

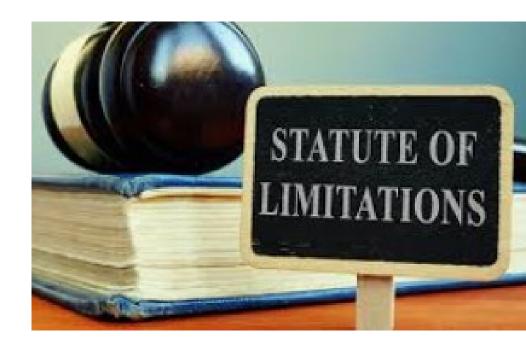
Property Tax Levies

Diann Locke, Levies and Appeals Specialist, July 26, 2022



Property tax regular levy limitations

- Levy Limit (aka 1% growth limit)
 - chapter 84.55 RCW
- Statutory maximum rate limit
 - RCW 84.52.043
- Certified levy request amount
 - RCW 84.52.070
- Authorized increased over prior year
 - RCW 84.55.120
- Aggregate limits, \$5.90 and Const. 1%
 - RCW 84.52.043 and RCW 84.52.010





Taxing District Budgeting Process

Certification of budget or estimates of revenue from property taxation to the county legislative authority (RCW 84.52.020)

- Include Total levy request amount for each levy and any reference to earmarked levy funds, i.e. refund levy, non-voted bond debt
- Deadline November 30

Resolution or ordinance authorizing an increase in the district's property tax for regular levies (RCW 84.55.120)

- Must be in a separate document, include dollar and percentage of increase
- Deadline No statutory deadline, but complete as soon as possible





Taxing District Budgeting Process, cont'd

Resolution/Ordinance Authorizing an Increase Sample Calculation				
Highest lawful levy since 1985	\$250,000 *	101% =	\$252,500	
Prior year's levy			\$218,000	
Difference is dollar increase			\$ 34,500	
Percentage of increase			15.825688%	
Certified levy request a new construction & other	\$260,000			





The mysterious banked levy capacity and how can it be used?

Resolution/Ordinance Authorizing an Increase Sample Calculation				
Highest lawful levy since 1985	\$250,000 *	101% =	\$252,500	
Prior year's levy			\$218,000	
Difference is dollar increase			\$ 34,500	
Percentage of increase			15.825688%	
Certified levy request amount (this includes amounts for new construction & other allowable increases)			\$260,000	





Levy lid lifts

With voter approval bypass the 1% growth lid

- Single year or up to 6 years
- Majority voter approval required

Conditions:

- Limit purpose or time of increase
- Permanent increase
- Cities & counties only Provide for an exemption under RCW 84.36.381

Voter approved lid lifts <u>DO NOT</u> set a permanent levy rate. It sets a maximum rate for the first year of the lid lift and could set a limit factor for five more years greater than 1%.



RCW 84.55.050



Excess levies – RCW 84.52.052

Requires majority or super majority voter approval

Single year levies except for school and fire districts or bond levies





www.dor.wa.gov

- Publications by subject Property Tax
 - Levy Manual
 - Ballot Measure Requirements for Voted Property Tax Levies
 - Special Notices
 - Property Tax Advisories
- Forms by subject Property Tax Forms Levy Forms
- Diann Locke, <u>diannl@dor.wa.gov</u> or 360-534-1427
- Your county assessor

