

Stormwater Utility Fee Credit Program

Informational Webinar
December 5th, 2024
This webinar is recorded.





Agenda

- Stormwater Utility (SWU) Fee History and Credit Program
- SWU Fee Structure
- Stormwater Utility Fee Credit Manual Breakdown and Practices
- Example Applications
- Application Process



SWU Fee History

- January 2018: SWU Fee established
 - Dedicated funding source for capital infrastructure projects and programs
- May 2018: First Billing
 - Billed 2x/year on the Real Estate bill
- November 2022: Adopted updated SWU Fee Credit Manual
- December 2022 - February 2023: Massive increase in participation
- December 1 – February 15: Credit application window

Residential SWU Fee Structure FY 2026



Non-Residential SWU Fee Structure FY 2026

Calculate Non-Residential Fee Example:

Building and parking lot impervious area	6,168 sq. ft.
1 billing unit	2,062 sq. ft.
Total billing units	$6,168 / 2,062 = 3$
Multiply by rate for 1 billing unit	May 2024 = \$154.35 x 3 billing units October 2024 = \$162.05 x 3 billing units
Total fee	May 2024 = \$463.05 October 2024 = \$486.15



Impervious Area = 6,168 sq. ft.



Credit Manual Breakdown

Section 6 – Individual Property Owners

Section 7 – Condo Associations

Section 8 – Nonresidential Property Owners

TABLE 2: RESIDENTIAL PROPERTIES CREDIT MENU

PRACTICE	CREDIT	
Stormwater Management Practices	Rain Barrels	5% each (max. 20% for 4)
	Cistern	20%
	Detention Practices	20%
	Dry Well / Infiltration	20%
	Rain Garden	20%
	Flow Thru Planter Box	20%
	Permeable Pavement	20%
	Vegetated Green Roof	20%
	Additional Stormwater Quality Practices ^a	20%
	Eligible Landscaping Practices^b	No Fertilizer Pledge
Conservation Landscaping		10%
New Tree Planting		Up to 30% (one-time credit)
	Mature Tree Preservation	Up to 20%
Dry Floodproofing Practices	Protective Barriers/Walls	10%
	Permanent Doorway Flood Gate or Panel	10%
	Passive Flood Gates	10%
	Floodproof Windows	10%
	Basement Window Protection	10%
	Ground Floor/Basement Custom Window Wells	10%
	French Drain Around Basement	10%
	Impermeable (Water Resistant) Material Around Foundation	10%
	Concrete Sealer	5%
	Construct with Flood Resistant Building Materials	5%
	Elevate Exterior Utilities and Service Equipment	5%

a. Approved stormwater practices in the BMP Clearinghouse may be eligible for credits on a case-by-case bases. See 2011 design specifications for approved practices at <https://swbmp.vwrrc.vt.edu/>
 b. Individual condominium owners are not eligible for these credits

TABLE 5: RESIDENTIAL CONDOMINIUM ASSOCIATION CREDIT MENU

PRACTICE	MAXIMUM CREDIT	
Stormwater Management Practices	Detention Practices	20%
	Infiltration Practices	20%
	Bioretention Facility	20%
	Dry Swale	20%
	Wet Swale	20%
	Grass Channel	20%
	Permeable Pavement	20%
	Rainwater Harvesting	20%
	Rooftop/Impervious Area Disconnection	20%
	Sheet flow to a Vegetated Filter Strip or Conserved Open Space	20%
	Vegetated Green Roof	20%
Additional Stormwater Quality Practices ^a	20%	
Eligible Landscaping Practices	Urban Nutrient Management Plan	Up to 10% (1% for each 1,000 sq. ft. in plan)
	New Tree Planting	Up to 30% (one-time credit)
	Mature Tree Preservation	Up to 20%
Dry Floodproofing Practices	Protective Barriers/Walls	10%
	Permanent Doorway Flood Gate or Panel	10%
	Passive Flood Gates	10%
	Floodproof Windows	10%
	Basement Window Protection	10%
	Ground Floor/Basement Custom Window Wells	10%
	French Drain Around Basement	10%
	Impermeable (Water Resistant) Material Around Foundation	10%
	Concrete Sealer	5%
	Construct with Flood Resistant Building Materials	5%
	Elevate Exterior Utilities and Service Equipment	5%

a. Approved stormwater practices in the BMP Clearinghouse may be eligible for credits on a case-by-case bases. See 2011 design specifications for approved practices at <https://swbmp.vwrrc.vt.edu/>

Main Goals of 2022 Update

- ✓ Increase Participation
- ✓ Simplify the Application Process
- ✓ Increase Credits for Practices
- ✓ Two-Year Credit Cycle
- ✓ Notification to Reapply
- ✓ Add Mature Tree Preservation
- ✓ Add Dry Floodproofing Practices

Eligible Practices



Mature Tree Preservation



Green Roof



Elevate Exterior Utilities



Rain Barrel



Flood Gate



Bioretention Facility



New Credit Increases & Water Quality Practice

Existing Practice	Old Manual (%)	Current Manual (%)
Cistern & Detention	10	20
Rain Garden & Planter Box	15	20
Permeable Pavement & Green Roof	20	20

Trees	Current Manual (%)
New Tree Planting	30
Mature Tree Preservation	20

PROPERTY TYPE	NUMBER OF TREES FOR MAXIMUM CREDIT
Townhouse	1 native tree
Typical Single-Family Home	2 native trees
Large Single-Family Home	3 native trees

Newer Dry Floodproofing Practices

- Window and door protection
- Building protection
- Elevate exterior utilities
- 5-10% credit per practice



Example Credit Calculation: Single Family



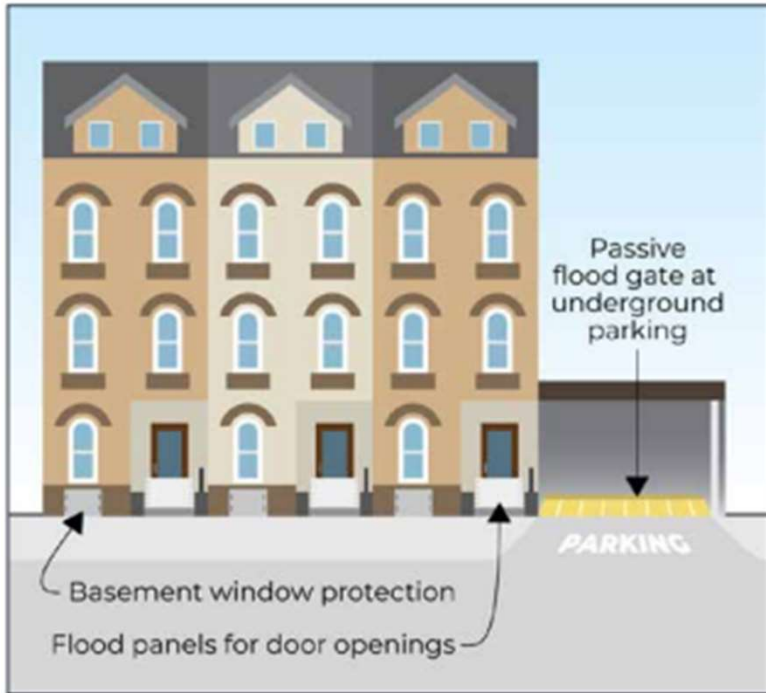
Practice	FY25
Rain Barrel (1)	5%
Rain Garden	20%
Mature Tree (1)	10%
Total Credits	35%

Based on FY25 SWU Fee of \$324.10:

- 2025 applicant can earn \$113.44*
*/year for a total of \$226.88 for 2025-2026

Note: Maximum Mature Tree credit is 20% for 2 Trees for this property type (SWU Manual Table 4).

Example Credit Calculation: Condo Association



Note: Only condos protected with the dry floodproofing methods will receive SWU Credit.

Practice	FY25
Passive Flood Gate	10%
Basement Window Protection	10%
Doorway Flood Gate	10%
Total Credits	30%

Based on FY25 SWU Fee of \$90.75:

- 2025 applicant can earn \$27.22*
*/year for a total of \$54.45 for 2025-2026

Example Credit Calculation: Non-Residential Property



Practice	2025
Detention Basin	20%
Adopt A Block	10%
Total Credits	30%



Based on FY25 SWU Fee of \$324.10 for 1 ERU:

- 2025 applicant can earn \$97.23*
*/year for a total of \$194.46 for 2025-2026

Credit Application Process

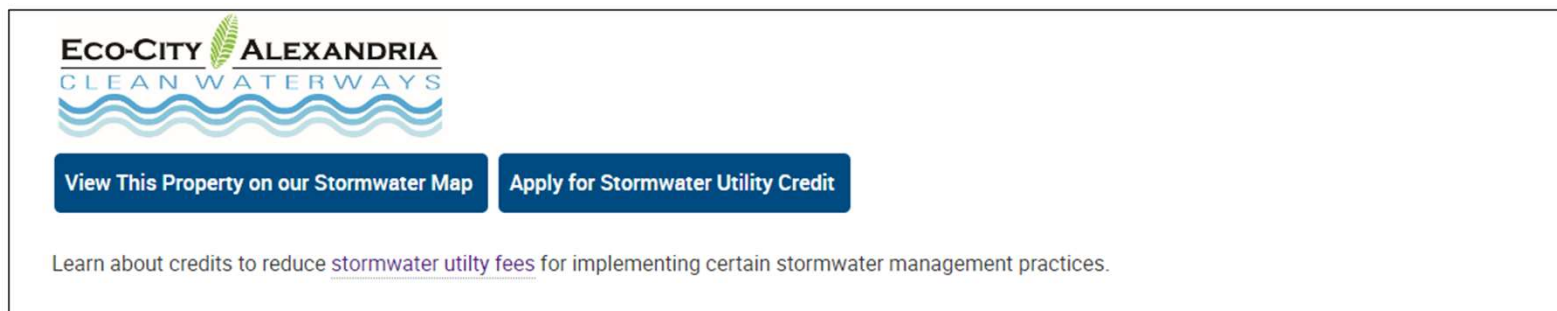


Apply for the Stormwater Utility Fee Credit Program

From December 1st through February 15th, you can apply for credit towards your 2025-2026 SWU fees! To learn more about the different practices that are eligible for a SWU fee credit, <https://www.alexandriava.gov/StormwaterUtility>

To apply online for credits, please follow these steps:

- 1.) Go to the real estate assessment website here: [Real Estate Assessment Search](#)
- 2.) Type in your property details and click search.
- 3.) Click "Tax and Fee Info" button. This will take you to a new page.
- 4.) Scroll all the way to the bottom of the page. It will look like the below screenshot.
- 5.) Click "Apply for Stormwater Utility Credit" and fill out the application. Our team will be in correspondence with you to let you know the status of your application.



- If paper forms are preferred, they can be accessed here: [Residential Property, Condo Associations, Non-residential property](#)
- For a list of native trees and plants, please review the following list: [City of Alexandria Plant List](#)

Online Form

1

Stormwater Practices

Select all practices for which you are applying for credit.

Rain Barrel

Are you requesting credit for Rain Barrel?

YES ▾

Cistern

Are you requesting credit for Cistern?

NO ▾

Detention Practices (single family)

Are you requesting credit for Detention Practices (single family)?

NO ▾

Dry Well / Infiltration Practice

Are you requesting credit for Dry Well / Infiltration Practice?

NO ▾



Rain Barrel

2

Rain Barrel Details

How many rain barrels are you applying for?

Please enter the number of rain barrels.

1

3

DOCUMENTATION CHECKLISTS

Stormwater Practices

To receive credit for the selected stormwater management practice, it is required that a self-certification be performed by the property owner/applicant. Use the [Self-Certification Guides for Residential Practices](#) to help ensure your stormwater management practice is fully functioning for its intended use.

If the City finds that the BMP applied for does not appear to be in functioning condition, it may ask the applicant to provide a completed Self-Certification guide.

In submitting the credit application below, the applicant certifies that stormwater management practice applied for is in fully functioning condition.

- The stormwater practice(s) have been inspected and are fully functioning.
- Pictures of the stormwater practice(s) have been uploaded.
- If this is the first time applying for a practice, provide additional design and construction documentation and photos demonstrating that the practice meets the design and installation criteria.

Choose File to Upload

- By submitting this SWU Fee Credit Application, I certify that I have provided the documentation required for each creditable practice/activity applied for in this application as described in the SWU Fee Credit Manual including a picture. In addition, I certify the information provided is true, accurate, and complete to the best of my knowledge and belief.

Document the Practice



- Many practices just require a picture
- For large mature trees: the tree trunk diameter must be 12" wide when you hold out your arm at shoulder height.
- For newly planted trees, the tree trunk must have a 1" caliper (or circumference) when measured 6" from the ground.



All Programs Offered for Residents



SWU Fee Credit Program (Up to 50% off your annual fee)

<https://www.alexandriava.gov/StormwaterUtility>



Flood Mitigation Grant (50/50 up to \$5,000 for homeowners, 50/50 up to \$25,000 for condo association common areas)

<https://www.alexandriava.gov/flood-action/flood-mitigation-grant-program>



City of Alexandria's Sanitary Sewer Backflow Preventer (BFP) Assistance Program (50/50 up to \$2,000)

<https://www.alexandriava.gov/sewers/city-assistance-program-for-sewer-backflow-prevention>



Questions / Thank You

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Learn more about getting a credit back on your [Stormwater Utility Fee!](#)
Applications open **Now** until February 15th.