

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		

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		

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		

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