
Flood & Pollution Reduction Fees for Commercial Parcels

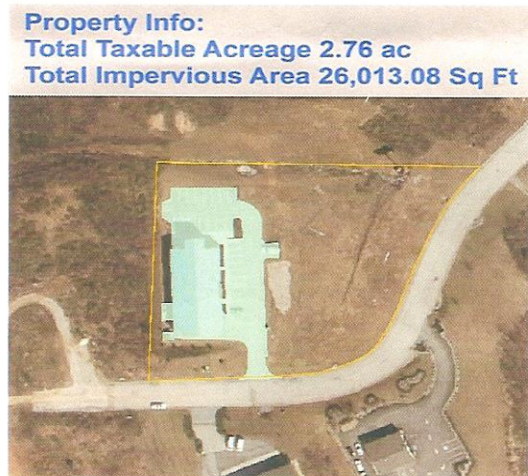
How would the stormwater authority serve York County businesses?

Stormwater pollution and flooding have many causes, and one of them is runoff from businesses and industrial parcels. **This customer class includes commercial, apartment, industrial, and utility parcels.** As a business, you understand the concept of economies of scale. Because York County's stormwater authority would operate at the county level, we project that cost-effective, efficient solutions can be implemented to directly improve your bottom line. Once the stormwater authority is established and begins making investments around the county, businesses can expect to see the following benefits:

- Improved traffic and safer roads during rainstorms
- Less frequent road-closures for repairs after major storms
- Reduced erosion and less frequent and severe flooding on and near their land
- Cleaner and safer lakes, rivers, and streams that make your community attractive for employees
- Local water quality monitoring to generate local information on how well we are doing

How would commercial parcel fees be calculated?

Commercial parcels will pay their fees at a rate of \$0.01205 per year for each square foot of impervious area, including; roof area, parking lots, driveways, and other surfaces that contribute to stormwater runoff because they do not absorb or infiltrate rainwater. The minimum yearly fee for commercial parcels is \$48.90.



This hypothetical commercial parcel on the left has a total taxable acreage of 2.76 acres, which includes approximately 26,013 square feet of impervious area (roof area, parking lots, driveways, etc.).

Based on the yearly rate of \$0.01205 per square feet of impervious area, the fee for this parcel would be \$313.46, without credits.

Commercial parcels can earn up to a 50% reduction in their fee by:

- having a Post-Construction Stormwater Management Plan that meets PA Chapter 102 requirements; or
- treating stormwater on-site with approved best management practices such as retention facilities, rain gardens, bioretention areas, pervious pavement, impervious surface removal, etc.

How can businesses participate in the discussion around a stormwater authority?

The Planning Commission intends to present its recommendations to the York County Board of Commissioners for a vote early in 2019. We are required by law to hold and publicize a hearing prior to incorporating the Authority. The Commissioners would have to pass an ordinance to incorporate a new authority, advertised in the newspaper at least a week prior to the vote.

For more information, updates, or to submit public comments, please visit:

www.yorkstormwater.com

Flood & Pollution Reduction Fees and Credits for Farm Parcels

How would the stormwater authority serve York County farm parcels?

Stormwater pollution and flooding have many causes, and one of them is runoff from agriculture. We forecast that the stormwater authority will collect 15% of its fees from farm parcels — and invest 20% of its budget back into farm parcels to provide the following benefits:

- Reduced wait times for approval of Ag. E&S/Conservation Plans and Nutrient/Manure Management Plans
- Matching funds to farmers who want to participate in NRCS and other cost-share programs
- More technical support staff at the York County Conservation District to serve the agricultural community, including offering educational programs and grant writing
- Local water quality monitoring to generate local data so we get full credit with the state for what we are doing
- Reduced erosion, less frequent and severe flooding on their land, and disaster funding through NRCS

How would farm parcel fees be calculated?

Each farm parcel will pay \$48.90 per year, plus \$9 per year for each tillable acre, as recorded on the parcel property record in the county assessment office.

“Tillable” is a tax assessment land category on your property record, not a farming practice. There are no fees for woodland or pasture acres.

The property record above shows 10 tillable acres. The fee would be \$48.90 for the parcel, plus \$90 per year for the tillable acres, assuming no credits were earned. Credits will be available to reduce the fee.

PARID		MUNICIPALITY 391 - NEWBERRY TOWNSHIP 15T			
PROPERTY LOCATION		SCHOOL 17N - WEST SHORE SCHOOL			
				NGHD 03991000 Tax Year 2018	
LAND PAR					
Line	Type	Code	CAMA SQ FT	CAMA Acres	Value
1	A - Acres	7 - HOMESITE	43,560	1.0000	36000
2	A - Acres	8 - TILLABLE	459,800	10.0000	40510
3	A - Acres	0 - WOODLAND	2,114,402	48.5400	140770
4	A - Acres	9 - PASTURE	43,560	1.0000	4050
Total:				60.5400	221330

Farm parcels can earn credits to eliminate the entire \$9 per tillable acre fee, if they:

- have an approved Ag. E&S / Conservation Plan, or
- have a completed Cooperator Form with the York County Conservation District or an agreement with a private agricultural consultant to develop and implement a plan, and
- install or have installed a combination of Best Management Practices such as conservation tillage/no-till, cover crops, grassed waterways, diversions, livestock exclusion fences, animal waste management, etc.

How can the farm community participate in the discussion about the stormwater authority?

The Planning Commission intends to present its recommendations to the York County Board of Commissioners for a vote early in 2019. We are required by law to hold and publicize a hearing prior to incorporating the Authority. The Commissioners would have to pass an ordinance to incorporate a new authority, advertised in the newspaper at least a week prior to the vote.

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Flood & Pollution Reduction Fees for Residential Parcels

How would the stormwater authority serve York County residents?

Stormwater pollution and flooding have many causes, and one of them is runoff from residential parcels. Once the stormwater authority is established and begins making investments around the county, residents can expect to see the following benefits:

- Improved traffic and safer roads during rainstorms
- Less frequent road-closures for repairs after major storms
- Less erosion along streams on your property or through your neighborhood
- Local water quality monitoring to generate local information on how well we are doing
- Assistance with HOA and neighborhood-scale stormwater responsibilities
- Cleaner lakes, rivers, and streams for your family to enjoy together
- Higher property values

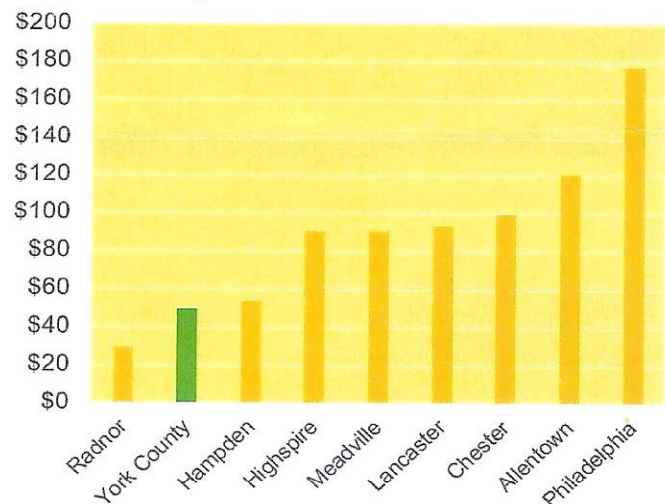
How would residential parcel fees be calculated?

Each residential parcel will pay an annual fee of \$48.90 per year, which works out to \$4.08 per month – less than the cost of a fancy coffee drink.

The fee will be the same for all residential parcels, regardless of the lot size, roof area, driveways, walkways, or other surfaces that contribute to stormwater runoff. In the future, the Authority may offer credits on those fees to residential parcel owners who make stormwater improvements to their property.

Because the stormwater authority would be countywide, York County's residential parcel fee would be among the lowest in the state to date.

Average Annual Residential Bill



How can residents participate in the discussion around a stormwater authority?

The Planning Commission intends to present its recommendations to the York County Board of Commissioners for a vote early in 2019. We are required by law to hold and publicize a hearing prior to incorporating the Authority. The Commissioners would have to pass an ordinance to incorporate a new authority, advertised in the newspaper at least a week prior to the vote.

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