



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 amount (this includes amounts for new construction & other allowable increases)					\$260,000



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

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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 DO NOT 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, diannl@dor.wa.gov or 360-534-1427
- Your county assessor



RESOURCES