



# Town of Southwest Ranches

Proposed FY 2013 Rates for:

Millage (Property Taxes),

Fire Assessment,

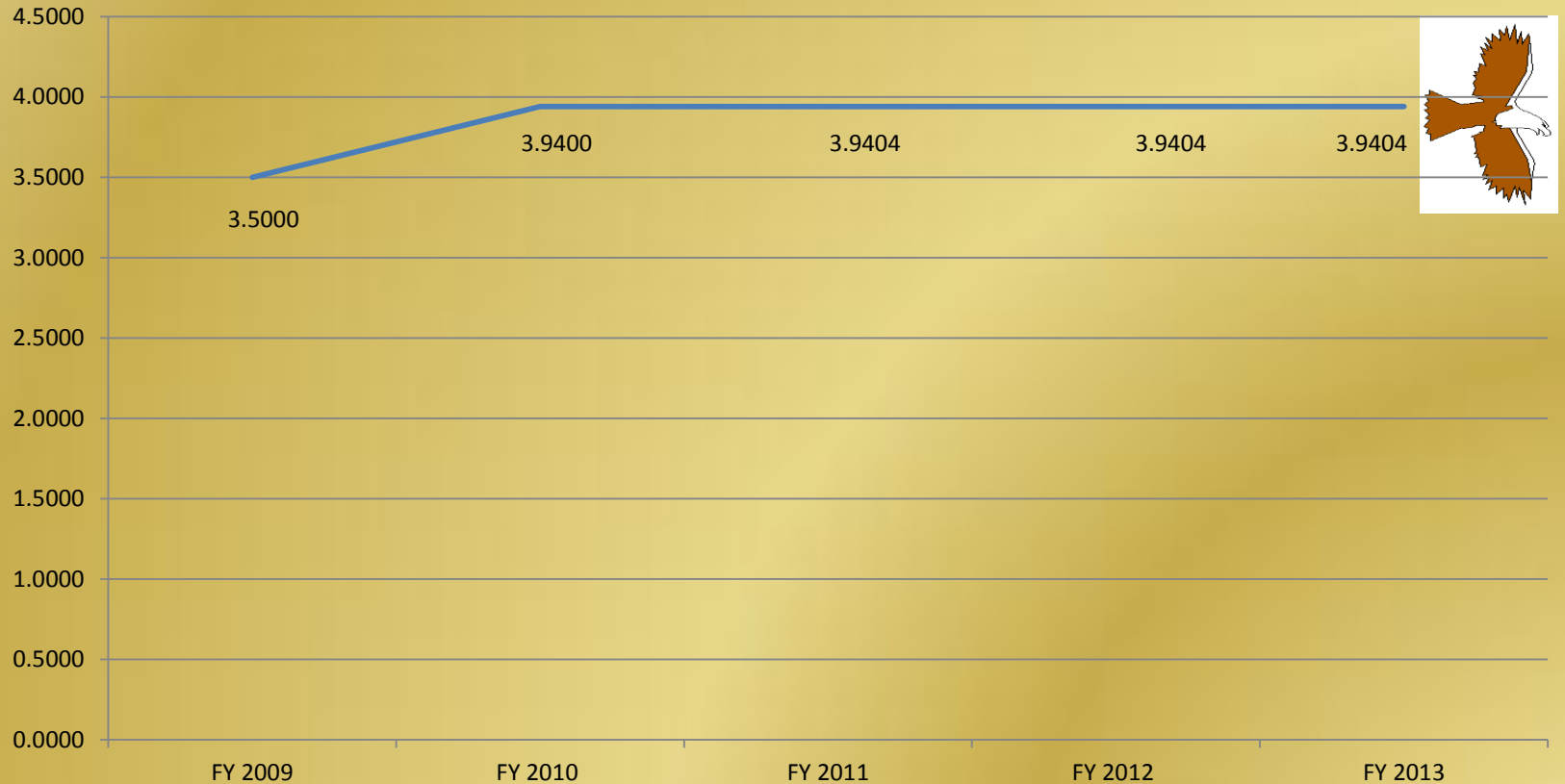
And Solid Waste (Garbage)

July 26, 2012

# Ad valorem (Property Tax) Introduction

- Latin: “according to value”
- Southwest Ranches aggregate growth: 1.38%
- Southwest Ranches in top third in value growth in Broward County

# Southwest Ranches Historic & Proposed Millage Rates



## Fiscal Year 2013 Millage Maximums and Related Information (Based on Certified Assessment Information)

Millage Name	Votes Required	Maximum Millage	Total Resulting Net Revenues	Net Revenue Change (from proposed funding level)	FY 2013 levy increase on \$250,000 taxable value
Current Year Roll-Back Rate	3	3.9042	\$4,102,334	(\$10,361)	\$0
Town of Southwest Ranches Historic Rate (Used for FY 2012 and for FY 2013 Proposed Budget)	3	3.9404	\$4,112,695	\$0	\$9
Adjusted Current Year Roll-Back Rate	3	4.3995	\$4,591,870	\$479,174	\$115
Maximum Majority Vote	3	4.5962	\$4,797,171	\$684,475	\$173
Maximum Super Majority Rate	4	5.0558	\$5,276,867	\$1,164,171	\$288
Unanimous	5	10.0000	\$10,437,254	\$6,324,558	\$1,524

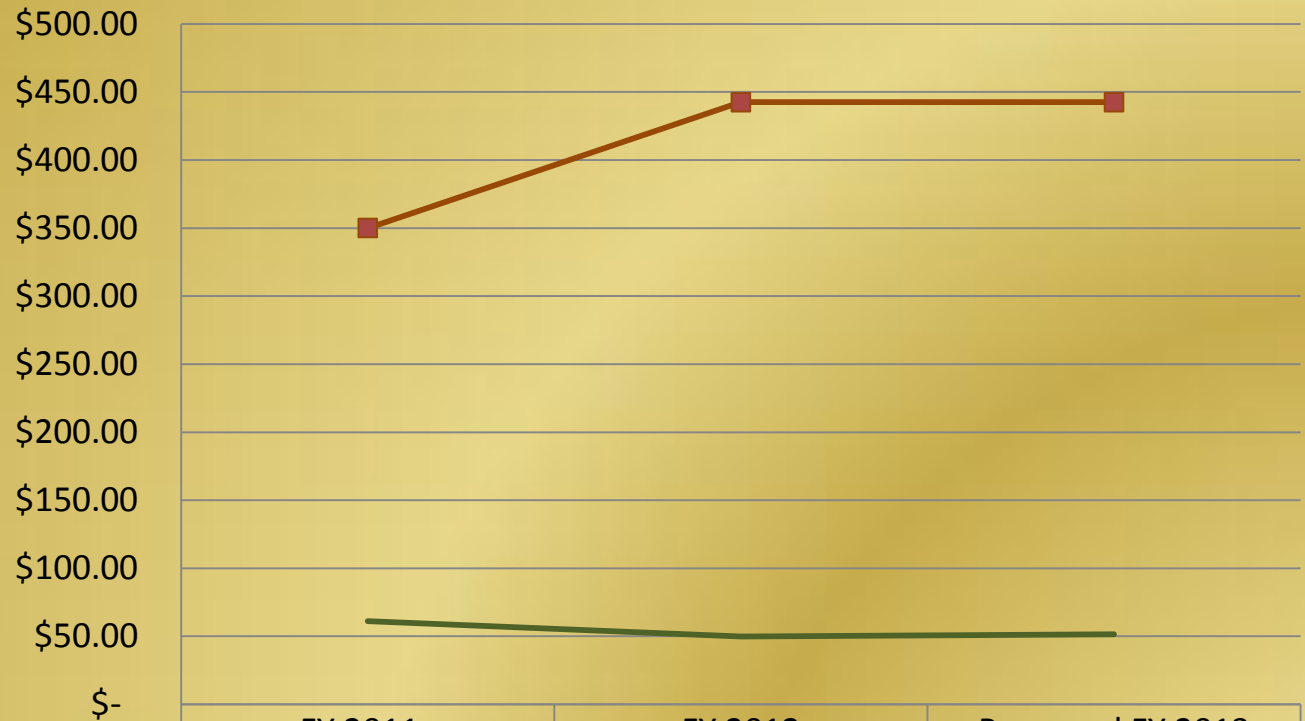
# Combined Rate Impacts

- Maintaining 3.9404 mills means slight property tax increases (\$9 per \$250,000 in taxable value) to no increase (depending upon exemptions) for most residents.
- Coupled with proposed fire and solid waste rates, nearly all residents will see a real reduction in FY 2013 aggregate (combined) costs for services by the Town of Southwest Ranches!

# Fire Assessment

- Permitted by Florida Statute Chapters 166.021 and 166.041.
  - “A fair and equitable contribution towards expenses associated with the development, maintenance and future capital expenditures shall be distributed among all properties benefitting from the existence of these services”.
- Annual rate establishment required by Town ordinance 2001-09.
- Resolution needed tonight to meet Truth-In-Millage (TRIM) advertising requirements.

# Fire Assessment Residential and Acreage Category Rates Two Year History and Proposed FY 2013



Residential (Per Dwelling Unit)			
Acreage (per Acre)			

FY 2011

FY 2012

Proposed FY 2013

\$350.00

\$442.51

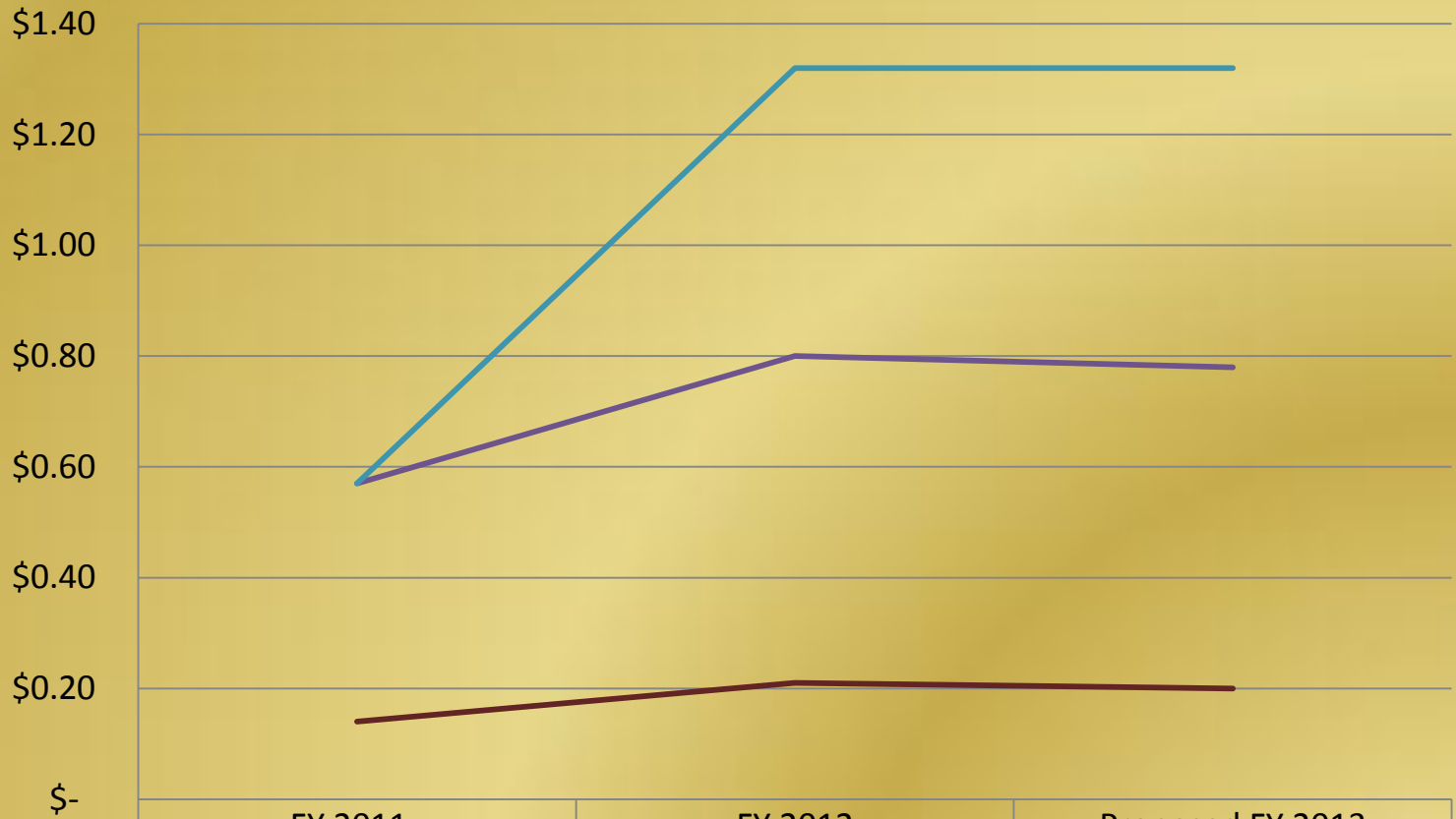
\$442.51

\$61.18

\$49.80

\$51.53

# Per Square Foot Fire Assessment Rates Two Year History and Proposed FY 2013



	FY 2011	FY 2012	Proposed FY 2013
Commercial	\$0.57	\$0.80	\$0.78
Industrial/warehouse	\$0.57	\$1.32	\$1.32
Institutional	\$0.14	\$0.21	\$0.20



# Fire Assessment Impact

- Single Family residential and Industrial/Warehouse –Unchanged
- Commercial & Institutional – Nominal decrease (.02 and .01 per square foot, respectively)
- Vacant/Agricultural – nominal increase (\$1.73 per acre)



So, it costs me 75 cents per month more in property taxes on my \$250,000 taxable property. I don't pay any more in fire assessment (but not much less). Where is that rate offset you were talking about?



It's all about the "garbage" which is coming up now.

# Solid Waste (Garbage) Assessment

- Permitted by Florida Statute Chapters 197.3632.
- Annual rate establishment required by Town ordinance 2002-08.
- Resolution needed for the assessment to comply with Florida Statutes and use of Truth In Millage (TRIM) notices

# Proposed Solid Waste Rates for FY 2013 With Changes from FY 2012

**Based On Consultant Study**



Assessment	Lot Sq Ft. Range		Number of Units in Range	Total Proposed Rates FY 12/13	Total Assessed Rates FY 11/12	Difference Increase (Decrease)
A	-	41,200	400	418.68	591.89	(173.21)
B	41,201	46,999	410	435.30	617.85	(182.55)
C	47,000	62,999	405	455.94	653.34	(197.40)
D	63,000	95,999	422	468.98	676.39	(207.41)
E	96,000	106,999	418	489.03	708.27	(219.24)
F	107,000	>107,000	403	514.60	758.22	(243.62)

# Solid Waste Impact

- Approximately 30% cost savings for residential collections across all residential categories.
- Residential Solid Waste customer reductions range from \$173.21 - \$243.62 annually

# Aggregate Proposed FY 2013 Rate Impact Summary

For the nominal ad valorem impact to exceed the savings from the proposed solid waste rates, a property would have to have a post-exemption, taxable value of nearly \$5 million dollars with a one acre (or less) lot.



## Conclusion:

It is your Town Administrator and Town Financial Administrator recommendation that the Town Council of Southwest Ranches adopt the resolutions presented tonight setting the rate maximums which primarily provide for an aggregate (combined) reduction in FY 2012-2013 costs related to the:

Millage (Property Taxes) Rate,  
Fire Assessment Rates,  
and Solid Waste (Garbage) Rates