



CITY OF FAIRFAX SWU DEVELOPMENT HISTORY

[City Council Work Session: November 10, 2020](#)

Introduced the SWU concept and feasibility study goals. Explained what a SWU is, how it works, benefits/equity, next steps and timeline.

[City Council Retreat: January 23, 2021](#)

Presented SWU feasibility study preliminary findings. Current and anticipated level and cost of service, program needs/gaps, rate base and billing unit evaluation, bill delivery method, broad public education and outreach strategy, updated next steps and timeline.

[City Council Work Session: April 6, 2021](#)

Presented SWU feasibility study final findings, updated cost/level of service and presented preliminary rates. Council requested staff address equity concerns with the proposed 3000sq.ft billing unit/ERU.

[City Council Retreat: June 12, 2021](#)

Presented revised fee calculation method based on 500sq.ft billing unit and elimination of parcel classes. Presented updated cost of service and rate schedule out to 2027.

[Public Outreach: October 2021](#)

A series of public meetings were scheduled to present and discuss the proposed stormwater utility. Residents, property owners, faith leaders, and the nonprofit community were invited to attend and learn more about the proposed stormwater utility. The presentations from the public meetings can be viewed in the Documents for Download section.

[SWU Ordinance Introduced to City Council: November 30, 2021](#)

The stormwater utility ordinance amending Chapter 102 (Utilities) of the city code was introduced at the November 30, 2021 regular meeting. Council voted to introduce the ordinance, and to set the public hearing for December 14, 2021.

[SWU Consideration & Adoption by City Council: December 14, 2021](#)

The public hearing for the stormwater utility ordinance amending Chapter 102 (Utilities) of the city code was on December 14, 2021. Council voted to enact the ordinance as presented, with the following amendments;

- The last sentence of subsection 102-207(A) should read in its entirety as follows: "Payment of the combined stormwater utility fee and the real property tax bill will be applied in the following order: first to any delinquent amounts due, then to the real property tax, then to the stormwater utility fee and then to any other taxes and fees."
- The effective date for the stormwater utility will be July 1, 2022.
- Direct City staff to examine possible mechanisms, and the legality of doing the same, to reimburse property owners that own properties that are not subject to City real estate taxes, but would be subject to the stormwater fees, and further directed staff to report back to City Council regarding any findings prior to the budget process for the upcoming fiscal year.

[SWU Credit Program Adopted by City Council: April 12, 2022](#)

The stormwater utility credit program was developed in conjunction with the utility ordinance and adopted by the City Council on April 12, 2022. The creditable activities and crediting calculations have been developed so that all types of property owners can participate.

[SWU Implementation: July 1, 2022](#)

The stormwater utility will become effective on July 1, 2022. The first stormwater utility fees will appear on the second real estate tax bills for calendar year 2022, which are due in December.

The stormwater utility credit program and application process will be in place by the end of May 2022 so that property owners can apply for credits for any creditable activities that were undertaken in 2022.