

JIM KONISH

GRU & Tax Collector: Why Pay More?

August 17, 2026

As reflected on the TRIM Notice that will be mailed this week, Gainesville stormwater fees will be collected from each tax parcel as a “non-ad valorem assessment.” This assessment will be reflected on the 2026 ad valorem property tax bill that will be mailed in November 2026. Stormwater fees will be removed from GRU electric meter billing after the October 2026 billing cycle.

There are strict deadlines—twenty (20) days—for challenging your non-ad valorem assessments, which total nearly \$18 million citywide. Twelve (12) months of stormwater fees will then be billed upfront by the Tax Collector and combined with two (2) other non-ad valorem assessments: fire and solid waste. The combined ad valorem taxes and non-ad valorem assessments will become due and payable to the Tax Collector at the same time.

The City of Gainesville utilizes a standard residential fee, with an opt-out option. Nonresidential fees are customized based on aerial imagery depicting “impervious areas.”

Buildings constructed above ground level, combinations of parcels, certain soil types, certain grades, and on-site stormwater management facilities can, among other factors, generate “retention credits” that may reduce your stormwater fee to zero (0). The classification(s) of your properties present a legal, rather than engineering, issue. **An informal site plan, even without the involvement of a professional engineer, may be sufficient to challenge or reduce the fees established by the City of Gainesville.**

Moreover, there is a low-income “hardship exemption” available in both Gainesville and the unincorporated areas of Alachua County, for all three (3) non-ad valorem assessments (fire, stormwater, and solid waste).

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