

PALM BAY STORMWATER FEE: FREQUENTLY ASKED QUESTIONS

What is stormwater runoff?

Stormwater runoff is the water that flows off roofs, driveways, parking lots, streets, lawns, and other hard and pervious surfaces during rainstorms. Rather than being absorbed into the ground, it pours into ditches, culverts, catch basins and storm sewers. It often does not receive any treatment to remove pollutants before entering our local rivers, lakes, and streams.

Why is stormwater runoff a problem?

Stormwater can carry harmful pollutants, cause flooding, erode topsoil and stream banks and destroy aquatic habitats.

Why does the City have a stormwater fee?

Since 2010, the City has charged a fee for the cost to plan, construct, operate and maintain the City's stormwater management system to manage stormwater runoff. The City has a State Stormwater Permit (NPDES MS4 Permit) to operate and maintain the stormwater system and is required to reduce the environmental impact of stormwater pollution and provide adequate flood protection. The City must meet minimum Federal Emergency Management Agency requirements for participation in the National Flood Insurance Program (NFIP) so property owners are eligible for flood insurance through the NFIP.

Is this a new fee? No, it has been charged since 2010 and can only be used to pay for stormwater services.

How is the fee calculated? Resolution 2020-35 (and as amended, including Resolution 2022-58) outlines the methodology to impose stormwater fee. Your fee is based on data received from the Brevard County Property Appraiser that contains the amount of impervious and pervious area on your property.

Impervious Area is hard surfaced areas which either prevent or severely restrict the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, sidewalks, walkways, patio area, driveways, and parking lots.

Pervious Area means permeable areas which admit or more freely allow passage of water into the soil mantle. Pervious surfaces produce runoff once the void spaces between the ground surface and the groundwater table are filled. At this point, even a completely undeveloped site produces stormwater runoff to the city's stormwater management system.

Fees are based on a parcel's Effective Impervious Area which is 100% of the Impervious Area attributable to the property plus 15% of the Pervious Area.

The City performed a sampling of single-family residential parcels and determined a typical single-family property in the City has an Equivalent Residential Unit or ERU of 4,693 square feet.

The fees for single family residential, condominiums and general parcels are based on a Net ERU fee of \$131.00 per year for Fiscal Year 2023 (October 1, 2022, through September 31, 2023).

See how fees are calculated for single-family residential parcels in the table below.

Single Family Tier	Building Footprint Area Range in Square Feet (from Property Appraiser)	Equivalent Residential Units	Fiscal Year 2023 Fee
Small	100-1,500	0.7	\$91.70
Medium	1,501-2,700	1	\$131.00
Large	2,701-4,600	1.4	\$183.40
Very Large	>4,600	2.79	\$365.49

See how fees are calculated for condos and general parcels below

	Equivalent Residential Units	Fiscal Year 2023 Fee
Condominium	Effective Impervious Area from Property Appraiser on the Parcel / divided by number of condo units / divided by the ERU value of 4,693 SF	Net ERU * \$131.00
General Parcels	Effective Impervious Area from Property Appraiser / divided by ERU value of 4,693 SF	Net ERU * \$131.00

My parcel is undeveloped, why am I being charged a stormwater fee?

A completely undeveloped site produces stormwater runoff to the city's stormwater management system once the void spaces between the ground surface and the groundwater table are filled.

How is the fee collected?

If you have utility services, the fee is on your monthly utility bill. If you don't receive utility services, it will be included on the trash collection bill quarterly. If your parcel is vacant, you will receive a bill annually, in January.

Does the City offer credit if I have a stormwater mitigation facility on my property?

Yes, if your property has permitted stormwater management facility that is operating in compliance with permit conditions, you may be eligible for a stormwater fee credit. The mitigation credit eligibility requirements, application guidelines and application can be found on the City's website at www.pbfl.org/stormwaterutility and should be submitted with required documentation signed and sealed by a Florida registered professional engineer in accordance with the Mitigation Policy.

How can I get an adjustment if my impervious area or bill seems wrong?

Note that impervious surfaces are taken directly from the Brevard County Property Appraisers website so please rectify with Brevard County. Should you have additional questions please visit www.pbfl.org/stormwaterutility or contact Palm Bay Utilities' Customer Service at (321) 952-3420.

Why is my bill different than last year?

Each year, the City obtains updated parcel data from the Property Appraiser to calculate the stormwater fee. Construction, land use changes, owner type, and other factors can all impact the fee. Florida Statutes 163.3162(3)(c) exempts farm operations on agricultural property from stormwater fees.

How can I ask a question? Contact Palm Bay Utilities' Customer Service at (321) 952-3420