



Agenda Submittal

**Agenda #:** 8 **Status:** Received and Filed  
**Type:** Report **Department:** Auditor-Controller  
**File #:** 14-0206 **Contact:** Simona Padilla-Scholtens, 784-6280  
**Agenda date:** 3/25/2014 **Final action:** 3/25/2014  
**Title:** Approve the FY2013/14 Property Tax Administration Fee to recover the cost to administer the property tax system from cities and local agencies in accordance with the Revenue and Taxation Code Section 95.3(f)  
**Governing body:** Board of Supervisors  
**District:** All  
**Attachments:** 1. A - 2013/14 Property Tax Admin Cost Summary, 2. B - 2013/14 Property Tax Fee Distribution

Date	Ver.	Action By	Action	Result
3/25/2014	1	Board of Supervisors	Approved	

Published Notice Required? Yes \_\_\_ No X  
Public Hearing Required? Yes \_\_\_ No X

**DEPARTMENTAL RECOMMENDATION:**

Approve the Property Tax Administration Fee for FY2013/14 to recover the cost to administer the property tax system from cities and local agencies in accordance with the Revenue and Taxation Code Section 95.3(f).

**SUMMARY:**

The Property Tax Administration Fee represents the total costs of the County to administer the countywide property tax system. Revenue and Taxation Code § 95.3(f) authorizes the County to recover the property tax administrative costs attributable to cities and local jurisdictions within the County, excluding schools and Education Revenue Augmentation Fund (ERAF). The Auditor-Controller, Assessor-Recorder, Tax Collector/County Clerk/Treasurer, County Counsel and County Administrator’s Office (by providing staff support to the Assessment Appeals Board) provide property tax administrative support. Their respective costs are included in the administrative fee calculation to determine the amount eligible for recovery from cities and other local jurisdictions. The total allocable property tax administration cost for FY2013/14 is \$6,976,804. The allocation to schools (\$3,037,687) and General Fund (\$1,090,444) are excluded. Therefore, the FY2013/14 recoverable amount for the County is \$2,848,673.

**FINANCIAL IMPACT:**

The \$2,848,673 in revenue to be received from the Property Tax Administration Fee is included in FY2013/14 approved budget of the respective departments who provide the property tax administrative support.

**DISCUSSION:**

SB 2557, Maddy, (Chapter 466 of 1990), codified in Section 95.3(f) of the Revenue and Taxation Code authorizes counties to recover property tax administrative costs attributable to incorporated cities and local jurisdictions within each county except schools and ERAF. The total allocable costs for property tax administration services for FY2013/14 are \$6,976,804 (Attachment A).

The schools are excluded by law from paying their share of the property tax administrative fee. The schools' share of the property tax administration costs represents approximately 43.54% of the total cost or \$3,037,687. In addition, the cost for the County's General Fund share is \$1,090,444 which represents 15.63% and is excluded from the amount recoverable.

The Property Tax Administration Cost to be recovered is determined as follows (Attachment B):

Allocable Property Tax Administration Cost	\$6,976,804
Less: Allocation to Schools	3,037,687
Allocation to General Fund	<u>1,090,444</u>
Recoverable Cost	<u>\$2,848,673</u>

The recoverable cost for each department who provides the property tax administration services are: Assessment Appeals Board \$27,794; Assessor \$2,120,340; Tax Collector \$586,355; and the Auditor-Controller \$114,184 for a total of \$2,848,673. The calculation includes all actual direct costs and countywide overhead charges for the respective departments for FY2012/13. Other revenues received for property tax related functions are subtracted from the total cost to arrive at the net property tax administration cost to be recovered. The net cost is distributed to all local agencies based on their proportionate share of the total property taxes apportioned for FY2013/14.

**ALTERNATIVES:**

The Board may choose not to approve the Property Tax Administration Fee for FY2013/14 as recommended. However, failure to approve the Property Tax Administration Fee will result in the revenue loss of \$2,848,673 to the county departments who provide the property tax administrative support. Therefore, it is recommended that the Board approve the Property Tax Administration Fee as calculated.

**OTHER AGENCY INVOLVEMENT:**

The staff from the Assessor-Recorder, Tax Collector/County Clerk/Treasurer and the Assessment Appeals Board provided and reviewed the data used to calculate the Property Tax Administration Fee for FY2013/14.

**CAO RECOMMENDATION:**

**APPROVE DEPARTMENTAL RECOMMENDATION**

**SOLANO COUNTY  
 PROPERTY TAX ADMINISTRATION FEE DISTRIBUTION  
 FOR USE IN FISCAL YEAR 2013-14**

<b>Fund #/ Acct Key</b>	<b>FUND</b>	<b>TOTAL AMOUNT APPORTIONED</b>	<b>ALLOCATION PERCENT</b>	<b>PROPERTY TAX ADMIN FEE DISTRIBUTION</b>
				<b>\$ 6,976,804</b>
<b>COUNTY</b>				
006/1701	ACO CAP OUTLAY	1,691,193	0.4120841%	28,750
047/9002	AVIATION	248,982	0.0606680%	4,233
004/6311	COUNTY FREE LIBRARY	5,070,314	1.2354569%	86,195
001/1101	GENERAL	64,144,015	15.6296349%	1,090,444
036/6150	LIB SPEC TAX ZONE 1	742,480	0.1809161%	12,622
037/6180	LIB SPEC TAX ZONE 2	39,814	0.0097013%	677
066/6166	LIB SPEC TAX ZONE 6	14,439	0.0035182%	245
067/6167	LIB SPEC TAX ZONE 7	309,130	0.0753242%	5,255
016/7001	RECREATION	424,425	0.1034173%	7,215
108/3017	SPECIAL ROAD	964,853	0.2351007%	16,403
<b>TOTAL COUNTY</b>		<b>73,649,644</b>	<b>17.9458215%</b>	<b>1,252,039</b>

**SPECIAL DISTRICTS GOVERNED BY  
 COUNTY BOARD OF SUPERVISORS:**

046/9746	CO CONSOLIDATED SVC AREA	85,486	0.0208299%	1,453
<b>TOTAL DEPENDENT DISTRICTS</b>		<b>85,486</b>	<b>0.0208299%</b>	<b>1,453</b>

**SPECIAL DISTRICTS GOVERNED BY  
 LOCAL BOARDS:**

**FIRE DISTRICTS**

127/9807	CORDELIA FIRE	238,776	0.0581813%	4,059
128/0128	DIXON FIRE	530,297	0.1292146%	9,015
134/9814	EAST VALLEJO FIRE	382,107	0.0931060%	6,496
130/9810	MONTEZUMA FIRE	835,861	0.2036698%	14,210
131/9810	RYER FIRE	106,582	0.0259703%	1,812
132/9812	SUISUN FIRE	249,187	0.0607181%	4,236
133/9813	VACAVILLE-ELMIRA FIRE	1,016,214	0.2476156%	17,276
<b>TOTAL FIRE DISTRICTS</b>		<b>3,359,024</b>	<b>0.8184756%</b>	<b>57,104</b>

**CEMETERY DISTRICTS**

180/9866	F-S CEMETERY	205,497	0.0500723%	3,493
177/9855	RIO VISTA CEMETERY	588,587	0.1434180%	10,006
178/9866	ROCKVILLE CEMETERY	496,807	0.1210543%	8,446
179/9857	SILVEYVILLE CEMETERY	402,899	0.0981723%	6,849
181/9859	VAC-ELMIRA CEMETERY	343,877	0.0837906%	5,846
182/0182	WINTERS JOINT CEMETERY	50,751	0.0123663%	863
<b>TOTAL CEMETERY DISTRICTS</b>		<b>2,088,417</b>	<b>0.5088737%</b>	<b>35,503</b>

**SOLANO COUNTY  
 PROPERTY TAX ADMINISTRATION FEE DISTRIBUTION  
 FOR USE IN FISCAL YEAR 2013-14**

Fund #/ Acct Key	FUND	TOTAL AMOUNT APPORTIONED	ALLOCATION PERCENT	PROPERTY TAX ADMIN FEE DISTRIBUTION
				\$ <b>6,976,804</b>

**ALL OTHER**

048/0048	BAAQMD	528,800	0.1288499%	8,990
019/9821	COLLINSVILLE LEVEE	10,029	0.0024438%	171
024/9823	DIXON RESOURCE CONS	87,122	0.0212285%	1,481
426/9886	DIXON UNIF LIBRARY	337,022	0.0821205%	5,729
018/0018	GVRD	3,010,323	0.7335096%	51,176
009/0009	MAINE PRAIRIE	51,038	0.0124361%	868
007/0007	MOSQUITO ABATE	1,597,447	0.3892414%	27,157
159/0159	NAPA JT RES CON	11	0.0000027%	0
201/8201	REC DIST 2098	5,097	0.0012420%	87
027/0027	SOL CO WATER CON DIS	5,786,283	1.4099132%	98,367
030/0030	ZONE OF BENEFIT 1	731,345	0.1782029%	12,433
032/0032	ZONE OF BENEFIT 2	60,978	0.0148581%	1,037
102/0102	SOLANO IRRIG DIST	536,561	0.1307410%	9,122
023/9822	SUISUN RESOURCE CONS	3,435	0.0008371%	58
025/9824	SOLANO RESOURCE CONS. DIST	116,080	0.0282846%	1,973
427/9887	VACA UNIF LIBRARY	1,524,748	0.3715272%	25,921
022/0022	VSFCD OPERATING	768,280	0.1872028%	13,061
049/0049	Y/S AIR QUALITY MGMT DIST	274,973	0.0670013%	4,675
TOTAL ALL OTHER		<b>15,429,572</b>	<b>3.7596427%</b>	<b>262,306</b>
TOTAL INDEPENDENT DISTRICTS		<b>20,877,013</b>	<b>5.0869921%</b>	<b>354,913</b>

**SCHOOLS:**

601/0601	BEN UNIF SCHL DIST M&O	11,617,445	2.8307617%	197,497
500/0500	CO SCH SERV FUND SUP	3,491,689	0.8508015%	59,359
998/0998	CO SCH SER FUND SUPP	412,854	0.1005981%	7,019
999/0999	CO SUP-BD OF EDUC	1,116,391	0.2720251%	18,979
614/0614	DAVIS JT UNIF ED	7,267	0.0017706%	124
607/0607	DAVIS UNI SCHL DIST M&O	82,512	0.0201053%	1,403
503/0503	DEVELOPMENT CENTER	737,982	0.1798202%	12,546
602/0602	DIX UNIF SCHL DIST M&O	6,331,786	1.5428330%	107,640
83/0083	E.R.A.F	77,234,979	18.8194412%	1,312,995
611/0611	F-S UNIF SCHL DIST M&O	21,453,162	5.2273793%	364,704
526/0526	LOS RIOS CC M&O	9,338	0.0022753%	159
610/0610	RIVER DELT JT UNI M&O	7,111,444	1.7328082%	120,895
613/0613	RIVER DELT UNI-ED	369,995	0.0901547%	6,290
528/0528	SAN JOAQUIN CC M&O	1,243,990	0.3031166%	21,148
527/0527	SOLANO COMM COL M&O	9,432,491	2.2983656%	160,352
606/0606	TRAVIS UNI SCHL DIST M&O	3,231,672	0.7874445%	54,938
608/0608	VACA UNI SCHL DIST M&O	15,549,230	3.7887992%	264,337
603/0603	VJO UNI SHCL DIST M&O	18,694,093	4.5550914%	317,800
612/0612	WINTERS JT UNIFIED ED	46,350	0.0112939%	788
609/0609	WINTERS UNI SCHL DIST M&O	512,608	0.1249046%	8,714
TOTAL SCHOOLS		<b>178,687,279</b>	<b>43.5397897%</b>	<b>3,037,687</b>

## SOLANO COUNTY PROPERTY TAX ADMINISTRATION FEE DISTRIBUTION FOR USE IN FISCAL YEAR 2013-14

Fund #/ Acct Key	FUND	TOTAL AMOUNT APPORTIONED	ALLOCATION PERCENT	PROPERTY TAX ADMIN FEE DISTRIBUTION
				<b>\$ 6,976,804</b>

### CITIES

075/0075	BENICIA	12,087,855	2.9453840%	205,494
076/0076	DIXON	2,748,501	0.6697129%	46,725
077/0077	FAIRFIELD	10,184,374	2.4815729%	173,134
078/0078	RIO VISTA	1,048,858	0.2555697%	17,831
079/0079	SUISUN	724,170	0.1764548%	12,311
080/0080	VACAVILLE	10,307,164	2.5114925%	175,222
081/0081	VALLEJO	13,846,259	3.3738452%	235,387
<b>TOTAL CITIES</b>		<b>50,947,182</b>	<b>12.4140319%</b>	<b>866,104</b>

### REDEVELOPMENT AGENCIES:

090/0090	CORDELIA	11,752,449	2.8636574%	199,792
146/0146	DIXON	2,188,871	0.5333506%	37,211
095/0095	FAIRFIELD RGNL CTR	6,682,263	1.6282320%	113,599
149/0149	FAIRFIELD RGNL CTR-AMND <i>Note 1</i>	0	0.0000000%	0
097/0097	FFLD CENTER	2,941,666	0.7167804%	50,008
148/0148	N TEXAS ST CORRIDOR RDA	2,078,784	0.5065263%	35,339
092/0092	FLOSDEN	535,655	0.1305203%	9,106
098/0098	FLOSDEN ANNEX	103,537	0.0252283%	1,760
143/0143	FLOSDEN #3 M/W	808,577	0.1970216%	13,746
096/0096	HIGHWAY 12	11,203,232	2.7298326%	190,455
100/0100	I 505/80	27,281,801	6.6476130%	463,791
091/0091	MARINA VISTA	435,541	0.1061260%	7,404
088/0088	RIO VISTA	764,218	0.1862129%	12,992
129/0136	RIO VISTA-ARMY RSV CTR <i>Note 2</i>		0.0000000%	0
089/0089	SUISUN CITY	1,172,169	0.2856162%	19,927
147/0147	SUISUN CITY-AS AMMENDED	10,142,780	2.4714379%	172,427
141/0141	VACA PROJECT	6,987,860	1.7026951%	118,794
087/0087	VJO CENTRAL	489,881	0.1193667%	8,328
093/0093	WATERFRONT DEV PROJ	584,072	0.1423177%	9,929
<b>TOTAL REDEVELOPMENT</b>		<b>86,153,354</b>	<b>20.9925348%</b>	<b>1,464,608</b>
<b>TOTAL ALL JURISDICTIONS</b>		<b>410,399,958</b>	<b>100.00%</b>	<b>6,976,804</b>
<b>LESS: COUNTY'S GENERAL FUND/SCHOOLS COSTS SUBJECT TO RECOVERY</b>				<b>4,128,131</b>
				<b>2,848,673</b>

Source: FY 2013-14 Schedule of Admin Cost Factors

*Note 1 - Combined with Fund 095*

*Note 2 - Combined with Fund 088*

## SOLANO COUNTY PROPERTY TAX ADMINISTRATION COST SUMMARY FOR USE IN FISCAL YEAR 2013-14

ITEM/DESCRIPTION	COUNTY ASSESSMENT BOARD	ASSESSOR/RECORDER	TAX COLLECTOR/CLERK	AUDITOR-CONTROLLER
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### EXPENDITURES:

SALARIES & BENEFITS	47,816	3,639,168	834,995	668,198
SERVICES AND SUPPLIES	3,870	1,695,875	699,874	230,087
COUNTY COUNSEL COSTS	40,325			
OTHER CHARGES		-		
OVERHEAD		265,935	164,031	201,352
<b>DEPARTMENTAL COSTS:</b>	<b>92,011</b>	<b>5,600,978</b>	<b>1,698,900</b>	<b>1,099,637</b>

### REVENUE OFFSETS:

PENALTIES			86,120	
LICENSES, PERMITS				
OTHER GOVERNMENTAL AGENCIES				
STATE REIMB MANDATED COSTS				
PHOTO/MICROFICHE COPIES		3,210		
MEDIATION FEE				
ESTATE & PUBLIC ADMIN FEES				
RECORDING FEE				
AUTOMATION-MICROGRAPHICS				
ASSMT & TAX COLL FEES		109,528	64,815	463,071
AUDITING & ACCTG FEES				
LAND DIVISION FEE				
REDEMPTION FEES				28,510
OTHER PROF SERVICES			8,637	
CSMP SERVICES				
SB 813 COLL FEES		192,218	8,639	15,118
LEGAL FEES				
MEDICARE SERVICES				
OTHER CHARGES FOR SERVICES	23,940	103,010	93,989	312,555
OTHER REVENUE				731
INTERFUND SERVICES			631	
INSURANCE PROCEEDS				
<b>TOTAL REVENUE OFFSETS:</b>	<b>23,940</b>	<b>407,966</b>	<b>262,831</b>	<b>819,985</b>

<b>NET COSTS:</b>	<b>68,071</b>	<b>5,193,012</b>	<b>1,436,069</b>	<b>279,652</b>
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<b>TOTAL PROPERTY TAX ADMINISTRATION COST:</b>				<b>6,976,804</b>
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Sources: Department reports on supporting costs  
IFAS Report (Monthly Status) ending June 30, 2013