. The credit for such parcels will be 100% since the City bears no expense in managing the offsite discharge of the site's flow.
2. A credit of 40% is granted if the Owner of the parcel operates and maintains a stormwater facility that provides attenuation and treatment equal to that necessary for the 50-year storm event.
3. A credit of no less than 10% is granted if the Owner of parcel contributes monetarily to a Community Development District, Civic Association (Homeowners Association or Property Owners Association), or Special District that provides maintenance to non-City-owned stormwater management facilities which accept drainage from City right-of-way.
4. A credit of no less than 10% is granted if a Parcel has a properly maintained and functional onsite stormwater management system which treats and/or attenuates stormwater before discharge to the City right-of-way or stormwater system. Proof of proper operation and maintenance may be required on a periodic basis.

Additional information on the City's Mitigation Credit Policy.

You can access information on Mitigation Credits at the City of Tampa Website:

www.tampa.gov/tss-stormwater/programs/assessment/mitigation. Or it may be requested by contacting the City's Mobility Department by calling (813) 274 -3101. To apply for a Stormwater Mitigation Credit, you can visit our Website: www.tampa.gov/tss-stormwater/programs/assessment/mitigation for an application, or contact the City by telephone at (813) 274-3101, provide your name, address, phone number, and the best time for someone to reach you. Most importantly, include the Folio or Parcel Identification number. When contacted, be prepared to provide documentation such as drainage plans, demolition & cleared site records, topographic elevation survey, or other credentials deemed to be sufficient by the City's mitigation policy, and how the property qualifies for the mitigation credit.

12. Non-Mitigation Adjustment or Correction of ESU Assigned to a Tax Parcel.

Resolution 2003-931, Article V, Section 5.01 addresses Petitions. A Petition may be submitted for the review of the number of Net ESUs assigned to a tax parcel. The petition must be made to the Director by the owner of the tax parcel, or the owner's authorized agent. The petition shall be in writing and set forth in detail the grounds upon which an adjustment is sought. The petition must be filed with the Director within 30 days of the notice required by Section 21-127 of the City Code and shall be reviewed within 30 days of the filing date. You can access the full resolution here <https://www.tampa.gov/document/resolution-2003-937-27616>.

13. The period the stormwater charge covers, how and when it's paid.



Both assessments cover the City of Tampa's fiscal year of October 1st to September 30th. The Stormwater Service Assessment is re-imposed annually, and the Improvement Assessment is also imposed annually and is scheduled to end in 2045. Both are paid as part of your property tax bill. The Stormwater Service Assessment has been collected since 2003; the Stormwater Improvement Assessment began in 2016.

14. The City uses the tax bill collection method to collect the assessments.

For non-government-owned properties, piggybacking the collection method on the annual property tax bill saves money for everyone by reducing the administrative costs of the program. It results in a stable revenue source to fund Stormwater Services and Improvements.

15. Tax-exempt properties are required to pay, including Government-owned properties.

The Stormwater Service Assessment applies to all developed properties regardless of exemptions. The stormwater charges are a non-ad valorem assessment and collected on the tax bill, even if the owner or property is tax-exempt. Government-owned properties are directly billed.

16. Check to see if your mortgage holder pays your tax bill.

If you make monthly mortgage payments, it is possible that your mortgage holder escrows the property taxes, and your monthly payment may include the stormwater charges. If you are advised of an increase, you should notify them so they can adjust your monthly payment. Alternatively, if you would like to make installment tax payments, you will need to contact the Hillsborough County Tax Collector's Office at (813) 635-5200 to arrange participation in their installment program.

17. The City has an assistance program for the Improvement Assessment to help qualified elderly and or disabled property owners pay their fee.

The City of Tampa's Hardship Program for the Improvement Assessment targets the elderly, disabled, and disabled Veteran homeowners who reside on their homesteaded property. The City-sponsored program would pay the annual Improvement Assessment for those properties and owners that qualify.

You may access more information at the following website: https://www.tampa.gov/tss-stormwater/programs/assessment/hardship_program. Or you may contact the City's Housing and Community Development Division by telephone at (813) 274-7957.

FOR MORE INFORMATION, PLEASE VISIT OUR STORMWATER UTILITY ASSESSMENT WEBPAGE:

www.tampagov.net/tss-stormwater/programs/assessment.