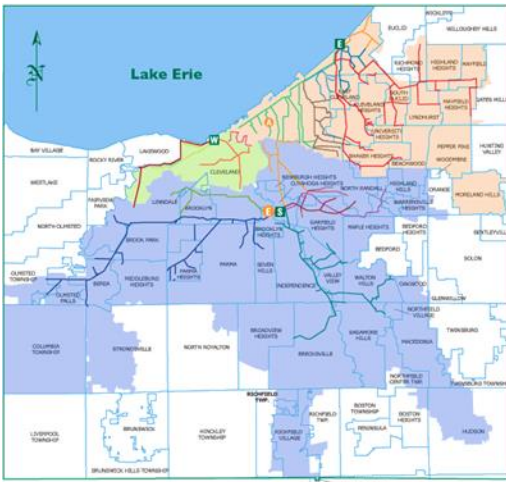


# STORMWATER MANAGEMENT CODE: INDIVIDUAL RESIDENTIAL PROPERTY CREDIT



## Individual Residential Property Credit Manual

Flooding poses a major threat to property within the Northeast Ohio Regional Sewer District (NEORS) Service District. Within this area, erosion also threatens property, water quality, wildlife, and terrestrial habitats. The Stormwater Management Code was developed to counteract and prevent future problems associated with poor stormwater management, and this code is applicable to all parcels within the NEORS Service District.

To view a larger image of the NEORS Service District and identify if your community or residence is included in the Service District, visit [https://www.neorsd.org/in\\_your\\_community.php](https://www.neorsd.org/in_your_community.php)

### Stormwater Basics:

Stormwater refers to water that used to soak into the ground prior to development but now runs off of impervious surfaces, collecting pollutants until it ultimately enters our surface waters. These pollutants include trash, chemicals, sediment, and oils among many others.

The Problem: Stormwater runoff is usually not treated prior to discharge, so these pollutants are directly inputted into local waters. Population growth and development rates are increasing the amount of pollutants and the volume and rate of runoff from impervious surfaces. Stormwater runoff pollution causes changes in hydrology and water quality that then result in habitat modifications, increased flooding, decreased aquatic biological diversity, and increased sedimentation and erosion.

The Solution: Stormwater control measures (SCMs) or best management practices (BMPs) filter out pollutants and/or prevent pollution by controlling it at its source. These practices are usually designed to treat both water quantity and quality through natural processes.

### Stormwater Fees:

NEORS operates a separate account for all revenues and expenses associated with the regional stormwater management program (SWMP). To fund all aspects of this program, stormwater fees have been created. These fees are distributed based on the demands each parcel imposes on the regional SWMP or the level of service required at each parcel.

Fee Exemptions: The following are exempt from stormwater fees: grouped parcels with less than 400 ft<sup>2</sup> of impervious surface; designated non-self-supporting municipal function owned by member communities; cemeteries owned/operated by State of OH, county, member community, or not-for-profit entity; and parcels held by county/member community land reutilization organization.

### Individual Residential Property Credit:

NEORS provides financial incentives for managing stormwater quantity and quality at the source, which reduces the demand on the regional stormwater system and encourages environmental stewardship.

Residential properties may be eligible for the Individual Residential Property Credit, the Stormwater Quantity Credit, and/or the Stormwater Quality Credit. This fact sheet focuses on the Individual Residential Property Credit.

How it Works: The Individual Residential Property Credit is a flat reduction of 25% of the stormwater fee charged to a particular property. Account holders must own, operate, and maintain an approved stormwater control measure (SCM) listed below.

Approved SCMs: NEORS recognizes the following properly maintained SCMs as eligible to receive the Individual Residential Property Credit: rain gardens, vegetated filter strips, on-site stormwater storage, pervious pavement, and impervious surface reduction. Each of these SCMs has certain drainage, use, and size requirements specified by the NEORS. See the *Individual Residential Property Credit Manual* and the *Stormwater Fee Credit Policy Manual* for more information.

## 2016 Stormwater Fee Schedule for Residential Parcels

Parcel:	Tier:	Impervious Area:	Fee Formula:	Fee:
Small Residential	1	Less than 2,000 ft <sup>2</sup>	0.6 ERU/month	\$3.09
Medium Residential	2	2,000-3,999 ft <sup>2</sup>	1 ERU/month	\$5.15
Large Residential	3	4,000 ft <sup>2</sup> and above	1.8 ERU/month	\$9.27

### Guidelines for Individual Residential Property Credit Application:

To apply for the Individual Residential Property Credit, applicants must complete a one-page General Application and the two-page Individual Residential Property Credit Application. These applications must be submitted with a sketch and photo of the SCM.

Where to Submit: Completed applications should be submitted with all required documentation to [stormwater@neorsd.org](mailto:stormwater@neorsd.org) or:

NEORSD Watershed Programs Department  
3900 Euclid Avenue  
Cleveland, OH 44115

What Happens Next: NEORSD will review all submitted materials for completeness first. If an application is found to be incomplete, the Sewer District will contact the applicant to request the additional information required. Afterwards, the Sewer District will contact the applicant in writing whether an application is approved or denied. If an application is denied, the applicant can appeal following the procedures outlined in Title V of the Sewer District's Code of Regulations.

Local Requirements: SCMs implemented must be permitted by the member community in which the property is located. For example, if community ordinances do not allow downspout disconnections, rain barrels in that community would not be approved SCMs for the Individual Residential Property Credit. SCMS must meet all applicable building, subdivision and planning, and zoning code requirements of member communities including downspout disconnection, landscaping and property setbacks requirements.

Restrictions on Credits: There is no transfer of credits from one property owner to the next; instead, a new application must be submitted for new account holders to receive the credit. In addition, individual residential property SCMs cannot be combined on a property for a credit larger than 25%.

Maintenance Requirements: For an SCM to be eligible to receive an Individual Residential Property Credit, it must be properly maintained to ensure continued function. For recommendations on maintenance, see *Rain Garden Manual for Homeowners* and on the fact sheets on pages 11-15 in the *Individual Residential Property Credit Manual*.

### Fee Assessment:

Fees are assigned relative to the amount of impervious surface present on your property. The primary parameter used by the NEORSD is the Equivalent Residential Unit (ERU). One ERU is equal to 3,000 ft<sup>2</sup> of impervious surface. The base fee associated with one ERU is set at \$5.15/month/ERU.

### Other Residential Property Credits:

NEORSD provides two other stormwater credits for which residential properties may be eligible: the Stormwater Quantity Credit and the Stormwater Quality Credit. Applications and additional information about this credits can be found in the [Stormwater Fee Credit Policy Manual](#).

Stormwater Quantity Credit: Available for SCMs controlling peak flows and volumes of stormwater, this credit cannot exceed 75% of the stormwater fee that would be charged to the associated impervious surfaces.

Stormwater Quality Credit: Available for SCMs filtering pollutants from stormwater, this credit cannot exceed 25% of the stormwater fee that would be charged to the associated impervious surfaces.

### For more information, contact:

Babette Gowda  
Tinker's Creek Watershed Coordinator  
330-963-6243  
[babette@tinkerscreekwatershed.org](mailto:babette@tinkerscreekwatershed.org)

### Renewing your Individual Residential Property Credit:

The Individual Residential Property Credit is valid for three years. After this time, the applicant must submit a recertification application to continue to receive the credit. If this application is not submitted by the deadline, the credit will be terminated.

