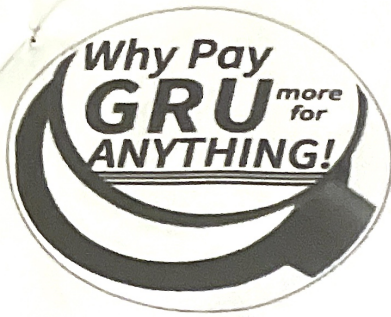




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Corrected: 8/10/21

There are many problems with the City's stormwater estimates that tenants would have great difficulty in addressing. Residential Stormwater Assessments are cookie-cutter. Nonresidential are customized.

The nonresidential landlord has many more incentives and opportunities to be vigilant as follows:

- a. Depending on the amount of City stormwater fees, an expert can be retained to check the City estimate and/or stormwater retention facilities can be installed, merely properly identified, or maintained.
- b. Rather than billing by the GRU electric meters, the Tax Collector will bill by the tax parcel number starting November 2026. Ownership of an adjacent or downstream parcel will become relevant. This can dramatically change the City Nonresidential Stormwater fee, which will increase by 9% in November.
- c. The Tax Collector bills EVERY parcel of land within City limits by a parcel number. GRU instead bills stormwater and/or residential solid waste by the electric meter, which leads to major underbilling, not to mention underpayment – for double the collection fee (4.5% vs. 2%).
- d. Simultaneously, the City METHODOLOGY used to calculate stormwater fees will be changed, giving rise to winners and losers.

It will behoove all landlords and, in fact, all nonresidential property owners to closely examine their November 2026 non-ad valorem stormwater and solid waste assessments that will appear on your TRIM Notice. Residential property owners might raise objections depending on the circumstance actually existent on the ground. The **City of Gainesville** will decide billing disputes over stormwater fees. There is a very fine line legally between a “fee” and a “tax”, and the new City Stormwater methodology is suspect. Good Luck!