



STORMWATER UTILITY FEE MANUAL

City of Anderson, South Carolina

Updated July 2014

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A Stormwater Utility Fee is imposed on each parcel of land within the City of Anderson. The monthly utility fee for all property is based on the Equivalent Residential Unit (ERU). This is a descriptive value based on the total gross area and the amount of impervious surface within each parcel. An impervious surface is any surface which does not allow water to pass through to the soil. Rooftops, driveways, parking lots and streets are familiar examples of impervious surfaces. There will be two types of charges: a residential fee and a non-residential fee.

Residential Fee

Each residential property is equal to one ERU and will be assigned a \$4.50 monthly fee which will appear as a separate fee on the City of Anderson Water Bill.

Non-residential Fee

The ERU is also used to generate a monthly stormwater fee for each non-residential property which is based on the universal residential stormwater fee of \$4.50/month. The ERU becomes the common denominator by which non-residential properties are evaluated. The City used a Runoff Coefficient (C) to relate impervious area to the intensity of development or landuse of a parcel. The landuse types and associated Runoff Coefficients (C) are applied to the various parcel landuses using Table 1 below:

Landuse	Runoff Coefficient (C)
Church	0.60
Commercial	0.80
Industrial	0.80
Institutional	0.65
Multi Family Residential	0.70
Parking	0.80
Public / Parks & Recreation	0.25
Single Family Residential	0.40
Undeveloped / Vacant	0.20

Table 1

For a non-residential parcel the bill is determined through a variable rate approach using the following formula:

$$\text{Monthly Non - residential Stormwater User Fee} = \frac{A_{NR}}{A_R} \times \frac{R_{NR}}{R_R} \times ERU_{Rate}$$

Equation 1

Where:

- A_{NR} = Non-residential Parcel Area (Acres)
- R_{NR} = Non-residential Runoff Coefficient
- A_R = Average Residential Parcel Area (Acres) = 0.4 Acres
- R_R = Average Residential Runoff Coefficient = 0.4
- ERU_{Rate} = Equivalent Residential Unit = \$4.50/month

Example 1: A given commercial property has an area of 2.0 acres. The monthly stormwater fee is calculated as follows using Equation 1:

$$\begin{aligned}
 A_{NR} &= 2.0 \text{ acres} \\
 R_{NR} &= 0.80 \text{ (from Runoff Coefficients (C) in Table 1)} \\
 A_R &= 0.4 \text{ acres} \\
 R_R &= 0.4 \\
 ERU_{Rate} &= \$4.50/\text{month}
 \end{aligned}$$

Therefore,

$$\text{Monthly Stormwater Fee} = \frac{2.0 \text{ acres}}{0.4 \text{ acres}} \times \frac{0.80}{0.4} \times \$4.50$$

$$\text{Monthly Stormwater Fee} = \$45$$

Minimum Charge

There is a minimum charge that is assessed to accommodate all additional public runoff that does not originate from private property. The monthly minimum charge per parcel is set at \$4.50 regardless of parcel size and Runoff Coefficient (C).

Stormwater Fee Credit for Non-residential Customers

The award of a Stormwater Fee Credit is administrative recognition of the intrinsic value of a variety of significant stormwater management activities provided by undeveloped parcel owners. Viable credit applications will result in the reduction of an applicant's Fee for as long as the criteria listed below has been met. This Manual establishes eligibility criteria and application procedures to determine the proportional amount of Fee Credit due to providers of these benefits.

It is the City's intent to award a fee credit to those properties that reduce the impact of development and reduce water quality impairment on the drainage system and the environment on a large scale. Credits will only be considered for properties that are classified as undeveloped or vacant per the Anderson County tax assessor's database. For the purpose of awarding fee credits, undeveloped property shall mean property not altered from its natural state by construction or installation of improvements such as buildings, structures, or other impervious surfaces, or which has less than one percent (1%) of its property covered by impervious surfaces. Stormwater fee calculations will only be determined, by request, for undeveloped properties. The credit may not result in a fee less than that shown in Table 2 below.

Parcel Area (acres)	Monthly Stormwater Fee Calculation	Monthly Stormwater Fee
0 < parcel area ≤ 0.8	Minimum Fee Applies	\$4.50
0.8 < parcel area ≤ 10	Equation 1	Results of Equation 1
10 < parcel area ≤ 20	\$50 + 1 ERUs	\$54.50
20 < parcel area ≤ 30	\$50 + 2 ERUs	\$59.00
30 < parcel area ≤ 40	\$50 + 3 ERUs	\$63.50
> 40 acres	\$50 + 4 ERUs	\$68.00

Table 2

Example 2: A given undeveloped / vacant parcel has an area of 0.5 acres. The monthly stormwater fee is calculated as follows using Equation 1:

Applies to 1st row of Table 2

Per Table 2, 0.5 acres is less than 0.8 acres, therefore the minimum stormwater fee applies and the monthly stormwater fee is \$4.50.

Monthly Stormwater Fee = \$4.50

Example 3: A given undeveloped / vacant parcel has an area of 9.0 acres. The monthly stormwater fee is calculated as follows using Equation 1:

Applies to 2nd row of Table 2

$A_{NR} = 9.0$ acres

$R_{NR} = 0.20$ (from Runoff Coefficients (C) in Table 1)

$A_R = 0.4$ acres

$R_R = 0.4$

$ERU_{Rate} = \$4.50/\text{month}$

Therefore,

$$\text{Monthly Stormwater Fee} = \frac{9.0 \text{ acres}}{0.4 \text{ acres}} \times \frac{0.2}{0.4} \times \$4.50 = \$50.63$$

Monthly Stormwater Fee = \$50.63

Example 4: A given undeveloped / vacant parcel has an area of 25.0 acres. The monthly stormwater fee is calculated as follows using Table 2:

Applies to 4th row of Table 2

Monthly Stormwater Fee = \$50 + 2 ERUs = \$50.00 + \$9.00 = \$59.00