ENGINEERING SERVICES

Stormwater Replacement Fund

Presentation to the Development Services Advisory Committee



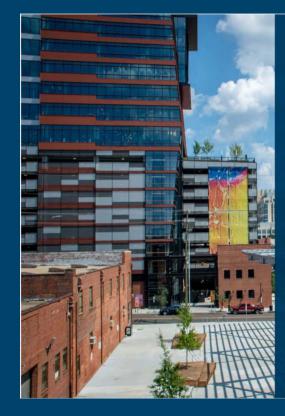




Stormwater Replacement Fund

City of Raleigh Unified **Development Ordinance** Section 9.2.2.G.3 outlines:

- Fund description
- Fund purpose •
- Limitations on use •
- How funds are expended • and recouped





RALEIGH, NORTH CAROLINA Part 10: Unified Development Ordinance

19TH SUPPLEMENT

INCLUDES ORDINANCE: 353-TC-465, TC-15-21, MAR. 15, 2022

PUBLISHED MAY, 2022

ADOPTED: FEBRUARY 18, 2013



Stormwater Replacement Fund Funding

At the time of either recording a subdivision plat or issuance of a building permit for a lot not established by subdivision, whichever event first occurs, the developer shall pay to the City a stormwater facility replacement fund payment, which payment shall equal 24% of the estimated cost* of constructing all stormwater control facilities shown on applicable development plans.

*Note: estimated cost provided by development engineer.



Stormwater Replacement Fund Purpose

The purpose of the stormwater replacement fund is to ensure that adequate funds are available to the City for the maintenance, repair replacement and reconstruction of stormwater control facilities required by this UDO. Funds expended from the stormwater facility replacement fund shall be used only for the repair, maintenance, reconstruction and/or replacement of stormwater control facilities, together with the costs incurred by the City associated with any work and/or redesign of the facilities.

Stormwater Replacement Fund Limitations on Use

Raleigh

No funds from the stormwater facility replacement fund shall be used for administration of this fee program. Monies collected from the stormwater replacement fund may be spent for maintenance, repair, reconstruction and replacement of any stormwater control facility required by this UDO and located within the City limits or its extra territorial jurisdiction.



Stormwater Replacement Fund Expending, Recouping Funds

Monies expended from the stormwater facility replacement fund, together with interest, may be recouped by the City from lot owners served by stormwater control facilities maintained, repaired, reconstructed and replaced by the City or its contractors. All recouped monies and interest shall be returned to the stormwater facility replacement fund.

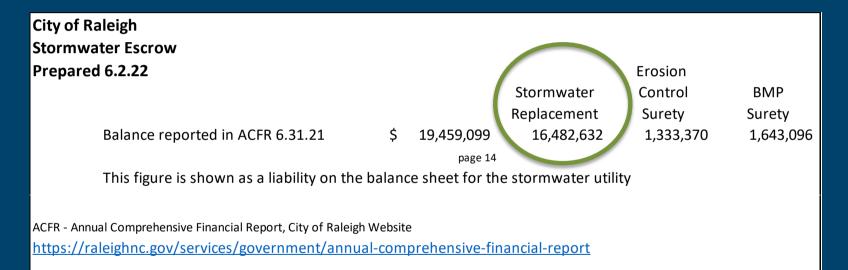


Stormwater Replacement Fund Construction Security Also Needed

The payment of stormwater facility replacement fees is not intended as a substitute for security to ensure the construction of the facilities, which security may be required at such point in the development process as specified in City ordinances and policies.



Stormwater Escrow Fund Summary





Stormwater Replacement Fund Applicability in Raleigh

- Raleigh has about 2,600 SCMs in its jurisdiction.
- Replacement fund balance = \$19.1 M
- Replacement fund average per SCM = \$7,350
- Replacement/rehabilitation cost of SCMs = \$25,000 - \$250,000



Other Communities – Surety Practices

City	Replacement Fund Fee (In Effect Post-Construction)	Surety or Bond (In Effect Until Construction is Complete)
	20 times the annual SCM	
	maintenance costs or 25% of the	
Durham	SCM construction costs	none
		Installation Bond (Letter of Credit,
	5% of 20-year maintenance incl.	Cash Bond, Surety Bond) at 125%;
	replacement cost must be in	Maintenance Bond for first 2 years
Charlotte/Mecklenburg	escrow account for owner/HOA	at 30% +\$10,000
	Calculated by present value of an	
	annuity of perpetual duration	
	based on a reasonable estimate of	
	the annual cost of inspection,	
	operation and maintenance of the	
Wake Forest	BMPs approved under the permit.	110% of cost estimate
	Evergreen letter of credit renewed	
	annually for 15% of the	
Cary	construction cost of the device.	none
Morrisville	30% of construction cost estimate	125% of construction cost est



Questions & Discussion