

Final Report of the Workgroup on Accounting for Growth (AfG) in Maryland

July 2013

Introduction

Members of the AfG Workgroup

Purpose of the AfG Workgroup

Decision-Making Process

Technical Information and Process

Consensus Recommendations

| Issues | WG Consensus | Positions |
|--|--------------|-----------|
| 1. Applicability | | |
| Triggers | | |
| Thresholds | | |
| Exceptions | | |
| 2. Effective Date | | |
| Effective Date / Transitioning | | |
| 3. Fee-in-Lieu | | |
| Available or not, under what circumstances | | |

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| Payable to whom, and for what purposes | | |
| Setting the cost of the Fee-in-Lieu | | |
| 4. Which Pollutants | | |
| | | |
| 5. Calculating the Post-Development Load | | |
| Stormwater Loading Factors – Scale, EOS and Delivered Loads | | |
| Stormwater Loading Factors – Adjustments for on-site stormwater BMPs | | |
| OSDS Loading Factors – Location | | |
| OSDS Loading Factors Adjustments for efficiency of Nitrogen removal at Edge of Field | | |
| Wastewater going to WWTP | | |

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| Atmospheric Deposition | | |
| 6. Baseline | | |
| What Allocation, if any, should be given to the Post-Development Load | | |
| Stormwater | | |
| On-Site Disposal Systems (OSDS) | | |
| Atmospheric Deposition | | |
| 7. Permanency | | |
| How can the Post-Development Load be permanently offset | | |
| 8. Post-Development Load | | |
| When do the Post-Development load offsets have to be in place | | |
| When do the Post-Development load offsets have to be made public | | |
| 9. Encouraging Sustainable Development Patterns | | |
| Definitions | | |

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| Exemptions | | |
| Recognize other impacts of sprawl development - Using ratios to reflect the overall impact | | |
| 10. Credit Trading Program | | |
| On-site Credit Management | | |
| Off-site Credit Management | | |
| Credit Certification, Verification and Transparency | | |
| Regulation of Brokers and Aggregators | | |
| Restrictions on Trading Geographies | | |
| Credit Stacking | | |
| Cross-sector Trading for TMDL Compliance | | |
| 11. Margins of safety | | |
| Ratios to increase margin of safety and accelerate Bay restoration | | |

Conclusion