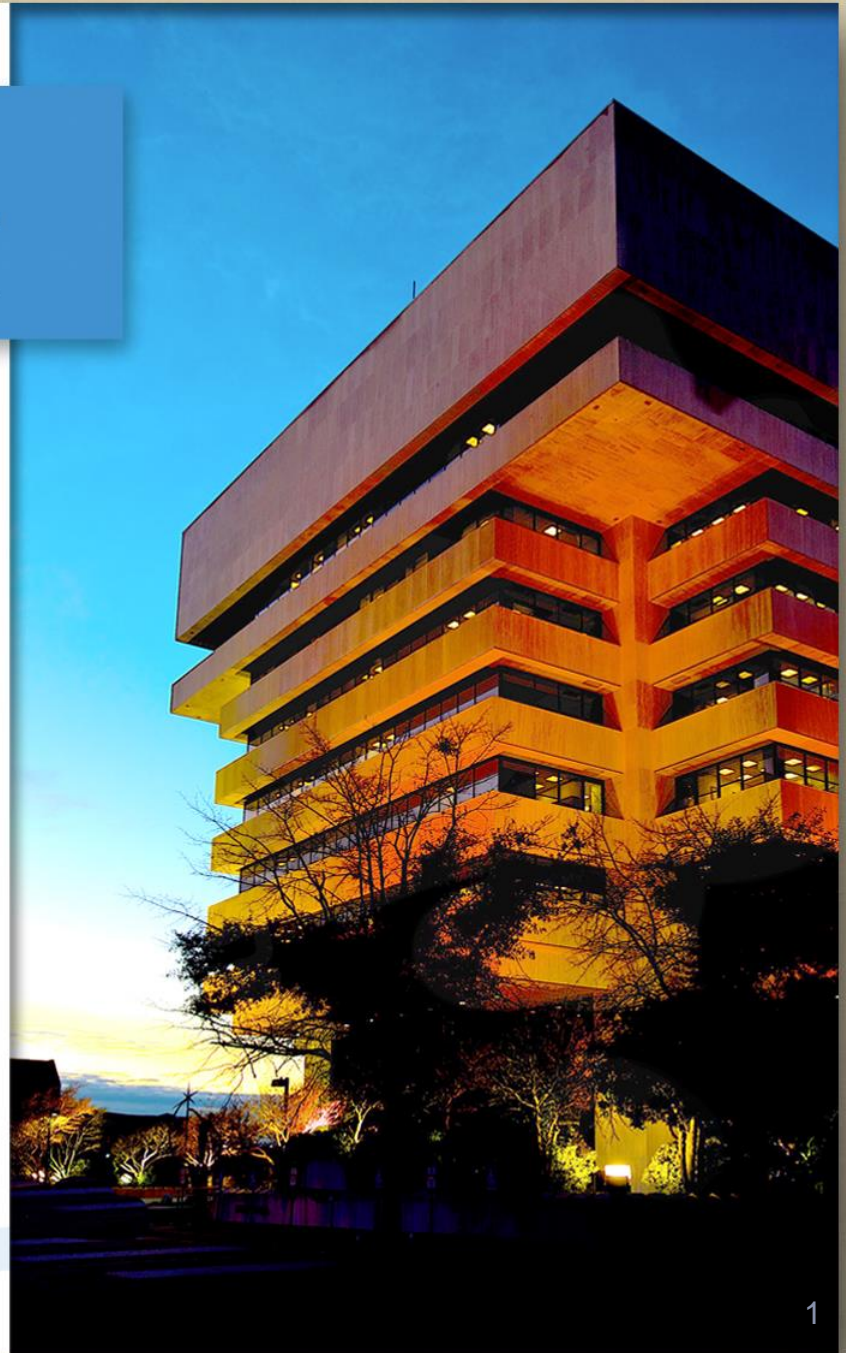


HAMPTON VA

Revenue Guideline For Real Estate Taxes

**Hampton City Council
April 28, 2021
Hampton Finance Committee**



Purpose

- Provide an overview of the Revenue Guideline for Real Estate Taxes
- Review Finance Committee's recommendation for the FY22 Real Estate Tax rate

Background

- **On February 8, 2006 City Council approved the financial guideline dealing with real estate growth:**
 - **Real estate revenue growth, net of new construction, from one fiscal year to the next, shall be limited to the equivalent percentage increase in an inflationary growth factor as measured by either the consumer price index for urban dwellers (CPI-U) or resident income growth (RI); whichever is greater in any given year.**

Background

- **Financial guideline on real estate growth, continued:**
 - To the extent that budgetary needs require real estate revenue to grow faster than this factor, the Manager and Council shall explicitly explain the budget driving factors causing this, so that residents may have a concise and clear understanding of the need to deviate from this financial guideline.
 - This guideline was implemented with the FY07 Budget.

Background

- **On May 8, 2013 City Council approved the revision to the revenue guideline for real estate taxes:**
 - A) To incorporate a decline in real estate revenue.**
 - B) Allow flexibility to the governing body regarding the application of the tax rate factors (resident income growth and inflationary factors).**
 - C) Review all revenues and fees to encourage diversity and less reliance on real property revenues during economic declines.**

Tax Equalization

| Fiscal Year | Increase/(Decline) In Real Estate Tax Revenue | Actual Tax Rate* | Equalized Tax Rate* |
|-------------|-----------------------------------------------|--------------------|---------------------|
| 2013 | (4,645,906) | \$1.04 | \$1.21 |
| 2014 | (3,001,349) | \$1.24 | \$1.27 |
| 2015 | (1,327,579) | \$1.24 | \$1.30 |
| 2016 | 578,339 | \$1.24 | \$1.30 |
| 2017 | 1,569,560 | \$1.24 | \$1.30 |
| 2018 | 1,416,775 | \$1.24 | \$1.30 |
| 2019 | 2,208,293 | \$1.24 | \$1.30 |
| 2020 | 2,418,641 | \$1.24 | \$1.30 |
| 2021 | 5,907,396 | \$1.24 | \$1.30 |
| 2022 | 7,576,490 | 1.24 (proposed) | \$1.27 |

*Actual and Equalized rates are per \$100 of assessed value

Summary

- *The Finance Committee reviewed and voted unanimously at their March 25 meeting to recommend Council maintain the real estate tax rate at \$1.24 per \$100 of assessed value.*
 - Although the guideline suggested lowering the tax rate by \$0.03, we're recommending that Council maintain the current tax rate because of the loss of revenues due to the Pandemic.
 - Potential loss of American Rescue Plan funds.
 - \$0.03 lower than the equalized rate per the guidelines.

Revenue Guidelines

Questions and Answers