



APPROVED

MAR 24 2009

AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

BY *Mona Chinda* deputy
CLERK OF THE BOARD

ITEM TITLE		BOARD MEETING DATE	AGENDA NUMBER
Approve the Property Tax Administration Fee for FY2008/09		March 24, 2009	9
Dept:	Auditor-Controller	Supervisorial District Number	
Contact:	Simona Padilla-Schoitens, CPA	All	
Extension:	6287		
Published Notice Required?		Yes _____	No <u> x </u>
Public Hearing Required?		Yes _____	No <u> x </u>

DEPARTMENTAL RECOMMENDATION:

It is recommended that the Board approve the Property Tax Administration Fee for fiscal year 2008/09.

SUMMARY:

The Property Tax Administration Fee represents the total costs of the County to administer the 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 Assessment Appeals Board) provide property tax administrative support. Their respective costs are included in the calculation to determine the amount eligible for recovery from cities and other local jurisdictions. The total allocable property tax administration cost is \$5,740,964 of which \$1,350,775 (allocation to schools) and \$1,427,100 (allocation to general fund) are excluded; therefore the recoverable cost is \$2,963,089.

FINANCING:

The \$2,963,089 in revenue to be received from the Property Tax Administration Fee was included in the General Fund budget for fiscal year 2008/09.

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 fiscal year 2008/09 are \$5,740,964 (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 23.53% of

the total cost or \$1,350,775. In addition, the cost for the county's general fund share is excluded from the amount recoverable which represent 24.86% of total cost or \$1,427,100.

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

Allocable Property Tax Administration Costs	\$5,740,964
Less: Allocation to Schools	1,350,775
Allocation to General Fund	<u>1,427,100</u>
Recoverable Costs:	<u>\$2,963,089</u>

Included in the calculation are all actual direct costs and countywide overhead charges for the respective departments for FY 2007/08. Other revenues received for property tax related functions are subtracted from the total cost to arrive at the Net Property Tax Administration Cost. The net cost is distributed to all local agencies based on their proportionate share of the total property taxes apportioned for the current fiscal year 2008/09.

ALTERNATIVES:

The Board may choose not to approve the Property Tax Administration Fee for FY 2008/09 as recommended. However, failure to approve the Property Tax Administration Fee will result in the revenue loss of \$2,963,089 to the county's General Fund. Therefore, we recommend 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 fiscal year 2008/09.

CAO RECOMMENDATION:

APPROVE DEPARTMENT
RECOMMENDATION

DEPARTMENT HEAD SIGNATURE:


Simona Padilla-Scholtens, CPA
Auditor-Controller

**SOLANO COUNTY
PROPERTY TAX ADMINISTRATION COST
SUMMARY
FOR USE IN FISCAL YEAR 2008-09**

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

SALARIES & BENEFITS	33,519	3,729,059	1,020,639	588,106
SERVICES AND SUPPLIES	3,424	1,123,290	427,168	183,510
COUNTY COUNSEL COSTS	32,060			
OTHER CHARGES		(19.00)		
OVERHEAD		163,079	134,721	188,423
DEPARTMENTAL COSTS:	69,003	5,015,409	1,582,528	960,039

REVENUE OFFSETS:

PENALTIES		0	189,170	0
LICENSES, PERMITS		0	0	0
OTHER GOVERNMENTAL AGENCIES		641	0	0
STATE REIMB MANDATED COSTS		0	0	0
PHOTO/MICROFICHE COPIES		23,107	0	55
MEDIATION FEE		0	0	0
ESTATE & PUBLIC ADMIN FEES		0	0	0
RECORDING FEE		0	0	0
AUTOMATION-MICROGRAPHICS		0	0	0
ASSMT & TAX COLL FEES		96,481	40,419	426,036
AUDITING & ACCTG FEES		0	0	0
LAND DIVISION FEE		0	0	0
REDEMPTION FEES		0	0	47,180
OTHER PROF SERVICES		0	2,040	0
CSMP SERVICES		0	0	0
SB 813 COLL FEES		686,781	67,003	83,754
LEGAL FEES		0	0	0
MEDICARE SERVICES		0	0	0
OTHER CHARGES FOR SERVICES		161,255	60,673	0
OTHER REVENUE		427	0	994
COUNTYWIDE OVERHEAD OFFSET		0	0	0
INSURANCE PROCEEDS		0	0	0
TOTAL REVENUE OFFSETS:	0	968,692	359,305	558,018
NET COSTS:	69,003	4,046,717	1,223,223	402,021

TOTAL PROPERTY TAX ADMINISTRATION COST: 5,740,964

**SOLANO COUNTY
PROPERTY TAX ADMINISTRATION FEE DISTRIBUTION
FOR USE IN FISCAL YEAR 2008-09**

Fund #/ Acct Key	FUND	TOTAL AMOUNT APPORTIONED	ALLOCATION PERCENT	PROPERTY TAX ADMINISTRATIVE FEE DISTRIBUTION 5,740,964
COUNTY				
006/1701	ACO CAP OUTLAY	1,866,428	0.4061859%	23,319
047/9002	AVIATION	275,156	0.0598815%	3,438
004/6311	COUNTY FREE LIBRARY	5,665,479	1.2329636%	70,784
001/1101	GENERAL	114,223,803	24.8582316%	1,427,100
036/6150	LIB SPEC TAX ZONE 1	850,950	0.1851901%	10,632
037/6180	LIB SPEC TAX ZONE 2	26,956	0.0058664%	337
066/6166	LIB SPEC TAX ZONE 6	16,757	0.0036468%	209
067/6167	LIB SPEC TAX ZONE 7	405,690	0.0882893%	5,069
016/7001	RECREATION	468,388	0.1019341%	5,852
108/3017	SPECIAL ROAD	758,687	0.1651111%	9,479
TOTAL COUNTY		124,558,294	27.1073002%	1,556,219

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

046/9746	CO CONSOLIDATED SVC AREA	114,693	0.0249603%	1,433
049/0049	Y/S AIR QUALITY MGMT DIST	287,039	0.0624676%	3,586
TOTAL DEPENDENT DISTRICTS		401,732	0.0874279%	5,019

**SPECIAL DISTRICTS GOVERNED BY
LOCAL BOARDS:**

FIRE DISTRICTS

127/9807	CORDELIA FIRE	244,574	0.0532260%	3,056
128/0128	DIXON FIRE	467,787	0.1018033%	5,844
134/9814	EAST VALLEJO FIRE	521,973	0.1135956%	6,521
130/9810	MONTEZUMA FIRE	413,070	0.0898954%	5,161
131/9810	RYER FIRE	90,599	0.0197168%	1,132
132/9812	SUISUN FIRE	257,839	0.0561128%	3,221
133/9813	VACAVILLE-ELMIRA FIRE	1,072,938	0.2335007%	13,405
TOTAL FIRE DISTRICTS		3,068,780	0.6678507%	38,340

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CEMETERY DISTRICTS				
180/9858	F-S CEMETERY	235,065	0.0511566%	2,937
177/9855	RIO VISTA CEMETERY	419,947	0.0913920%	5,247
178/9856	ROCKVILLE CEMETERY	581,372	0.1265225%	7,264
179/9857	SILVEYVILLE CEMETERY	400,157	0.0870851%	5,000
181/9859	VAC-ELMIRA CEMETERY	376,507	0.0819383%	4,704
182/0182	WINTERS JOINT CEMETERY	45,111	0.0098174%	564
TOTAL CEMETERY DISTRICTS		2,058,159	0.4479118%	25,716
ALL OTHER				
048/0048	BAAQMD	599,447	0.1304561%	7,489
019/9821	COLLINSVILLE LEVEE	8,871	0.0019306%	111
024/9823	DIXON RESOURCE CONS	86,876	0.0189066%	1,085
426/9886	DIXON UNIF LIBRARY	334,518	0.0728003%	4,179
018/0018	GVRD	3,886,053	0.8457117%	48,552
009/0009	MAINE PRAIRIE	36,489	0.0079410%	456
007/0007	MOSQUITO ABATE	1,758,502	0.3826983%	21,971
159/0159	NAPA JT RES CON	10	0.0000022%	0
201/8201	REC DIST 2098	6,267	0.0013639%	78
027/0027	SOL CO WATER CON DIS	6,363,976	1.3849757%	79,511
030/0030	ZONE OF BENEFIT 1	787,548	0.1713920%	9,840
032/0032	ZONE OF BENEFIT 2	72,554	0.0157897%	906
102/0102	SOLANO IRRIG DIST	549,159	0.1195121%	6,861
023/9822	SUISUN RESOURCE CONS	3,603	0.0007841%	45
025/9824	SOLANO RESOURCE CONS. DIST	122,878	0.0267416%	1,535
427/9887	VACA UNIF LIBRARY	1,673,565	0.3642136%	20,909
022/0022	VSFCD OPERATING	1,016,409	0.2211985%	12,699
TOTAL ALL OTHER		17,306,725	3.7664179%	216,227
TOTAL INDEPENDENT DISTRICTS		22,433,664	4.8821805%	280,283

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SCHOOLS:

BEN UNIF SCHL DIST M&O	12,536,790	2.7283493%	156,634
CO SCH SERV FUND SUP	3,989,060	0.8681288%	49,839
CO SCH SER FUND SUPP	453,952	0.0987924%	5,672
CO SUP-BD OF EDUC	1,278,333	0.2782003%	15,971
DAVIS JT UNIF ED	5,762	0.0012540%	72
DAVIS UNI SCHL DIST M&O	65,575	0.0142709%	819
DEVELOPMENT CENTER	843,042	0.1834691%	10,533
DIX UNIF SCHL DIST M&O	6,300,125	1.3710800%	78,713
E.R.A.F	(4,264,659)	-0.9281068%	(53,282)
F-S UNIF SCHL DIST M&O	24,486,130	5.3288533%	305,928
LOS RIOS CC M&O	7,416	0.0016139%	93
RIVER DELT JT UNI M&O	5,051,325	1.0993068%	63,111
RIVER DELT UNI-ED	262,836	0.0572003%	3,284
SAN JOAQUIN CC M&O	916,370	0.1994272%	11,449
SOLANO COMM COL M&O	10,744,127	2.3382167%	134,236
TRAVIS UNI SCHL DIST M&O	3,484,266	0.7582718%	43,532
VACA UNI SCHL DIST M&O	16,972,078	3.6935896%	212,048
VJO UNI SHCL DIST M&O	24,485,238	5.3286592%	305,916
WINTERS JT UNIFIED ED	41,198	0.0089658%	515
WINTERS UNI SCHL DIST M&O	455,593	0.0991495%	5,692
TOTAL SCHOOLS	108,114,557	23.5286922%	1,350,775

CITIES

075/0075 BENICIA	16,740,633	3.6432208%	209,156
076/0076 DIXON	5,854,746	1.2741533%	73,149
077/0077 FAIRFIELD	23,960,546	5.2144719%	299,361
078/0078 RIO VISTA	2,157,210	0.4694680%	26,952
079/0079 SUISUN	3,201,401	0.6967125%	39,998
080/0080 VACAVILLE	23,162,453	5.0407848%	289,390
081/0081 VALLEJO	30,691,486	6.6793090%	383,457
TOTAL CITIES	105,768,475	23.0181204%	1,321,463

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REDEVELOPMENT AGENCIES:				
090/0090	CORDELIA	13,699,380	2.9813608%	171,159
146/0146	DIXON	2,379,242	0.5177883%	29,726
095/0095	FAIRFIELD RGNL CTR	6,759,001	1.4709440%	84,446
149/0149	FAIRFIELD RGNL CTR-AMMND	(67,806)	-0.0147565%	(847)
097/0097	FFLD CENTER	3,799,034	0.8267739%	47,465
148/0148	N TEXAS ST CORRIDOR RDA	1,679,904	0.3655931%	20,989
092/0092	FLOSDEN	764,464	0.1663683%	9,551
098/0098	FLOSDEN ANNEX	89,505	0.0194787%	1,118
143/0143	FLOSDEN #3 M/W	767,076	0.1669368%	9,584
096/0096	HIGHWAY 12	10,269,000	2.2348159%	128,300
100/0100	I 505/80	31,396,907	6.8328279%	392,270
091/0091	MARINA VISTA	624,898	0.1359948%	7,807
088/0088	RIO VISTA	894,133	0.1945879%	11,171
089/0089	SUISUN CITY	1,586,103	0.3451795%	19,817
147/0147	SUISUN CITY-AS AMMENDED	14,187,611	3.0876131%	177,259
141/0141	VACA PROJECT	7,950,316	1.7302068%	99,331
087/0087	VJO CENTRAL	809,336	0.1761338%	10,112
093/0093	WATERFRONT DEV PROJ	636,096	0.1384319%	7,947
TOTAL REDEVELOPMENT		98,224,198	21.3762789%	1,227,205
TOTAL ALL JURISDICTIONS		459,500,919	100.00%	5,740,964
LESS: COUNTY'S GENERAL FUND/SCHOOLS COSTS SUBJECT TO RECOVERY				2,777,875
				2,963,089

Source: FY 2008-09 Schedule of Admin Cost Factors