



The What, When, Why and How of Stormwater Utility Fees

The Town of Concord will soon be implementing a Stormwater Utility Fee which is expected to begin appearing on utility bills in December. The collected fees will be used to maintain and replace aging drainage infrastructure, annual catch basin cleaning, storm drain cleaning and investigation, mitigate flooding, comply with state and federal permit requirements, and protect local waterbodies and the drinking water supply from harmful stormwater pollutants.

Following the approval of Article 16 – Stormwater Utility Enterprise Fund at the 2024 Annual Town Meeting, the Town has been working to establish a fair and reasonable fee structure for collecting stormwater revenues beginning in Fiscal Year 2026. The Concord Public Works Commission (PWC) approved the Stormwater Utility Fee structure and Credit Policy at the Stormwater Utility Enterprise Rate Hearing on May 14, 2025, in accordance with the Concord Stormwater Utility Enterprise Fund Bylaw.

The stormwater fee is charged to all developed parcels in Concord, including residential and commercial properties, as well as non-profit and tax-exempt properties.

- The stormwater fee will appear as a line item on monthly utility bills.

Stormwater Rate Schedule

Small (1-3 Family) Residential (SR)		
IA Square Footage	Annual Fee	Monthly Fee
0-2,499 sq ft	\$41.30	\$3.44
2,500-4,999 sq ft	\$78.23	\$6.52
5,000-9,999 sq ft	\$144.31	\$12.03
10,000-24,999 sq ft	\$297.24	\$24.77
25,000+ sq ft	\$733.49	\$61.12
Non-Residential (NR) & Large Residential (LR)		
IA Square Footage	Annual Fee	Monthly Fee
0-4,999 sq ft	\$118.00	\$9.83
5,000-9,999 sq ft	\$154.75	\$12.90
10,000-14,999 sq ft	\$261.26	\$21.77
15,000-24,999 sq ft	\$424.10	\$35.34
25,000-49,999 sq ft	\$763.12	\$63.59
50,000-74,999 sq ft	\$1,299.66	\$108.31
75,000-99,999 sq ft	\$1,786.72	\$148.89
100,000-249,999 sq ft	\$2,806.64	\$233.89
250,000-499,999 sq ft	\$6,918.73	\$576.56
500,000+	\$23,347.99	\$1,945.67

Please scan the QR code to visit the Stormwater Utility Fee web page.



This page provides more details on the fee structures for small residential properties as well as non-residential and larger multi-family residential properties.

The web page includes the Stormwater Fee Explorer, the Stormwater Fee Abatement Form, and the Stormwater Credit Application Form. The fee is based on the amount of impervious surface area on your property and using the Fee Explorer, you can view the impervious area (IA) on your property. If you believe there is an error in the impervious area calculation, you may request an adjustment using the Abatement Form. Concord also offers opportunities for property owners to reduce their stormwater utility fees through credits that encourage the implementation of stormwater management practices, benefiting both the community and the environment.

The Stormwater Credit Policy provides fee reductions for property owners who install and maintain stormwater management systems on their properties.

If you have any question regarding stormwater utility, you can also visit our website at concordma.gov/stormwater or email us at: stormwater@concordma.gov.

Frequently Asked Questions

Q1: What is a stormwater utility?

A stormwater utility is a funding mechanism to manage and improve the community's stormwater infrastructure. Similar to water or electric utilities, it charges property owners a fee based on site specific impacts. In the case of stormwater, the fee is assessed based on the amount of impervious cover (hard surface) present on the property. This indirectly translates to an amount of stormwater runoff each property generates.

Q2: Why is the Town implementing this utility now?

The Town is facing increasing costs to maintain aging infrastructure, meet state and federal environmental regulations, and reduce flooding and pollution. A stormwater utility provides a fair and sustainable way to fund these efforts.

Unexpected stormwater expenses are straining the Town's ability to maintain other core services—such as roads, sidewalks, and water/sewer systems. By establishing this utility, the Town can proactively plan, budget, and invest in long-term stormwater improvements, reducing costly emergency responses.

Q3: How is the stormwater fee calculated?

The fee is based on the amount of impervious surface on your property—such as rooftops, driveways, and patios—which prevents water from directly soaking into the ground, changing its quality and increasing runoff.

Q4: What is an impervious surface?

Any material or structure on, below or above the ground that prevents water from naturally infiltrating the underlying soil. Impervious surfaces include roads, sidewalks, paved parking lots, driveways, rooftops, buildings or structures, artificial turf, compacted gravel or soil traveled ways, and other surfaces which prevent or impede the natural infiltration of stormwater runoff which existed prior to development.

Q5: My property is mostly lawn. Why was I charged?

Only the impervious surfaces area within your property are considered when calculating your fee. Lawns and gardens are previous and are not factored into your stormwater fee. The assessment of impervious cover is based on aerial imagery and data generated from Town maintained Geographic Information System (GIS).

Q6: Where does this charge appear on my bill?

It will appear on the Town's monthly municipal utility bill as a separate line item labeled "Stormwater Fee."

Q7. Where can I find more information?

A more complete listing of questions and answers can be found on our website at concordma.gov/stormwater or by scanning the bar code on the right.

