



401 South Park Avenue • Winter Park, Florida 32789

cityofwinterpark.org

**Utility Services**

## Stormwater assessment FAQs

### Why am I seeing a stormwater assessment on my property tax bill?

Effective October 1, 2023, the city moved the stormwater fee from the monthly utility bill to the property tax bill. September 2023 was the last month stormwater was included on the city utility bills.

### Why did the city decide to change its billing method?

Charging the stormwater assessment on the utility bill did not capture all properties, specifically those without an active water or electric account (i.e. properties that are vacant or under construction). Moving the stormwater fees to the property tax bill ensures all properties are billed for the fee.

### I have already paid nine months of stormwater charges in 2023, why am I now having to pay a full year's worth of stormwater charges on my 2023 property tax bill?

The charges on the monthly utility bill were for stormwater services for the city's fiscal year ended September 30, 2023. The annual assessment on the 2023 property tax bill will provide funding for stormwater services for the city's fiscal year ending September 30, 2024.

### My organization is exempt from property tax, why do I see stormwater assessments on our property tax bill?

Exemptions only apply to property tax, not non-ad valorem assessments.

### How was the stormwater assessment calculated?

The assessment is based on the amount of impervious surface area on your property and the city's rate of \$0.06/square foot of impervious surface area. The impervious surface area was determined through building permit data and aerial photographs from the Orange County Property Appraiser's GIS system.

### If I believe the impervious surface area for my property is incorrect, what do I do?

You can review the impervious surface area on your property by entering your address or parcel identification number at <https://gis.cityofwinterpark.org/stormaudit/>. Building structures will be shaded in red while driveways and other impervious areas will be shaded in yellow. If you would like the city to investigate the impervious square footage, select "Click here to appeal assessment" after entering your address.

### If I file an appeal of my stormwater assessment, should I wait until that is resolved before paying my property tax bill?

There is a 4% discount for paying property taxes by November 30. That discount is reduced by 1% each month and if you pay after February 29, 2024, there is no discount. If it is determined an adjustment should be made to the stormwater assessment, the city will complete a Certificate of Correction of Non-Ad Valorem Assessment Roll and file it with the Orange County Tax Collector and Orange County Property Appraiser. Any overpayment will be refunded to you or your mortgage company as applicable.

### The stormwater assessment on my property tax bill is a lot more what I was paying on my utility bill, why is that?

The city previously billed residential stormwater charges based on 15 different classes. There were also separate classes for commercial properties, condominiums and apartments. When the city moved stormwater to the property tax bill it also changed the methodology to a flat rate per square foot of impervious surface area regardless of the use of the property. For smaller residential properties and commercial properties, this generally meant a reduction in stormwater fees. For medium to larger sized residential properties, this generally meant an increase in stormwater fees.

I called the phone number on the property tax bill and received a message the call cannot be completed as dialed?

We apologize for the incorrect number on the property tax bill.

If you have any additional questions, please contact Finance Director Wes Hamil at [whamil@cityofwinterpark.org](mailto:whamil@cityofwinterpark.org) or [407-599-3381](tel:407-599-3381).