



Understanding your Stormwater Charge

If you own property in Mississauga, a new stormwater charge will appear on your Region of Peel water bill beginning in 2016. The charge is a dedicated source of funding to keep the City’s stormwater system in good working order and to avoid costly repairs in the future.

How is the Stormwater Charge Calculated and Billed?

The calculation for the stormwater charge is the same for all properties. Stormwater charges are calculated by multiplying the stormwater rate (\$108.20 for 2020) by the number of stormwater billing units assessed for that property. A billing unit (267m²) represents the average hard surface area on a single detached residential property in Mississauga. The rate is subject to approval by Council and will be reviewed each year as part of the City’s annual business planning and budget process.

Example Calculation:

Billing Units	0.70
Annual Rate per Billing Unit	x \$108.20
Annual Charge	\$75.74

The stormwater charge was added to the Region of Peel water bill beginning in January 2016. The total annual stormwater charge for your property is divided into a daily rate. For multi-residential and non-residential properties, the stormwater charge is added to the most appropriate water bill associated with each property. Each time you receive your bill, it will show the stormwater charge for the number of days that have passed since your last bill. Bills are sent by the Region of Peel on the same schedule they are today. As the number of days billed may vary from bill to bill, and charges are accrued daily, you may see varying stormwater charge amounts on each bill.

How are Billing Units Determined?

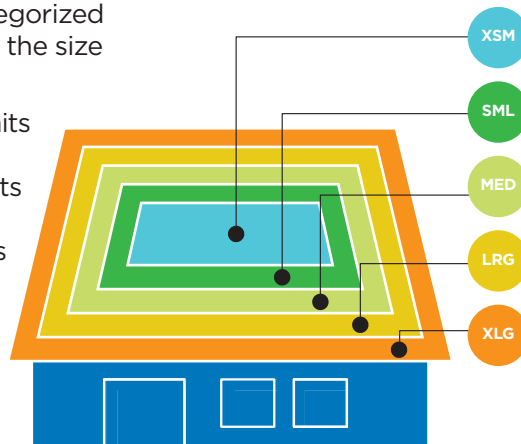
Properties in Mississauga fall into one of the following categories: residential, multi-residential or non-residential. The number of billing units is determined in two ways using the best available information including aerial images which are updated annually. For multi-residential and non-residential, the total hard surface area of each property is individually assessed. For residential properties, each house is assigned to one of five tiers based on the rooftop area which is used as a predictor of the total hard surface area on the property. This is illustrated below.

Residential Properties

Residential properties are categorized into one of five tiers based on the size of their rooftop

- Smallest (XSM) – 0.5 billing units
- Small (SML) – 0.7 billing units
- Medium (MED) – 1.0 billing units
- Large (LRG) – 1.2 billing units
- Largest (XLG) – 1.7 billing units

*80% of homes in Mississauga are in the 3 smallest tiers.

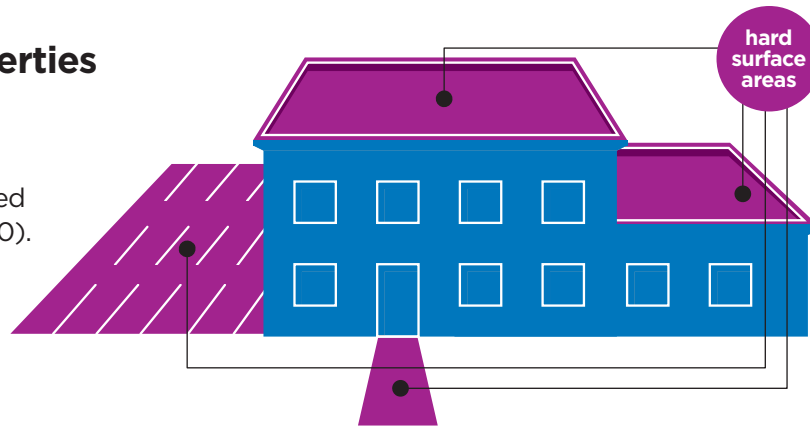


Property Size and Type	Rooftop Area in m ²	Estimated Fees Per Year
XSM Freehold townhomes and row houses	26.7 – 99.0	\$54.10
SML Semi-detached homes, linked homes and small single detached homes	99.1 – 151.0	\$75.74
MED Medium single detached homes	151.1 – 194.0	\$108.20
LRG Large single detached homes	194.1 – 242.0	\$129.84
XLG Very large single detached homes	242.1 and above	\$183.94

*Rooftops under 26.7 m²: no charge.

Multi-Residential and Non-Residential Properties

The total hard surface area is divided by a single billing unit (267 m²) and then multiplied by the stormwater rate (\$108.20).



Using the Stormwater Charge Estimator

The City of Mississauga's [Stormwater Charge Estimator](https://stormwatercharge.ca), found on the website at stormwatercharge.ca, provides an estimate of the charge and a picture of the area used to determine the charge for your property.

The Estimator Results Show

- Property ID:** property identification number assigned by the City
- Estimated Annual Charge:** the estimated annual charge for the property
- Estimated Daily Charge:** the estimated daily charge for the property
- Assessed Area:** areas used to assess the number of billing units (rooftop area for residential; total hard surface area for multi- or non-residential)
- Tier (Residential Only):** the tier that determines how many billing units are assessed to your property
- Calculation:** open the "how is this calculated?" link to see the charge calculation for your property
- Picture:** the City's latest aerial image of your property
- Colour Overlay:** representing the rooftop area or hard surface area that has been assessed

A screenshot of the "stormwater estimator" web tool interface. The page has a blue header with the title "stormwater estimator" and a navigation breadcrumb "stormwater > charge > estimator". Below the title, it displays "Annual Charge" and lists property details: "Address: 158 MAIN ST", "Property ID: 12345", "Estimated Annual Charge: \$108.20", and "Estimated Daily Charge: \$0.30". A note states: "The coloured area of your property shows the rooftop area used to estimate your stormwater charge." Below this, it shows "Area (m²): 166.6" and "Tier: Medium". There is a link "How is this calculated?" and a "new search" button. On the right, there is an aerial image of a property with a blue dot and a yellow outline. At the bottom, it says "For more information call 3-1-1 or 905-615-4311".

Please Note: The coloured overlay shown in the web tool may not be perfectly aligned with the aerial images as the photos were taken from an airplane. The City uses sophisticated software that allows it to see the building from all angles in order to assess the hard surface area shown in the coloured overlay. For some properties, the tool may display a message that says the stormwater charge estimate is not available online.

Report an Error in your Stormwater Assessment: Assessments are created by staff using technical mapping software along with aerial images to digitally measure hard surface areas. Property owners may report an error in their stormwater assessment, such as mis-measurement of hard surface area or the categorization of a single residential home as non-residential. Staff may review and adjust existing digital measurements. Site visits are not part of the review process. Assessments will not be reviewed based on: the ratio of hard surface area to total property area, soil types or individual stormwater measures like disconnected downspouts. You may [request a review of your assessment online](#) or use the [request for review form](#). Please note, the most current assessment for the property will apply and a review may not result in a lower charge.

For more information, please visit stormwatercharge.ca or call **3-1-1** or 905-615-4311 if outside Mississauga.