

**Storm Water Division
Operating Policies
Stormwater User Fee (SWUF)**



Policy No.: SWUF-1	Page <u> 1 </u> of <u> 1 </u>
Subject: Homestead Policy	Effective Date: 07-01-09
Applies To: Property Owners with multiple parcels adjoining their place of residence	<input checked="" type="checkbox"/> New Issue <input type="checkbox"/> Partial Revision <input type="checkbox"/> Complete Revision

Purpose: To establish the ability to join parcels together under one common residential use without going through the official platting process. The parcels will remain separate, but for the purpose of applying the Stormwater User Fee the parcels will be joined as one. This will eliminate a separate NSFR (Non-Single Family Residential) rate being applied to the parcels adjacent to the home based on the amount of impervious surface.

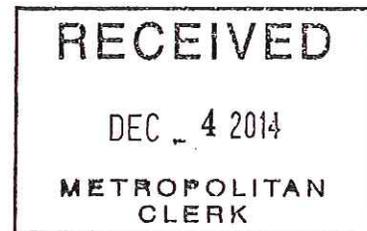
Policy: All parcels must be zoned residential and the primary use must be SFR (Single Family Residential). The properties adjacent to the home must be used as a "yard" to support the home.

To be considered "adjacent" the properties must touch (share a common property line) or in some cases be across from each other on opposite sides of a roadway.

All properties must be under the same ownership. Husband and wife is considered "same" ownership, but other family relations such as brother, sister, son, daughter, or cousin are not considered "same".

The Impervious Area (IA) on the adjacent parcels will be added to the IA of the parcel that contains the home. The rate for SFR parcel will be adjusted based on the total IA for the "combined" parcels. The rate for the adjacent parcels will be set to C0.

The effective date of the application of the homestead policy will be the beginning of the billing cycle in which the request for review was received.



Revision No.:	Issued By: <i>[Signature]</i>
Revision Date: 10-27-2014	