



CHELTENHAM STORMWATER FEE CREDIT POLICIES

Public Works Committee

March 2, 2022

Credit Policy

- Promotes fee equity (accounts for varying levels of onsite stormwater management)
- Promotes proper maintenance of BMPs
- Encourages voluntary retrofits on older parcels



Proposed Credit Program Details

- Available to Residential and Non-Residential Properties
- Requires submission of application and payment of application fee 60 days prior to quarter in which credit becomes effective
- Approved credits expire with ownership change
- Credit holders are required to enter into an O&M Agreement:
 - Proper maintenance of BMPs
 - Routine inspection of BMPs by property owner
 - Inspection reports submitted to the Township
 - Loss of credit for failure to comply



Credit Program – Nonresidential

Credit Description	Structural BMPs	Non-Structural	Institutional	Maximum Credit Amount
BMP Credits	X			Varies
Fertilizer Management Program		X		15%
Riparian Buffer Preservation		X		15% - 40%
Separate MS4			X	50%
NPDES Industrial SW Permit			X	30%
Innovation Credit				50%

Maximum Total Credit = 50%

Credit Program – Nonresidential BMPs

BMPs	Credit Type	Applicable Credit
Wet Ponds/Retention Basins	Runoff Quality/Peak Rate BMPs	30%
Constructed Wetlands		30%
Dry Extended Detention Basins		30%
Underground Storage Facilities without Infiltration		30%
Hydrodynamic Devices		20%
Pervious Pavement with Infiltration Bed	Volume/Peak Rate Reduction by Infiltration BMPs	35%
Infiltration Basin or Trench		35%
Rain Garden/Bioretenion		35%
Green Roofs		35%
Subsurface Infiltration Bed		35%
Underground Storage Facilities with Infiltration		35%
Vegetated Swale or Filter Strip		35%
Dry Detention Basin	Older Stormwater Facilities	10%

Credit Program – Residential BMPs

Credit Description (BMPs)	Maximum Credit Amount
Rain Garden/ Bioretention	35%
Pervious Pavement	35%
Vegetated Filter Strips	35%
Underground Storage without Infiltration	30%
Underground Storage with Infiltration	35%

Also includes riparian buffer preservation credit up to 40%

Maximum Total Credit = 50%

Credit Program – HOAs

- Same credits as for non-residential properties
- Credit amount is based on percent of HOA properties treated by the HOA stormwater management facilities
- Calculated credit is issued to all HOA residential properties

Questions?



EXTRA SLIDES

Non-Structural Credits

Fertilizer Management Program

- Reductions in the application of fertilizers
- Participation in nutrient management classes

Buffer Preservation Credits

- Parcels adjacent to streams that preserve buffer through an easement
- Signs, fences, limited modifications

