



# **Storm Water Management Service Charge Credits and Adjustment Appeals Manual**

**City of Philadelphia**

**July 2010**



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# 1. Introduction

## 1.1. Overview

A charge for stormwater management services (SWMS) is included in every Philadelphia Water Department (PWD) customer's monthly water/sewer bill. Historically, this charge has been based on an account's meter size. Beginning July 1, 2010, SWMS charges for Non-residential and Condominium properties will be based on a property's area and characteristics. More specifically, Non-residential and Condominium properties will be charged based on measurements of the Gross Area (GA) and the Impervious Area (IA) of the property. Owners of these properties may be eligible for stormwater credits to reduce their total SWMS Charge and may also request corrections to the GA and IA determinations if found to be inaccurate.

## 1.2. SWMS Charge Phase-in

Beginning July 1, 2010, SWMS charges for Non-residential and Condominium properties will be based on measurements of the property's gross area (GA) and impervious area (IA). These charges will be phased-in over a four year period as follows:

- ◆ July 1, 2010 through June 30, 2011: Non-residential and Condominium properties are charged three-fourths the applicable meter-based SWMS charge and one-fourth the parcel area-based SWMS Charge.
- ◆ July 1, 2011 through June 30, 2012: Non-residential and Condominium properties are charged one-half the applicable meter-based SWMS charge and one-half the parcel area-based SWMS Charge.
- ◆ July 1, 2012 through June 30, 2013: Non-residential and Condominium properties are charged one-fourth the applicable meter-based SWMS charge and three-fourths the parcel area-based SWMS Charge.
- ◆ Starting July 1, 2013: Non-residential and Condominium properties are charged entirely based on the parcel area-based SWMS Charge.

*See the Appendix for tables of all meter size-based and parcel area-based stormwater rate schedule.*

### 1.3. Purpose

The primary purposes of the Stormwater Credits and Adjustment Appeals Programs are as follows:

#### **Stormwater Credits**

The City has adopted a Stormwater Credits Program to provide Non-residential and Condominium property owners an opportunity to obtain stormwater credits and thereby reduce their monthly SWMS Charge. Stormwater credits can be earned as a result of the construction, operation, and maintenance of privately owned Stormwater Management Practices (SMP) that reduce a parcel's contribution of stormwater to the City's collection and conveyance systems.

#### **Adjustment Appeals**

The purpose of the SWMS Charge Adjustment Appeals Program is to enable customers to seek SWMS Charge adjustments for inaccurate property classification, incorrect parcel identification, requesting a sideyard exemption, or for errors in the calculation of a property's gross or impervious area.

### 1.4. Definitions

This section provides definitions for key terms related to the Stormwater Credits and Adjustment Appeals Programs.

**Condominium Property:** Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership by the owners of those portions.

**Directly Connected Impervious Area (DCIA):** An impervious or impermeable surface, which is directly connected to the drainage system as defined in the *Philadelphia Stormwater Management Guidance Manual*.

**Gross Area (GA):** Refers to all of the property area within the legally described boundaries except streets, medians, and sidewalks in the public right-of-way.

**Impervious Area (IA):** Area that includes all the surfaces of the property that are covered with materials that are not water-permeable, including roofs, patios, and standard paving.

**Non-Residential Property:** Real estate which cannot be classified as either Residential or Condominium.

**Post Construction Stormwater Management Plan (PCSMP):** A complete stormwater management plan as described in the Philadelphia Stormwater Regulations and in the *Stormwater Management Guidance Manual*.

**PWD Stormwater Regulations:** Chapter Six of the Philadelphia Water Department Regulations, available at [www.phila.gov/water](http://www.phila.gov/water).

**Residential Property:** Real estate used exclusively for residential purposes with at least one and no more than four dwelling units.

**Stormwater Management Guidance Manual:** The Philadelphia Water Department's comprehensive technical guide to stormwater management, available at [www.phillyriverinfo.org](http://www.phillyriverinfo.org).

**Stormwater Management Practice (SMP):** Any man-made structure that is designed or constructed to convey, store, or otherwise control stormwater runoff quality, rate, or quantity. Typical SMPs include, but are not limited to, detention and retention basins, swales, storm sewers, detention pipes, and infiltration structures.

## 2. Stormwater Credits

### 2.1. Objectives

The Stormwater Credits Program is designed to achieve the following key objectives:

- 1) Provide incentives to Non-residential and Condominium property owners to implement and maintain functional SMPs to help the City meet its stormwater management goals.
- 2) Provide an opportunity for Non-residential and Condominium property owners to reduce their monthly SWMS Charge.

### 2.2. Credit Policies

PWD's Stormwater Credit Program is governed by the following policies:

#### 2.2.1. Eligibility

Owners of Non-residential or Condominium property with at least Five-Hundred (500) square feet of gross area and whose water, sewer, and SWMS accounts(s) are not past due are eligible to apply for credits.

#### 2.2.2. Classes of Credits

The PWD currently offers the following three classes of credits:

- Impervious Area Stormwater Credit (IA Credit)
- Gross Area Stormwater Credit (GA Credit)
- National Pollutant Discharge Elimination System Industrial Permit Stormwater Credit (NPDES Credit)

Credits are a percent reduction applied to the IA Charge, GA Charge, and/or to the entire SWMS Charge. Depending on the types of SMPs deployed at the site, a property may be eligible for all three classes of credits.

The maximum credits that a property can receive shall not exceed 100% of a property's GA and/or IA. A property that receives a maximum GA and/or IA credit is still subject to the monthly minimum charge, defined in the PWD Regulations, Section 304.3(6).

#### 2.2.3. Impervious Area Stormwater Credit

To be eligible to receive IA Credit, the property owner must demonstrate the management of the first inch of runoff from an otherwise impervious area of the property. A SMP must collect and treat the water volume, as defined in

Section 4.3.1 of the *Stormwater Management Guidance Manual*. PWD will assess the effectiveness of the SMP in accordance with the most recent version of the *Stormwater Management Guidance Manual* to determine the magnitude of IA credit that is applicable for the subject property.

Partial credit will not be granted for a property if the SMP manages only a portion of the first inch of runoff. In other words, the SMP must fully manage the first inch of runoff from all Directly Connected Impervious Area (DCIA) routed to it.

Partial credit is available for properties which fully manage the first inch of runoff from a portion of the total property IA. The square footage of IA Credit approved is equivalent to the square footage of IA that is managed.

#### 2.2.4. Gross Area Stormwater Credit

Two options are available to property owners to receive GA Credit, and owners may apply for GA Credit under one or both options. However, the total GA Credit may not exceed 100% of a property's GA

##### **Option 1: GA Credit Based on NRCS-CN**

Under this option, the property owner must demonstrate a Natural Resource Conservation Service Curve Number (NRCS-CN) of 86 or less for the entire area within the property boundaries. The Curve Number (CN) represents the runoff characteristics for a particular soil and ground cover. PWD will apply a 7% reduction from the GA Charge for every whole number below 87; a CN of 72 may yield a maximum of 100% GA Credit. More information on NRCS-CN is available in the *Stormwater Management Guidance Manual* and FORM B: Stormwater Credits Application.

##### **Option 2: GA Credit Based on Attenuation of Peak Rate of Runoff**

Under this option, the property owner must demonstrate a SMP that attenuates the two-year peak rate of runoff (Q) in the post-management condition using the NRCS Type II distribution. A two-year peak rate of runoff less than or equal to the one-year peak rate of runoff in the pre-management condition would be eligible for up to 100% GA Credit. Refer to Equation 2.1 on page 6 for an explanation on the GA credit calculation.

Only properties that meet one of the following criteria are eligible to receive GA Credit using Option 2:

- a) Properties that have undergone retrofit for stormwater management purposes only. A retrofit is defined as the voluntary rehabilitation and/or installation of SMPs on a property to better manage stormwater runoff. Proof of the retrofit must be submitted with the credits application.

- b) Properties that are subject to the Philadelphia Stormwater Regulations (effective January 1, 2006) due to redevelopment and meet the Flood Control Requirement. Proof of the Stormwater Technical Approval must be submitted with the credits application.

The following conditions must be applied when performing GA Credit calculations using Option 2:

- a) The pre and post-management peak Qs are calculated using the entire area contained within the property boundaries.
- b) For properties on which there is an existing SMP, the pre-management Q is that which is generated prior to modification of the SMP.
- c) For properties on which there is no existing SMP, the pre-management Q is that which is generated prior to the installation of the SMP.

**Equation 2.1: GA Credit – Option 2**

$$GA\ Credited = GA\ Managed \times \frac{2yr\ PRE - 2yr\ POST}{2yr\ PRE - 1yr\ PRE}$$

**Where:**

- 2yr PRE = the two-year peak rate of runoff generated in the pre-management condition
- 2yr POST = the two-year peak rate of runoff generated in the post-management condition
- 1yr PRE = the one-year peak rate of runoff generated in the pre-management condition
- GA Managed = the drainage area to the SMP

### 2.2.5. National Pollutant Discharge Elimination System Industrial Permit Stormwater (NPDES) Credit

To receive a NPDES Credit, the property owner must demonstrate that the property is subject to an active NPDES Industrial Stormwater Discharge Permit, and that the owner has been in compliance with the permit requirements during the preceding twelve months. If an owner is able to demonstrate this, a 7% credit is applied towards the property’s entire SWMS Charge.

## 2.3. Miscellaneous Credits Provisions

### 2.3.1. Condominium Properties

Individual Condominium unit owners are not eligible to apply for stormwater credits. Only the Condominium Owners Association (COA) or its authorized representative may apply for stormwater credits for the property.

### 2.3.2. Credits Application Rejections

If the property owner or authorized representative disagrees with the PWD's credits decision, he or she may request a Stormwater Hearing by submitting the Stormwater Hearing Request Form.

### 2.3.3. Credits Application Fee, Expiration

The credits application fee is non-refundable. Incomplete credits applications expire after one year from the date of the original submission. After the application expires, if a property owner still desires credits, s/he must submit a new credits application with all supporting documentation and fee.

### 2.3.4. Credits Effective Date

Credits are effective the first day of the month in which the fully completed credit application with all its supporting documentation is submitted.

### 2.3.5. Credits Expiration

A class of credit expires four (4) years from its effective date. An applicant must submit a credits renewal application (FORM C) at least thirty (30) days before the expiration date to renew the stormwater credits. The approved credits renewal is effective on the expiration date of the original credit or the first day of the month following the date of submission of a completed renewal application.

If the applicant fails to submit a renewal application at least thirty (30) days before the expiration date, then the credits will expire. Should the property owner reapply for credits using Form B, the applicant will not receive credit towards the SWMS Charge during the months in which the renewal application was past due, and the credits had lapsed.

### 2.3.6. Credits Application Processing

PWD will conduct technical review of credits only after receipt of a complete application, including the fee and all required supporting documentation. PWD will accept a credits application only if the property owner's water, sewer, and stormwater charge payments pertaining to the property are current.

### 2.3.7. Site Inspections

After an owner submits a credits or credits renewal application, PWD may inspect the property to verify the information provided in the application. It is the responsibility of the owner to allow PWD access to the property.

Following submission of a credits or credits renewal application, the property owner shall grant the City, its employees or authorized agents permission to enter the property upon providing forty-eight (48) hour written notice and, in any case, at reasonable times and without unreasonable disruption, to inspect the property to ensure that the information provided in the application accurately represents the current property conditions.

### 2.3.8. Termination of Credits

PWD may review and terminate one or more classes of approved credits at any time if SMPs associated with those credits are found to be improperly maintained and/or not adequately functional. Customers may from time to time be asked to submit documentation and/or grant access to the property receiving credit. Failure to comply with such requests may result in the termination of credit.

### 2.3.9. SWMS Charge Payment

A pending credits application shall not constitute a valid reason for non-payment of the SWMS Charge.

### 2.3.10. Documentation Costs

The applicant is solely responsible for costs incurred in the preparation of the required documentation and/or the submission of the credits application.

### 2.3.11. Application Review Priority

If an applicant submits an adjustment appeals and credits application at the same time, the adjustment appeals application will be reviewed first. The adjustment appeal process is described in Section 3.

## 2.4. Stormwater Credits Application Requirements

### 2.4.1. Application

**FORM B:** The applicant must submit a complete FORM B - Stormwater Credits Application when applying for an initial credit or additional credits. The applicant may request one or more classes of credit in the application.

**FORM C:** The applicant must submit a complete FORM C - Stormwater Credits Renewal Application when renewing one or more classes of existing credits.

Each application must be submitted with the appropriate fee and supporting documentation.

## 2.4.2. Supporting Documentation

### 2.4.2.1. Impervious Area Stormwater Credit

Required information for an IA credit request depends on whether the property is subject to the PWD Stormwater Regulations that became effective January 1, 2006.

a) For properties with a PWD-approved Post Construction Stormwater Management Plan (PCSMP) pursuant to PWD Regulations Chapter 6, the applicant must provide the following along with a completed application (FORM B):

- 1) Stormwater Management Plan (signed and sealed by a Registered Professional)
- 2) Photos of the SMP and surrounding drainage area
- 3) SMP as-built drawings OR a document certifying that SMP(s) are built according to PWD approved design drawings
- 4) Record of inspections and maintenance activity for each SMP since the SMP was installed

b) For properties without a PWD-approved PCSMP, the applicant must provide the following along with a completed application (FORM B):

- 1) Stormwater Management Plan (signed and sealed by a Registered Professional)
- 2) Photos of the SMP and surrounding drainage area
- 3) Stormwater Management Report/Summary
- 4) SMP detail drawings (e.g. cross-section, elevation)

A description of the Stormwater Management Plan and Stormwater Management Report/Summary requirements is provided in the Stormwater Credits Application (FORM B).

#### **2.4.2.2. Impervious Area Stormwater Credit Renewal**

The applicant must provide all of the following along with a completed credits renewal application (FORM C):

- 1) Signed document from a Registered Professional stating that SMP conditions have not changed and the SMP is fully functional since the date of the last IA credit request
- 2) Recent photos of the SMP and surrounding drainage area
- 3) Record of inspections and maintenance activity for each SMP since the date of the last IA Credit request

#### **2.4.2.3. Gross Area Stormwater Credit**

##### **Option 1: GA Credit Based on NRCS-CN**

The applicant must provide the following along with a completed application (FORM B):

- 1) Site Plan (signed and sealed by a Registered Professional)
- 2) Soils Map
- 3) Completed GA Credit Worksheet (can be found in the Stormwater Credits Application or online at [www.phila.gov/water/stormwater\\_billing.html](http://www.phila.gov/water/stormwater_billing.html))

A description of the Site Plan requirements is provided in the Stormwater Credits Application (FORM B).

##### **Option 2: GA Credit Based on Attenuation of Peak Rate of Runoff**

Required information for a GA Credit request using Option 2 depends on whether the property is subject to the PWD Stormwater Regulations that became effective January 1, 2006.

a) For properties with a PWD-approved Post Construction Stormwater Management Plan (PCSMP) pursuant to PWD Regulations Chapter 6, the applicant must provide the following along with a completed application (FORM B):

- 1) Stormwater Management Plan (signed and sealed by a Registered Professional)
- 2) Photos of the SMP and surrounding drainage area
- 3) SMP as-built drawings OR a document certifying that SMP(s) are built according to PWD approved design drawings
- 4) Record of inspections and maintenance activity for each SMP since the SMP was installed

b) For properties without a PWD-approved PCSMP, the applicant must provide the following documentation along with a completed application (FORM B):

- 1) Stormwater Management Plan (signed and sealed by a Registered Professional)
- 2) Hydrologic and hydraulic calculations demonstrating that the credit requirement as defined in 2.3.2 is being met
- 3) Photos of the SMP and surrounding drainage area
- 4) Stormwater Management Report/Summary
- 5) SMP detail drawings (e.g. cross-section, elevation)

A description of the Stormwater Management Plan and Stormwater Management Report/Summary requirements is provided in the Stormwater Credits Application (FORM B).

#### **2.4.2.4. Gross Area Stormwater Credit Renewal**

The applicant must provide all of the following along with a completed renewal application (FORM C), regardless if credit was granted under Option 1, Option 2, or both:

- 1) Signed document by a Registered Professional stating that property and/or SMP conditions have not changed, and the SMP is fully functional since the date of the last GA Credit request
- 2) Recent site aerial image or photos of the SMP and surrounding drainage area
- 3) Record of inspections and maintenance activity for each SMP since the date of the last GA Credit request (Option 2 only)

#### **2.4.2.5. National Pollutant Discharge Elimination System (NPDES) Stormwater Credit and Renewal**

To request a NPDES credit the applicant must provide all of the following along with a completed application (FORM B) for the initial credit request or a renewal application (FORM C) if renewing the NPDES Credit:

- 1) Copy of an active NPDES Industrial Stormwater Permit
- 2) Copy of the results of the Pennsylvania Department of Environmental Protection (PaDEP) Discharge Monitoring Report from the current year

### 2.4.3. Fees

Stormwater Credits Application: \$150

Stormwater Credits Renewal Application: \$50

Fees are non-refundable and may be paid by check or money order to *The City of Philadelphia Water Department*.

## 2.5. Credits Application Procedures

### 2.5.1. Application Forms

FORM B: Stormwater Credits Application and FORM C: Stormwater Credits Renewal Application are available online at

[www.phila.gov/water/stormwater\\_billing.html](http://www.phila.gov/water/stormwater_billing.html).

### 2.5.2. Application Submission

The completed application, supporting documentation, and non-refundable application fee must be submitted to:

Stormwater Credits Program  
Philadelphia Water Department  
1101 Market St., 2<sup>nd</sup> Floor  
Philadelphia, PA 19107

### 2.5.3. Notice of Disposition

PWD will send a written Notice of Disposition (FORM D) to the applicant upon completing the technical review of the credits application. PWD may inspect the subject property to verify the information provided in the application.

## 3. SWMS Charge Adjustment Appeals

### 3.1. Objectives

The objective of the SWMS Charge Adjustment Appeals Program is to provide owners of Non-residential and Condominium properties an opportunity to appeal the GA and/or IA calculations, property classification, parcel identification, claim a residential sideyard exemption, or change the distribution of the SWMS charges among multiple accounts on a parcel.

*Please Note:* PWD's adjustment appeal process is distinct from the Tax Review Board process found in Section 19-1702 of the Philadelphia Code.

### 3.2. Adjustment Appeal Policies

#### 3.2.1. Notification of GA and IA Calculations

At least 60 days prior to issuing a bill for property-based SWMS Charge, PWD will notify the property owner of the GA and IA determinations that will be used to calculate the SWMS Charge.

#### 3.2.2. Revision of GA and IA Calculations

PWD may review and revise the GA and IA calculations of a parcel following any redevelopment or subdivision/consolidation of the parcel. Upon revision of a property's IA and/or GA calculation, the updated SWMS Charge will be effective no sooner than the date of issuance of the Certificate of Occupancy or Certificate of Completion by the Department of Licenses & Inspections.

#### 3.2.3. Reallocation of SWMS Charge among Multiple Water Accounts on a Single Property

When a property is served by multiple water accounts, PWD's will compute the SWMS Charge for the property and then allocate that charge equally among the accounts. However, a property owner may request a different allocation of SWMS Charge by filing FORM A-1. If an alternative SWMS Charge Allocation request is granted, PWD will reapportion the SWMS charge among the accounts serving the property.

Subsequent to the approval of the requested SWMS charge allocation, if the owner adds water accounts or terminates water accounts, it is the owner's responsibility to file FORM A-1 requesting an appropriate reallocation.

### **3.2.4. Burden of Proof**

If an owner files an adjustment appeal, the burden of proof is on the owner to demonstrate that PWD's calculation of GA, IA, stormwater class, or record of owner is erroneous. A property owner may need to resolve errors in public records with other City departments (such as the Board of Revision of Taxes/Office of Property Assessment or the Department of Records).

### **3.2.5. Right-of-Entry**

Following submission of an adjustment appeal application, the property owner shall grant the City, its employees or authorized agents, permission to enter the property upon providing forty-eight (48) hour written notice and, in any case, at reasonable times and without unreasonable disruption, to inspect the property to ensure that the information provided in the appeal accurately represents the current property conditions.

### **3.2.6. SWMS Charge Payment**

A pending adjustment appeal application shall not constitute a valid reason for non-payment of the SWMS Charge.

### **3.2.7. Documentation Costs**

The applicant is solely responsible for costs incurred in the preparation of the required documentation and/or the submission of an appeal application.

### **3.2.8. Adjustment Appeal Effective Date**

If the adjustment appeal results in a revised GA and/or IA calculation, correction of property classification, correction of parcel identification, or revisions to the default charge allocation, then the adjusted SWMS Charge will be effective from the first day of the month in which the fully completed application was filed with PWD.

### **3.2.9. Adjustment Appeals Application Rejections**

If the property owner or authorized representative disagrees with the PWD's adjustment appeals decision, he or she may request a Stormwater Hearing by submitting the Stormwater Hearing Request Form.

### 3.3. Adjustment Appeal Application Requirements

#### 3.3.1. Application

**FORM A:** A SWMS Charge Adjustment Appeal Application for each parcel must be initiated only by the owner or the owner's authorized representative. The applicant may appeal multiple issues in a single adjustment appeal application. The applicant may file an appeal for one or more of the following reasons:

- ◆ Incorrect Parcel
- ◆ Inaccurate Property Classification
- ◆ Inaccurate Gross Area
- ◆ Inaccurate Impervious Area
- ◆ Residential Sideyard

*Please note: It is possible that an appeal can result in an increase in the SWMS charge. For example, if the current parcel area used in the SWMS Charge calculation is smaller than what is described by the deed on file with the Department of Records, when the adjustment is performed, the area of the parcel will increase, resulting in an increase in the SWMS charge.*

**FORM A-1:** A SWMS Revised Charge Allocation for each parcel must be initiated only by the owner or the owner's authorized representative. The percentages specified on FORM A-1 must collectively add up to 100%. A percentage must be a positive number with up to two (2) decimal places.

#### 3.3.2. Supporting Documentation

The following must be provided along with the SWMS Charge Adjustment Appeal Application (FORM A):

**a) Inaccurate GA:** Site plan, photos, maps, and/or property deeds that provide adequate evidence of the GA square footage that is requested. If PWD is unable to make a determination based on the information submitted, then PWD may request a land survey prepared by a Registered Surveyor.

**b) Inaccurate IA:** Site plan, as-built drawings, and maps, that provide adequate evidence of the IA square footage that is requested. If PWD is unable to make a determination based on the information submitted, then PWD may request a land survey prepared by a Registered Surveyor.

**c) Residential Sideyard:** Photos and letter stating property is used for residential purposes.

## 3.4. Adjustment Appeal Application Procedures

### 3.4.1. Application Forms

FORM A, the Stormwater Management Service Charge Adjustment Appeal Application, and FORM A-1, the Stormwater Management Service Charge Revised Charge Allocation Application, are available online at [www.phila.gov/water/stormwater\\_billing.html](http://www.phila.gov/water/stormwater_billing.html).

### 3.4.2. Application Submission

The completed application and the supporting documentation must be submitted to:

SWMS Charge Adjustment Appeals  
Philadelphia Water Department  
1101 Market St., 4<sup>th</sup> Floor  
Philadelphia, PA 19107

### 3.4.3. Notice of Disposition

PWD will send a written Notice of Disposition (FORM E) to the applicant upon completing the technical review of the appeal application. PWD may inspect the subject property to verify the accuracy of the information provided in the appeal application.

# Appendix

Charges for SWMS supplied by the City of Philadelphia for non-residential and condominium properties shall be effective July 1, 2010 as follows:

## Effective July 1, 2010 - June 30, 2011:

Meter-based monthly charge (3/4 of the SWMS Charge based on Meter Size)

Size	Code	SWMS	Billing & Collection
[5/8]	R	10.99	2.49
[3/4]	Z	70.30	2.49
1	Q	117.18	2.73
[1 - 1/2]	P	234.35	2.98
2	X	374.94	3.73
3	O	703.02	4.97
4	W	1,171.71	9.94
6	N	2,343.42	17.40
8	V	3,749.45	24.86
10	E	5,389.84	37.29
12	T	10,076.65	49.72

Property-based monthly charge (1/4 of the SWMS Charge based on property area)

GA (\$/500 SF)	IA (\$/500 SF)	Billing & Collection
0.526	4.145	2.53

## Effective July 1, 2011 - June 30, 2012:

Meter-based monthly charge (1/2 of the SWMS Charge based on Meter Size)

Size	Code	SWMS	Billing & Collection
[5/8]	R	11.06	2.60
[3/4]	Z	72.12	2.60
1	Q	120.20	2.86
[1 - 1/2]	P	240.39	3.12
2	X	384.62	3.90
3	O	721.15	5.21
4	W	1,201.92	10.41
6	N	2,403.83	18.22
8	V	3,846.14	26.03
10	E	5,528.80	39.05
12	T	10,336.50	52.06

Property-based monthly charge (1/2 of the SWMS Charge based on property area)

<b>GA</b> (\$/500 SF)	<b>IA</b> (\$/500 SF)	<b>Billing &amp; Collection</b>
0.528	4.169	2.65

**Effective July 1, 2012 - June 30, 2013: \*\***

Meter-based monthly charge (1/4 of the SWMS Charge based on Meter Size)

<b>Size</b>	<b>Code</b>	<b>SWMS</b>	<b>Billing &amp; Collection</b>
[5/8]	R	11.06	2.60
[3/4]	Z	72.12	2.60
1	Q	120.20	2.86
[1 - 1/2]	P	240.39	3.12
2	X	384.62	3.90
3	O	721.15	5.21
4	W	1,201.92	10.41
6	N	2,403.83	18.22
8	V	3,846.14	26.03
10	E	5,528.80	39.05
12	T	10,336.50	52.06

Property-based monthly charge (3/4 of the SWMS  
Charge based on property area)

<b>GA</b> (\$/500 SF)	<b>IA</b> (\$/500 SF)	<b>Billing &amp; Collection</b>
0.528	4.169	2.65

**Effective July 1, 2013 and thereafter: \*\***

Property-based monthly charge

<b>GA</b> (\$/500 SF)	<b>IA</b> (\$/500 SF)	<b>Billing &amp; Collection</b>
0.528	4.169	2.65

*\*\* The SWMS charges effective July 1, 2012 and beyond are subject to change.*