

Town of Buchanan Stormwater Utility District Equivalent Runoff Unit (ERU) Credit Guidelines

Adopted: December 11, 2018

Last Updated: May 19, 2026

I. ELIGIBILITY

1. Residential

- a. New Residential Subdivision Plats and Certified Survey Maps (CSMs) that are required to provide stormwater management and are owned and operated/maintained by a private owner/entity (i.e. property owner or an entity such as a Home Owners Association). One- and two-family residential properties, not part of a subdivision plat or CSM, are not eligible for credits because of the typically immeasurable benefits of small residential Best Management Practices (BMPs) and the relatively high cost of administering credits. Only one application is required and will apply to the entire development; credits would be spread out across all lots within the plat or CSM equally.
- b. Existing Subdivision Plats and Certified Survey Maps (CSMs) that may or may not had been required to provide stormwater management, are owned and operated/maintained by a private owner/entity (i.e. property owner or an entity such as a Home Owners Association) and brought up to current WDNR and Town Standards and still meet the requirement within these guidelines. Only one application is required and will apply to the entire development; credits would be spread out across all lots within the plat or CSM equally. If stormwater management facilities weren't originally required, the owners may submit for permits to install facilities to take advantage of credits.

2. Non-Residential

- a. New Non-Residential (Commercial/Industrial/Multi-Family Residential) developments that are required to provide stormwater management and are owned and operated/maintained by a private owner/entity (i.e. property owner or an entity such as a Business Owners Association). An application per property is required as each property is charged based on total impervious surface.
- b. Existing Non-Residential (Commercial/Industrial/Multi-Family Residential) that may or may not had been required to provide stormwater management, are owned and operated/maintained by a private owner/entity (i.e. property owner or an entity such as a Business Owners Association) and brought up to current WDNR and Town Standards and still meet the requirement within these guidelines. An application per property is required as each property is charged based on total impervious surface. If stormwater management facilities weren't originally required, the owners may submit for permits to install facilities to take advantage of credits.

3. Properties that are served by regional stormwater facilities that are owned and operated/maintained by the Town or other public governmental entity are not eligible for credits.

II. ALLOWABLE CREDITS

1. **Maximum Total Credit:** The maximum total credit attainable will be 65%. In no event shall credit provided to an applicant exceed 65% of the charges levied on the property. The remaining 35% represents that portion of the charges attributed to administering the Stormwater Utility for the benefit of the entire community.
2. **Maximum Credit for Reducing Flow Rate:** 40%.
3. **Maximum Credit for Reducing Total Suspended Solids (TSS):** 25%
4. In order to maintain credits property owner shall submit operation and maintenance reports annually by September 1st to certify work has been completed to maintain approved credits for the coming year. If it is identified proper operations/maintenance hasn't been followed credits will be canceled and the full ERU shall be charged. Property owner shall pay/be invoiced for engineering review/inspections if the Town uses a third-party engineer/consultant. If invoices aren't paid credits will be canceled and the full ERU shall be charged.

III. CREDITS FOR REDUCING FLOW RATE

1. **First Tier Credit**
For meeting the minimum standard of limiting the peak discharge from a 10 year, 24-hour storm to that existing prior to development, the user shall be granted a credit of 10%.
2. **Second Tier Credit**
For reducing the peak discharge from a 10 year, 24-hour storm to 0.40 cfs per acre, the user shall be granted a credit of 20%.
3. **Third Tier Credit**
For reducing the peak discharge from a 10 year, 24-hour storm event to 0.30 cfs per acre, the user shall be granted a credit of 30%.
4. **Fourth Tier Credit**
For reducing the peak discharge from a 10 year, 24-hour storm to 0.15 cfs per acre, the user shall be granted a credit of 40%.

IV. CREDITS FOR REDUCING TOTAL SUSPENDED SOLIDS (TSS)

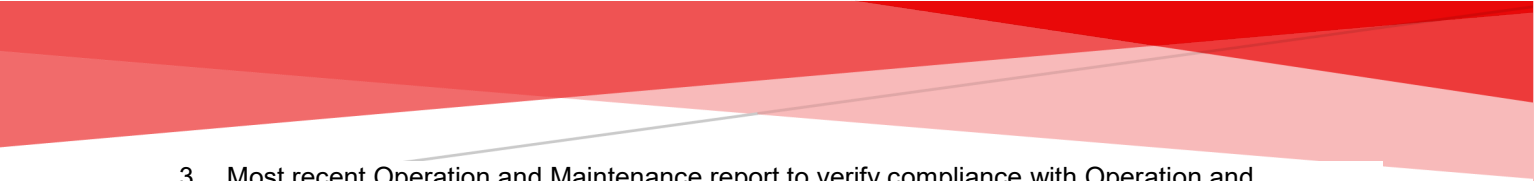
1. Credits may be considered for customers who own and maintain stormwater management facilities that improve the quality of stormwater runoff by reducing the amount of Total Suspended Solids (TSS) in the stormwater leaving the property in its current state as compared to the TSS leaving the property without stormwater facilities in place. TSS calculations must be completed using the methodology set forth in SLAMM (Source Loading and Management Model).

Tier 1 TSS Reduction of 40-79% (credit of 12.5%)

Tier 2 TSS Reduction of 80% or more (credit of 25%)

V. APPLICATION REQUIREMENTS

1. Approved Stormwater Report and Plans for the development.
2. Approved Operations and Maintenance Plan and recorded maintenance agreement for the development.

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3. Most recent Operation and Maintenance report to verify compliance with Operation and Maintenance Plan/agreement.
 4. Written Certification of proper installation of stormwater facilities stamped by a Certified Professional Engineer.
 5. Hydrologic and/or Hydraulic Study/Plan prepared and stamped by a Certified Professional Engineer.
 6. Other documentation that may be needed to determine credits.