

ONE-PAGE SUMMARY FOR GALT MILE CONDO/COOP OWNERS

Prepared by the Galt Mile Community Associations (July 2020)

NEW FORT LAUDERDALE STORMWATER RATES: COSTS SHIFT FROM ASSOCIATION TO UNIT OWNERS' TAX BILL

Fort Lauderdale has enacted a new procedure for who pays for stormwater as well as new rates. The good news is that condominium and cooperative associations will no longer have a monthly charge for stormwater management fees. The bad news is **individual unit owners will see this charge on their annual tax bill – which is due in November 2020.**

The new Stormwater Utility fee methodology incorporates both acreage (total land square footage) and trip generation rates. An individual unit owner's stormwater yearly bill will be determined using these two components.

1. **Acreage:** association's land acreage, and,
2. **Trip Charge:** estimated number of trips generated per day for each unit (based on a trip methodology developed by the Institute of Transportation Engineers¹). These trips are then assigned a cost per trip.

BILLING CHANGES

Currently, the stormwater charge is part of the utility bill received monthly by the association. The cost is paid by the individual or organization named on the utility account. In the case of an association, the bill comes to the association and is paid by the association since they do not have individual meters for each unit. **That will change on October 1, 2020.** The new stormwater charges will appear on the individual owner's annual tax bill as a non-ad valorem assessment.

NEW STORMWATER RATES

A unit owner's yearly stormwater assessment will be calculated as follows.

1. **ACREAGE:** Individual's unit living area DIVIDED by total of all units' living area (excluding common areas) to arrive at a percentage of ownership. This percentage will then be multiplied TIMES parcel charge (\$2,273.01/acre).
2. **TRIP CHARGE:** 4.45^1 average annual daily trips generated from each condo unit X \$4.19 per trip = \$18.65 yearly

Example: If the unit owner's living area is 1,000 sq ft and the total living area of all units in the building is 100,000 sq ft – then $1,000 \div 100,000 = 1\%$ (unit owner's share). If the association's land acreage is 2 acres – then multiply 2 times \$2,273.01/acre = \$4,546.02 (total acreage charge). This amount is then multiplied by the individual owner's share of 1% ($.01 \times \$4,546.02$) = \$45.46. Combining the two: \$45.46 (acreage) + \$18.65 (trip charge) = \$64.11 – annual fee for stormwater on an individual's tax bill for 2021.

There are similar fee structures for churches, businesses, commercial establishments, and others. Currently, the **renters or lessees of property pay the stormwater charge as part of the water and sewer utility bill (not in an association).** This new ordinance will shift that cost to the property owner's tax bill.

The city's website will have a GIS mapping system that shows each property in Fort Lauderdale and that property owner's stormwater assessment. This is expected to be available by August.

¹ Trip rate is average daily trips during a weekday from Institute of Transportation Engineers (ITE), Trip Generation, 10th ed., 2017.