



## Understanding your Stormwater Charge

The City of Mississauga's [Stormwater Charge Estimator](#) provides an estimate and a picture of the area used to determine the charge for your property.

### How is the Stormwater Charge Calculated?

The calculation for the stormwater charge is the same for all properties. Stormwater charges are calculated by multiplying the stormwater rate by the number of stormwater billing units assessed for that property.

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	0.7
Annual Rate per Billing Unit	x \$100.00
Annual Charge	\$70.00

### How are Billing Units Determined?

Properties in Mississauga fall into one of the following categories: residential, multi-residential or non-residential. The hard surface area of each property is used to determine the number of billing units. The City uses the best available information to categorize and measure the hard surface area for each property. Information includes but is not limited to aerial images which are updated annually.

### Residential Properties

Each residential property is categorized into one of five tiers based on the size of its rooftop area. The City is using the rooftop area as a predictor of the total amount of hard surface area on residential properties.

#### Residential Tiers, Areas & Billing Units



**Smallest Tier** - Examples: freehold townhomes and rowhouses  
Rooftop Area: **26.7 - 99.0 m<sup>2</sup>** Billing Units: **0.5**



**Small Tier** - Examples: Semi-detached homes, linked homes and small single detached homes  
Rooftop Area: **99.1 - 151.0 m<sup>2</sup>** Billing Units: **0.7**



**Medium Tier** - Medium single detached homes  
Rooftop Area: **151.1 - 194.0 m<sup>2</sup>** Billing Units: **1.0**

Properties in the "medium" tier are assessed one billing unit, because the area of one billing unit (267m<sup>2</sup>) is the average hard surface area found on a single detached residential property in Mississauga.



**Large Tier** - Large single detached homes  
 Rooftop Area - **194.1 - 242.0 m<sup>2</sup>** Billing Units: **1.2**



**Largest Tier** - Very large single detached homes  
 Rooftop Area: **242.1 + m<sup>2</sup>** Billing Units: **1.7**



**Multi-Residential and Non-Residential Properties**

The number of stormwater billing units charged to non-residential and multi-residential properties is calculated by dividing the total hard surface area (m<sup>2</sup>) of that property by the area of a single stormwater billing unit. The area of a single billing unit is 267m<sup>2</sup> - this is the average hard surface area found on a single detached residential property in Mississauga.

**Using the Stormwater Charge Estimator**

**The estimator results show**

- Property ID:** Property identification number assigned by the City
- Estimated annual charge:** the estimated annual 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



**Please note:** The coloured overlay shown in the web tool may not be perfectly aligned with the aerial image. The photos were taken from an airplane, which means objects, like buildings, that are near the outer edges of any individual photograph will appear to be at an angle. The view of some surface features may appear to be blocked by lean or shadows cast by tall buildings; the City uses sophisticated software that allows us to see the building from all angles in order assess the impervious 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. Please call 311 or 905-615-4311 if outside of Mississauga.

**Report an Error:** Found an error in your assessment? If so, you may [request a review of your assessment online](#) or by using the [request for review form](#)

Please note that a review may result in a higher or lower charge. In either case, the new assessment will apply. Requests received before September 30, 2015 will be processed before charges come into effect. Requests received between September 30, 2015 and September 30, 2016 will be retroactively applied to January 1, 2016.

**For more information, please visit [stormwatercharge.ca](http://stormwatercharge.ca)**

