

STORMWATER UTILITY FEE – APPEAL PROCESS

The following procedures apply to non-residential and multi-family properties within the City. Property owners may file an appeal if they believe the City's calculated impervious area for their parcel is incorrect. The appeal process is not intended to contest the rate structure or the fee itself.

Basis for an Appeal

A Property owner may appeal if they disagree with amount of calculated impervious area, or when impervious area previously identified on the property has been demolished or removed.

Appeal Process

Complete the Stormwater Utility Fee Appeal Form, attach supporting documentation, and mail or email to the address listed below. Supporting documentation may include, but is not limited to, photos of the property or a survey prepared by a Colorado licensed professional engineer or surveyor clearly showing the impervious area of the property.

Utility Billing
Attn: Stormwater Appeals
9500 Civic Center Drive
Thornton, CO 80229
utilbilling@ThorntonCO.gov

Appeal Determination

Appeals will be reviewed by the Director or designee. Property owners must continue to pay the stormwater fee until a determination is reached. In the event the Director's decision results in a reduction of the fee, all monthly fees paid from the date the appeal was received by the Stormwater Utility will be refunded to the property owner.



Stormwater/Utility Billing
 9500 Civic Center Drive
 Thornton, CO 80229-4326
 Phone 303-538-7370

STORMWATER UTILITY FEE APPLICATION FOR APPEAL OF CALCULATED IMPERVIOUS AREA

PLEASE TYPE OR PRINT NEATLY

Property Owner Name		Daytime Phone No.	
Property Address	City	State	Zip
Mailing Address (if different)	City	State	Zip
Utility Billing Account No.	Parcel ID (PIN)		
REASON FOR FILING APPLICATION:			
<input type="checkbox"/> Calculated impervious area incorrect <input type="checkbox"/> Demolished or removed impervious area from property			
Describe justification for appeal (attach additional narrative if needed)			

I certify the information contained in this appeal is correct and represents an accurate statement to the best of my knowledge. By signing below, I agree to allow Thornton Stormwater Utility staff or inspectors access to my property to review and verify information provided:

 PROPERTY OWNER SIGNATURE

 DATE

PLEASE DO NOT WRITE BELOW THIS LINE – FOR STAFF USE ONLY

Date appeal received: _____ Reviewed by: _____

Site visit required: Yes No Site visit date: _____

Appeal Determination:

No change Adjust value Impervious area (sf) after adjustment: _____