



This guide will help you identify if you have a stormwater feature within the neighborhood and if so, how to maintain it.

Many neighborhoods with an HOA normally have stormwater controls to reduce flooding, such as a detention pond. These stormwater features are normally owned by the association and need to be maintained by the HOA.

What do you need to know about neighborhood stormwater control measures?

REGULATIONS

Cities, towns and counties across the State of Tennessee have regulations that state that stormwater controls (such as detention ponds) must be maintained. The regulations are in place to protect downstream areas from flooding and to prevent water pollution.

MAINTENANCE

Proper maintenance is an important requirement to minimize stormwater pollution and the chance of flooding. Records must also be maintained and provided as part of the maintenance agreement requirements.

RESPONSIBILITY

Properties within the homeowner's association (HOA) share responsibility for the maintenance of the existing stormwater control measures. Check the property deed's covenants and restrictions.



HOMEOWNERS ASSOCIATION (HOA) STORMWATER GUIDANCE

FOR HOMEOWNERS,
PROPERTY MANAGERS AND REALTORS



TO KNOW MORE ABOUT STORMWATER CONTROL MEASURES AND THEIR REQUIREMENTS FOR YOUR HOA, FOLLOW THESE HELPFUL STEPS:



1.

- Gather Property/ Parcel Details
- Property Owner Name
- Property/ Parcel Address
- Map/ Parcel Number
- Property Area (given in acres)
- Deed for Covenants & Restrictions

Here are some helpful resources to find property information on-line:

- State of Tennessee Property Viewer
<https://tnmap.tn.gov/assessment/>
- Many local jurisdictions have their own Property/Tax Assessor's websites and GIS map websites that may be helpful.
- In many cases, you will need to access the local government website.
- Often for new development or for actual stormwater structures, the address is not known, so the best way to find the address/ owner is to search for a nearby address, then use the map feature to find the location.

2.

Contact the city, town or county Government where the property is located:

Many local governments are designated as having a Municipal Separate Storm Sewer System (MS4) program (stormwater department). The MS4 program is the foundation of the stormwater regulations in your community.

Be sure to specifically request information from the stormwater department. Often, they are in the engineering, planning or water utility departments.

Here are search hints to find the MS4 online:

- "City of _____ TN MS4 or stormwater Program" or
- "_____ County TN MS4 Program"

It may be helpful to document the following for reference:

- Government Jurisdiction
- Person Contacted
- Date Contacted
- Phone Number
- E-mail Address



3.

Request a copy of the Stormwater Design Specifications, Maintenance Requirements and related forms.

Once you have gathered the property information, and know who the appropriate government contact is, take time to call or e-mail them to find out specifically what the responsibility of the HOA is and to determine:

- If there are stormwater control measures on the property,
- How they were designed and
- Request the maintenance/reporting requirements.

The most common types of stormwater control measures are:

- Detention Ponds/Dry Ponds
- Retention Ponds/Wet Ponds
- Bio-Retention/Rain Gardens
- Permeable Pavers
- Buffers/ Riparian Areas
- Water Quality Protection Areas/Common Greenspace Areas



4.

Your government will have specific local rules, regulations and ordinances.

In addition to proper maintenance of the stormwater control measures, there may be other rules, regulations and ordinances that you need to know.