



ADAMS COUNTY

Stormwater Utility Fee Appeal Form

CONTACT INFORMATION:
 Stormwater Utility
 Transportation Department
 4430 S. Adams County Pkwy
 1st Floor, Suite W2000B
 Brighton, CO 80601
 Phone: 720.523.6400
 Fax: 720.523.6996
 Email: SWQ@adcogov.org

Property Owner Information:

Name:	Mailing Address:		
Phone:	Email:	City, State & Zip Code:	

Property Information:

Parcel Number (from Property Tax statement):	Property Address(if different than above):
Customer Number (from Stormwater statement):	Property City, State & Zip Code

Appeal Information:

- | | |
|---|--|
| <input type="checkbox"/> Incorrect Property Ownership | <input type="checkbox"/> Incorrect Identification of Impervious Surface Area |
| <input type="checkbox"/> Inaccurate Impervious Surface Area Calculation | <input type="checkbox"/> Update of Impervious Surface Area Measurements |

Appeal Documentation:

Note Section: Describe the conditions as indicated above.

- Location map showing property address and impervious areas that need to be reviewed
- Current photos of structures/areas that need to be reviewed
- Plat/Survey showing property lines and ownership
- Others:

I certify the information contained in the appeal is, to the best of my knowledge, correct and represents a complete and accurate statement. By signing below, I agree to allow Adams County stormwater utility staff or inspectors on site to review and verify the above information, if needed.

Applicant Signature:

Date:

Certify:

Appeal Determination
(for County use only)

Appeal Received: _____
 Reviewed By: _____

Stormwater Utility	Before Review	After Review
Impervious Area (sf)		
Fee (\$)		

- Incomplete Adjusted
- Denied Other _____

Site Visit Required Site Visit Date: _____

Appeal Information:

* The Stormwater Utility Fee Appeal process is available to any property owner who may think their invoice amount is incorrect. The Appeal Process is not intended to contest the rate structure or the fee itself.

* The threshold for fee adjustment based on an Appeal is 500 square feet of impervious area (\$10/year).

* If a property is being charged a cap fee, then the impervious area adjustment may not reduce the annual stormwater utility fee for that property.

* The Stormwater Utility Fee Appeal Form, including supporting documentation, must be submitted to Adams County Transportation Department within 60 days of the annual stormwater utility statement date. Please fill out the Form completely and ensure that all supporting documentation is included with the submittal. An incomplete Form or an appeal lacking supporting documentation will be returned to the customer within 10 days.

Stormwater Utility Fee Adjustment:

If the appeal form is submitted before June 30th and the determination results in a decrease of the fee, the fee will be adjusted and a corrected statement will be sent to the property owner immediately. Adjustments in this case are retroactive to January 1st of the same year the appeal is filed.

If the appeal form is submitted before June 30th and the fee determined is higher, the additional amount identified will be billed the following year.

Adjustments triggered by appeal submissions received after June 30th will be processed and become effective the following annual fee.

Basis for an Appeal:

1. Incorrect Property Ownership:

- a. All fees are billed and mailed to the property owner on record based on the County's Property Tax Database, which is maintained by Adams County Assessor's Office. Appeals are accepted if a property is no longer owned by the property owner listed in the database.

2. Inaccurate Impervious Surface Area Calculation

- a. The amount of impervious surface area is calculated using high resolution aerial imagery and an automated system to detect impervious surfaces. Due to image quality and spectral-classification limitations, the tolerance for error on a parcel is within approximately 500 square feet.
- b. It is possible that surfaces have been captured that do not meet defined impervious criteria.
- c. Demolition or removal of impervious area previously identified.

3. Incorrect Identification of Impervious Surface Area

- a. A definition of what is considered impervious was established. A customer may feel this definition was inaccurately applied and resulted in an incorrect fee.

4. Update of Impervious Surface Area Measurements

- a. A customer may request to have the impervious area for a property reviewed for accuracy. The impervious area will be visually verified or manually corrected using the county's most current imagery.
- b. Surfaces in question found to not meet criteria will be manually removed and the fee for the property will be adjusted accordingly.
- c. Conversely, surfaces found to meet criteria will be manually added and the fee for the property will be adjusted accordingly.

Third Party Referee

If the property owner does not agree with Adams County's Appeals determination, the property owner shall state the reasons of such objection in writing to the County within thirty (30) days of the date of the determination. The County shall provide copies of the written protest of the determination to an independent third party referee for final resolution. By submitting such objection, the property acknowledges that a third party referee will be hired by the County to provide a conclusion regarding the appeal. All third party referee fees are subject to reimbursement by the property owner if the third party referee upholds the County's determination.