

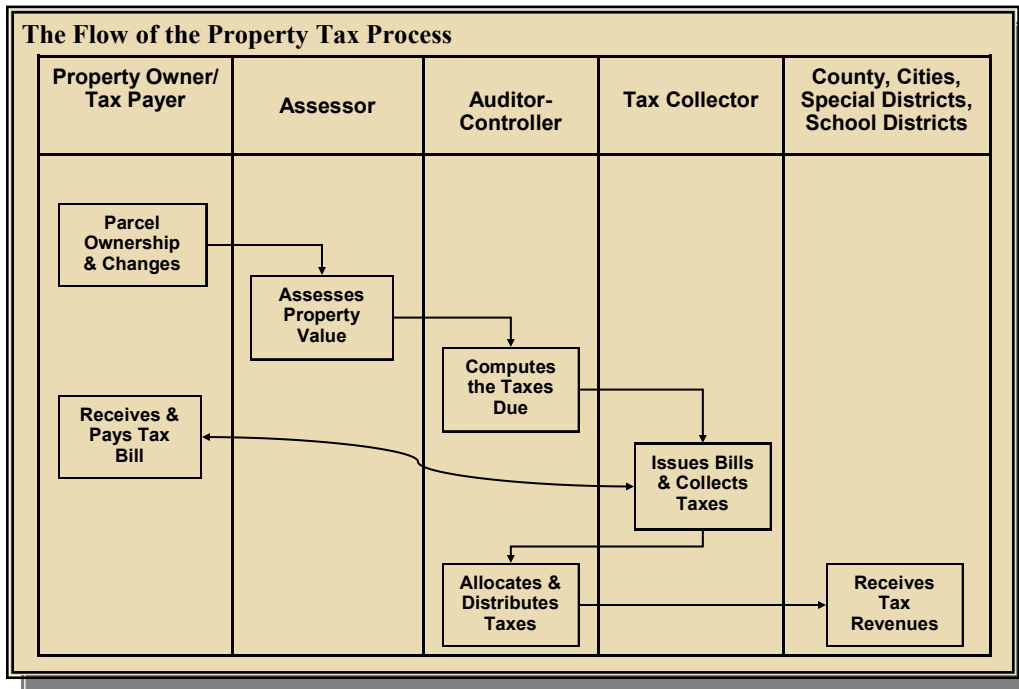


# Property Tax Perspective

County of San Luis Obispo,  
Fiscal Year July 1, 2017 to June 30, 2018

## Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$506 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2016-17 and is expected to generate \$535 million for fiscal year 2017-18 based on the current taxable value (see page 4). The information provided in this publication is a general overview of the property tax process in San Luis Obispo County. It includes a broad description of the functions of various county departments from the generation of property taxes through the distribution to local government agencies. Please visit our website located at <http://sloacttc.com> to view or download copies of *Property Tax Perspective* and our other publications.



Proposition 13, approved by California voters in 1978, is the basis for the current property tax process. Proposition 13 limits the property tax rate to 1% of assessed value, plus any additional tax rate necessary to fund local voter-approved bonds and other indebtedness. It limits base value increases to 2% per year, except for properties having a change of ownership or new construction. Property with a change in ownership is assessed at its new market value (usually the purchase price) and the value of any new construction is added to the existing base value of a parcel.

Since the passage of Proposition 13, the California legislature and the voters have continually altered, interpreted and implemented changes to the property tax laws resulting in local agency tax revenues being more and more limited. This has led to the advent of special assessments, fees and special taxes levied on parcels by local agencies for the benefit of the property owners within their district boundaries. These charges are set by each individual agency and are not based on value or subject to the tax rate, but do become a lien on the property along with the property tax.

### Two Elected County Officials Provide Many of The Checks and Balances That Govern This Property Tax Process

**Tom J. Bordonaro**  
County Assessor  
(805) 781-5643

[www.slocounty.ca.gov/assessor.htm](http://www.slocounty.ca.gov/assessor.htm)

**James P. Erb, CPA**  
Auditor-Controller, Treasurer, Tax Collector  
(805) 781-5040

<http://sloacttc.com>

# Parcel Ownership and Taxpayers

Annually, owners of taxable property become liable for the property tax as based on the assessed value of the property. Taxable property is assessed (valued) each year as of January 1st (called the lien date) to generate tax revenue for the fiscal year that begins on the upcoming July 1st. The assessed value for most real property is the prior year's assessed value adjusted by the California Consumer Price Index, up to 2%. However, if there has been a change in ownership the new assessed value will be the market value of the property that changed ownership. New construction value is added to the property's prior base values.

*The owners of property in San Luis Obispo County are responsible for the timely payments of taxes. Those who pay late are subject to penalties and costs which can be significant.*

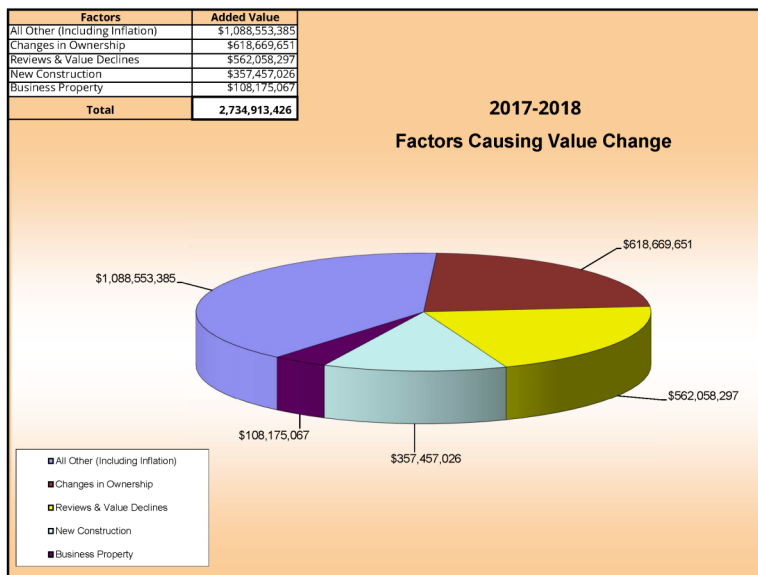
## Principal Taxpayers 2017-2018 (Secured, Utility, Unsecured & Aircraft)

Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	2,663,682,033	4.99%
Phillips 66 Company	Oil Refinery	137,196,834	0.26%
Jamestown Premier	Commercial	111,017,870	0.21%
AT&T	Telephone	109,457,597	0.21%
CAP VIII - Mustang Village LLC	Apartments	90,677,099	0.17%
E & J Gallo Winery	Winery	76,337,566	0.14%
Firestone Walker LLC	Brewery	65,985,542	0.12%
Pasquini Charles Jr. TRE ETAL	Multi-Prop Owner	60,244,168	0.11%
Brodiaea Inc	Land Mgmt	57,715,519	0.11%
Dynegy Morro Bay LLC	Utility	57,157,607	0.11%
<b>Total Top 10 Taxpayers</b>		<b>\$3,429,471,835</b>	<b>6.42%</b>

The top ten taxpayers make up 6.42% of total taxable assessed valuation. This is an indicator that the county has a diversified tax base.

*Under Proposition 13 similar properties can have substantially different assessed values based on their date of purchase.*

The County has 138,818 secured parcels that include both residential (homes, condos and apartments) and non-residential (businesses, hotels, retail, etc.) property. Utilities and railroads are valued across multiple parcels. Business personal property (machinery and equipment) is taxable where it has established "permanent status"; while vessels (boats) are assessed where moored and aircraft are taxed at the location of the airport. Taxable personal property, business fixtures, aircraft, vessels and boats are classified as unsecured, of which there are about 31,221 such properties within the County.



*Many factors account for the \$2.7 billion total growth in assessed value for the 2017-2018 fiscal year.*

# Assessor Values Property

The primary responsibility of the County Assessor is to discover, describe, value and assess all taxable property so that each owner is assured of paying the proper amount of property tax for the support of local governments and schools. The main categories of taxable property include real property, business personal property, vessels and aircraft. The Secured Tax roll is comprised of real property which is defined as land, mines, minerals, timber and improvements such as buildings, structures, crops, trees and vines. Business personal property (items such as machinery, equipment, office tools and supplies), vessels and aircraft are included on the Unsecured roll. It is important to note that there are several full or partial exclusions/exemptions (such as homeowner, disabled veterans and welfare exemptions) provided by the State Constitution and the legislature that reduce the burden of paying property taxes for certain taxpayers.

## Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)

Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1988-89	13.1	11.0%
1989-90	14.1	7.6%
1990-91	15.6	10.6%
1991-92	16.4	5.1%
1992-93	17.1	4.3%
1993-94	17.5	2.3%
1994-95	17.9	2.3%
1995-96	18.3	2.2%
1996-97	18.6	1.6%
1997-98	19.1	2.7%
1998-99	19.7	3.1%
1999-00	20.8	5.6%
2000-01	22.1	6.3%
2001-02	23.5	6.3%
2002-03	25.6	8.9%
2003-04	27.6	7.8%
2004-05	30.2	9.4%
2005-06	33.5	10.9%
2006-07	37.4	11.8%
2007-08	40.8	8.9%
2008-09	42.9	5.2%
2009-10	42.8	-0.4%
2010-11	42.4	-0.9%
2011-12	41.7	-1.7%
2012-13	42.1	1.0%
2013-14	43.4	3.0%
2014-15	45.8	5.5%
2015-16	48.5	6.0%
2016-17	51.0	5.1%
2017-18	53.7	5.4%

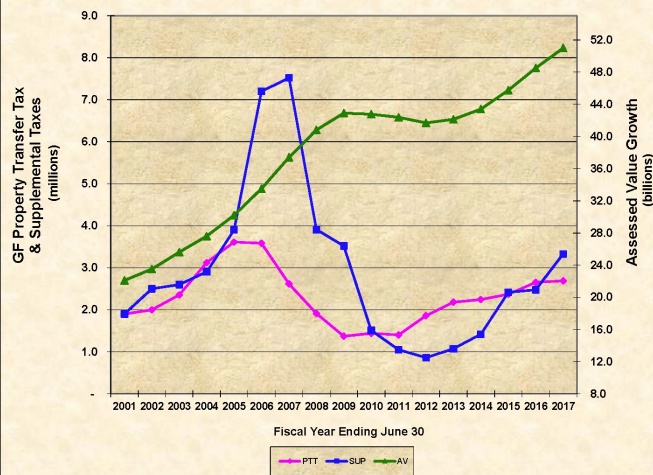
Assessed value is determined and enrolled to a property owner as of January 1, which is the tax lien date. As an example, changes in ownership (sales) and new construction (determined from permits and on-site reviews) during the prior calendar year 2016 are valued as of January 1, 2017. The 2% (or less) inflation adjustment is applied to the assessed values along with exemptions and other appraisable events. The countywide adjusted gross value of \$53.7 billion as of January 1, 2017 is then taxed for the fiscal year July 1, 2017 to June 30, 2018.

### ***Other significant processes include:***

- The Supplemental roll places tax changes into effect on the date of transfer or a new construction completion date, rather than waiting for the next lien date, requiring the levying of additional tax for a portion of the current fiscal year.
- The Unitary roll contains properties, such as railroads and utilities, whose value is determined by the State Board of Equalization, not the County Assessor.
- The assessment appeals process allows a taxpayer to dispute values through administrative and judicial processes.
- A Proposition 8 reduction is a form of temporary assessment relief that may be applied when a property's taxable value exceeds the current market value.

*The leading indicators of assessed value (AV) growth are the property transfer tax followed by the supplemental property tax growth rates. With the recent increases in the property transfer taxes, the growth rates of supplemental and assessed values will also begin to increase over the next couple of years.*

County Assessed Value Growth vs. General Fund Property Transfer Tax (PTT) & Supplemental Taxes



For more information on the assessment process visit the Assessor's Website at: [www.slocounty.ca.gov/assessor.htm](http://www.slocounty.ca.gov/assessor.htm)

# Auditor-Controller Prepares Tax Roll

Once the assessed valuation is determined and enrolled by the Assessor, it is delivered to the Auditor-Controller on or before July 1st each year. The tax roll is then prepared by the Auditor-Controller by multiplying the value of each parcel by the 1% tax rate plus the amount necessary to make annual payments on bonds or other indebtedness approved by the voters to finance local facilities. The majority of outstanding bonds in the County are for school facilities.

5-Year Total Tax Levy	
Fiscal Year	Amount
2013-2014	461,506,897
2014-2015	488,043,597
2015-2016	534,912,449
2016-2017	565,027,617
2017-2018	609,474,644

In addition to the taxes noted above, numerous direct charges approved by voters or permitted by legislation, are added to the tax roll. Examples include charges for sewer, flood control and street lighting. The total calculated liability for each parcel is provided to the Tax Collector by September 30.

2017-18 Tax Bill Calculations	
Secured Value	\$50,285,639,694
Unsecured Value (w/Air)	1,373,690,202
Utility Value	3,022,707,265
Exemptions	(1,255,638,305)
<b>Net Taxable Values</b>	<b>\$53,426,398,856</b>
1% Basic Tax Rate	X 1%
Property Tax	\$534,263,989
Bonds	50,386,421
Direct Charges	24,824,235
<b>Total Tax Levy</b>	<b><u>\$609,474,644</u></b>

Until three decades ago, local agencies and school districts could ask local voters for an increase in property taxes to support their programs and pass such measures by a majority vote. Proposition 13 constrained this ability in 1978 by requiring a two-thirds majority vote of the electorate.

A 1986 voter-approved amendment to Proposition 13 (ACA 17) permitted agencies and districts to seek approval of local general obligation bonds to be repaid through property taxes. In the November 2000 election, voters approved Proposition 39 allowing the voting threshold for school general obligation bonds to be lowered to 55% if the school board so chooses.

As of 1984, agencies and districts with new residential and commercial development in their boundaries could, with two-thirds majority vote of the affected property owners, form a special "Mello-Roos Community Facilities District" to build new facilities in the area. Then in 1998, a new law permitted the formation of School Facility Improvement Districts with a two-thirds vote. This threshold was lowered (with some requirements) to 55% in July 2001.

Once approved, one or any combination of these types of voter approved debt may appear on your tax bill.

San Luis Obispo County School District General Obligation Bonds				
District	Debt Authorized	Bonds Issued		2017-2018 Taxes per \$100K Assessed Value
		Amount of Issues	Principal Balance as of 6/30/2017	
Atascadero Unified	\$117,000,000	\$104,000,000	98,344,692	118.04
Cayucos Elementary	7,850,000	7,850,000	8,810,000	35.50
Coast Unified	16,300,000	16,300,000	11,566,704	38.74
Cuesta Community College	275,000,000	75,000,000	67,095,000	19.25
Lucia Mar Unified	215,350,000	81,832,000	58,688,465	81.94
Paso Robles Unified	20,000,000	20,000,000	17,794,998	11.90
San Luis Coastal Unified	177,000,000	100,000,000	95,775,000	49.00
San Miguel Elementary	9,750,000	6,345,000	3,534,674	72.68
Shandon Unified	3,150,000	3,150,000	3,150,000	60.00
Templeton Unified	35,000,000	25,000,000	24,110,000	58.00

# Treasurer-Tax Collector Issues Bills & Collects Taxes

The Tax Collector mails annual secured tax statements (bills) by November 1. The bill can be paid in two installments, the first due November 1 and delinquent after December 10 and the second due February 1 and delinquent after April 10. (Note that the payment due dates are well into the fiscal year of July through June). Supplemental tax may be billed at anytime throughout the year when there is a change in ownership or new construction is completed.

Penalties for late payments are significant at 10% for the first installment delinquency, 10% plus \$20 for the second installment delinquency and an additional 1.5% per month beginning the following July 1. After 5 years of taxes being delinquent, property can be sold at a tax sale to pay the tax. In San Luis Obispo County, delinquency rates have been some of the lowest in the state.

Number of Bills Issued				
Fiscal Year	Secured	Unsecured	Supplemental	Total
2013-2014	128,553	9,529	7,189	145,271
2014-2015	128,714	9,460	11,462	149,636
2015-2016	128,978	9,406	10,177	148,561
2016-2017	129,256	8,888	8,794	146,938
2017-2018	129,782	8,558	5,235 *	143,575

\* Partial Year (7/1/2017 through 12/8/2017)

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
2007-2008	13,836,097	3.50%
2008-2009	16,141,949	3.88%
2009-2010	13,746,301	3.33%
2010-2011	10,792,998	2.64%
2011-2012	7,233,779	1.79%
2012-2013	5,418,141	1.34%
2013-2014	4,689,817	1.11%
2014-2015	4,757,680	1.06%
2015-2016	4,163,510	0.88%
2016-2017	4,386,659	0.89%



**JAMES P. ERB, CPA** Auditor-Controller / Treasurer-Tax Collector

**2017/18 ANNUAL SECURED PROPERTY TAX BILL** 5212

FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018

DUPLICATE BILL

TAXPAYER JACK AND JILL  
12345 MAIN ST  
ATASCADERO, CA 93422

[www.SloCountyTax.org](http://www.SloCountyTax.org)  
1055 Monterey Street, Rm D-290  
San Luis Obispo, CA 93408  
(805) 781-5831

Property Assessment For Fiscal Year 2017/18

Description	Assessed Values
LAND	160,510
IMPROVEMENTS	342,146
HOMEOWNERS	-7,000
<b>Net Assessed Value †</b>	<b>495,656</b>

† For Questions Regarding Assessed Values Call 805-461-6143

Tax Calculation

Service Agency	Contact	Rate	Amount
PROP 13 TAX RATE	(805) 781-5831	1.00000	4,956.60
STATE WATER PROJ	(805) 781-5252	0.00400	19.82
ATAS USD 2010 GO BND	(805) 788-2968	0.05900	292.42
ATAS USD 2014 GO BND	(805) 788-2968	0.05904	292.62
CUESTA CCD 2014 BOND	(805) 788-2968	0.01925	95.40
ATAS MELLO-ROOS CFD	(800) 676-7516	0.00000	650.08
ATAS LANDSCAP LTING 2	(800) 676-7516	0.00000	277.00
ATAS STREET DRAIN 2	(800) 676-7516	0.00000	302.00
ATAS SEWER CHARGE	(805) 470-3180	0.00000	244.16
<b>Total</b>		<b>1.14129</b>	<b>7,130.10</b>

1 Assessment	2 Bill Number	3 Tax Rate Area	4 Total Tax Rate
000-000-000	2017/18 000-000-000	007-005	1.14129

5 Assessed Owner	9 First Installment Due
As of January 1, 2017 TAXPAYER JACK AND JILL	11/1/2017 <b>\$3,565.05</b>

6 Property Address	10 Second Installment Due
12345 MAIN ST	2/1/2018 <b>\$3,565.05</b>

7 Legal Description	11 Total Taxes Due
CY ATAS TR 2525-2 LT 104	<b>\$7,130.10</b>

**8 Important Messages**

**View and pay taxes online at: [www.slocountytax.org](http://www.slocountytax.org)**

ADDRESS CHANGE - To change address information make changes on stub, sign, and send with your payment, or complete Change of Address form at: [www.slocountytax.org](http://www.slocountytax.org)

Here is an example of a secured property tax bill. The "Total Rate" is the sum of all the AV tax rates. The amounts are calculated by multiplying the tax rate by the Net Property Value. For example: The State Water Project tax amount of \$19.82 is .00400% times the Net Property Value of \$495,656. The total tax rate in each Tax Rate Area (007-005 for this bill) is the same for every parcel within that Tax Rate Area. The amounts without a rate are the direct charges unique to this parcel, which may vary or not be applicable to other parcels.

# Auditor-Controller Distributes Property Taxes

The Auditor-Controller is responsible for the apportionment and distribution of property taxes in accordance with specified formulas and procedures as explained on page 8. The information below shows the change in allocation from the prior to the current fiscal year and the corresponding percentage of growth. The growth trends of the various geographic regions of the county become apparent when comparing the wide variation in incremental growth percentage of the taxing agencies.

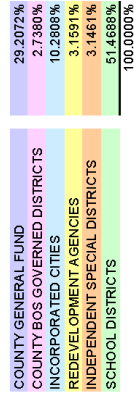
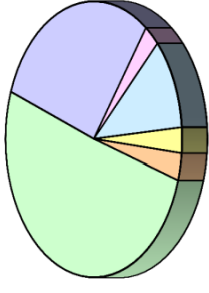
## COUNTY OF SAN LUIS OBISPO SUMMARY OF INCREMENTAL GROWTH AND PROPERTY TAX ALLOCATION BY FUND For Secured and Unsecured Property Taxes (Including Homeowners Subventions, Excluding Unitary & Aircraft) FISCAL YEAR 2017/2018

The County's General Fund allocation is \$147.7 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$505.7 million for fiscal year 2017-2018

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Net Incremental Growth Amount	Current Year Net Incremental Growth %	MVLF Swap (SB 1096)	Current Year Adjusted Allocation with VLF	Percent To Total Adjusted Allocation
<b>COUNTY GENERAL FUND</b>								
0001	GENERAL FUND	107,429,981	113,146,357	5,716,376	5.32%	34,553,839	147,700,196	29.2072%
<b>COUNTY BOS GOVERNED DISTRICTS</b>								
0002	ROADS	1,375,521	1,442,451	66,930	4.87%		1,442,451	0.2852%
0026	COUNTY LIBRARY	7,682,404	8,097,452	415,048	5.40%		8,097,452	1.6013%
0643	SLO CO FLOOD CONTROL	1,170,449	1,233,230	62,781	5.36%		1,233,230	0.2439%
0647	SLO CO FCA WCD (NACI)	1,285,719	1,333,643	67,923	5.37%		1,333,643	0.2637%
0651	FLOOD CONTROL ZONE 1	63,460	64,274	814	1.28%		64,274	0.0127%
0652	FLOOD CONTROL ZONE 1A	13,948	14,716	768	5.51%		14,716	0.0029%
0654	FLOOD CONTROL ZONE 3	277,593	292,214	14,621	5.27%		292,214	0.0578%
0662	FLOOD CONTROL ZONE 9	516,312	547,569	31,257	6.05%		547,569	0.1083%
0675	CSA #10 ZONE A	65,138	69,432	4,294	6.59%		69,432	0.0137%
0687	NIPOMO LIGHT	34,366	35,854	1,487	4.33%		35,854	0.0071%
0684	CSA # 23(FORMER SM LGT)	23,151	24,021	870	3.76%		24,021	0.0048%
0723	CSA #1	7,957	8,597	640	8.05%		8,597	0.0017%
0724	CSA #1 ZONE A	33,647	36,107	2,459	7.31%		36,107	0.0071%
0725	CSA #1 ZONE B	13,900	15,980	2,080	14.96%		15,980	0.0032%
0726	CSA #1 ZONE C	7,765	8,395	630	8.11%		8,395	0.0017%
0727	CSA #1 ZONE D	33,504	36,815	3,311	9.88%		36,815	0.0073%
0741	CSA #7	48,937	51,581	2,644	5.40%		51,581	0.0102%
0742	CSA #7 ZONE A	215,210	222,709	7,499	3.48%		222,709	0.0440%
0743	CSA #7 ZONE B	30,484	34,489	4,005	13.14%		34,489	0.0068%
0755	CSA #10	212,286	223,670	11,384	5.36%		223,670	0.0442%
0761	CSA #12	18,645	19,520	875	4.69%		19,520	0.0039%
0773	CSA #16	31,059	33,022	1,963	6.32%		33,022	0.0065%
<b>TOTAL BOS GOVERNED DISTRICTS</b>		<b>13,141,455</b>	<b>13,845,739</b>	<b>704,284</b>	<b>5.36%</b>	<b>0</b>	<b>13,845,739</b>	<b>2.7380%</b>
<b>INCORPORATED CITIES</b>								
0227	CITY OF ARROYO GRANDE	4,398,812	4,601,688	202,876	4.61%	1,559,664	6,161,352	1.2184%
0229	CITY OF ATASCADERO	5,618,118	5,884,054	265,936	4.73%	2,738,603	8,622,657	1.7051%
0231	CITY OF GROVER BEACH	2,015,588	2,116,329	100,741	5.00%	1,218,254	3,334,583	0.6594%
0232	CITY OF MORRO BAY	2,672,387	2,882,019	209,632	7.84%	1,048,184	3,930,203	0.7772%
0233	CITY OF PASO ROBLES	5,810,641	6,121,383	310,742	5.35%	3,061,996	9,183,379	1.8160%
0234	CITY OF PISMO BEACH	3,713,088	3,947,620	234,532	6.32%	958,865	4,906,485	0.9702%
0235	CITY OF SAN LUIS OBISPO	10,590,186	11,213,582	623,396	5.89%	4,637,535	15,851,117	3.1345%
<b>TOTAL INCORPORATED CITIES</b>		<b>34,818,820</b>	<b>36,766,875</b>	<b>1,947,854</b>	<b>5.59%</b>	<b>15,223,401</b>	<b>51,989,776</b>	<b>10.2808%</b>
<b>REDEVELOPMENT AGENCIES</b>								
0236	PASO ROBLES RDA	5,054,959	5,506,945	451,986	8.94%		5,506,945	1.0890%
0237	FIVE CITIES RDA	1,614,353	1,758,187	143,834	8.91%		1,758,187	0.3477%
0238	GROVER BEACH RDA	1,369,563	1,472,691	103,128	7.53%		1,472,691	0.2912%
0239	ARROYO GRANDE RDA	1,880,857	2,025,702	144,845	7.70%		2,025,702	0.4006%
0251	ATASCADERO RDA	4,271,644	4,762,937	491,293	11.50%		4,762,937	0.9419%
0252	GBIE RDA	448,407	448,908	501	0.11%		448,908	0.0888%
<b>TOTAL REDEVELOPMENT AGENCIES</b>		<b>14,639,783</b>	<b>15,975,370</b>	<b>1,335,587</b>	<b>9.12%</b>	<b>0</b>	<b>15,975,370</b>	<b>3.1591%</b>

### Allocation of your Property Taxes



The net effect of the MVLF swap is a \$49.7 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$260 million

Included in the allocated figures of Homeowner Subventions received from the State. Not included are \$31.7 million of Unitary & Aircraft taxes which are required to be distributed under different allocation formulas.

Fund	Agency Name	Prior Year Allocation Net of RDAs	Current Year Allocation Net of RDAs	Current Year Incremental Growth Amount	Current Year Incremental Growth %	MVLF Swap & Triple Flip (SB 1096)	Current Year Allocation Net of SB 1096	Percent To Total Allocation
<b>INDEPENDENT SPECIAL DISTRICTS</b>								
0007	AIR POLLUTION CONTROL	303,649	319,839	16,190	5.33%		319,839	0.0633%
0166	GARDEN FARMS	30,963	32,769	1,806	5.83%		32,769	0.0065%
0198	SM VLY WTR - BOND	69,260	75,905	6,645	9.59%		75,905	0.0150%
0213	CAMBRIA COMM HEALTH CARE	480,939	501,146	20,207	4.20%		501,146	0.0991%
0223	CAYUCOS SANITARY	763,156	804,412	41,257	5.41%		804,412	0.1591%
0368	CACHUMA RESOURCE	9,059	9,861	802	8.85%		9,861	0.0020%
0473	PORT S L HARBOR	2,771,317	2,926,200	154,883	5.59%		2,926,200	0.5787%
0474	CA VALLEY COM SER	66,432	69,230	2,798	4.21%		69,230	0.0137%
0475	NIPOMO COMM SERV	572,630	610,579	37,948	6.63%		610,579	0.1207%
0476	CAMBRIA COMM SERV	2,168,058	2,263,703	95,645	4.41%		2,263,703	0.4476%
0477	SS ACRES COM SERV	77,217	80,861	3,644	4.72%		80,861	0.0160%
0478	TMPLTN COMM SERV	1,018,531	1,085,530	66,998	6.58%		1,085,530	0.2147%
0480	NIPOMO SWR MAINT	16,344	17,699	1,355	8.29%		17,699	0.0035%
0481	NIPOMO DRAIN MAIN	16,344	17,699	1,355	8.29%		17,699	0.0035%
0483	LINNE COMM SER	21,138	22,200	1,063	5.03%		22,200	0.0044%
0528	GC STR LIGHT # 1	520,850	548,371	27,520	5.28%		548,371	0.1084%
0693	SAN MIGUEL LIGHT	88,337	95,374	7,038	7.97%		95,374	0.0189%
0747	LOS OSOS CSD-ZONE A	215,114	225,693	10,579	4.92%		225,693	0.0446%
0748	LOS OSOS CSD-ZONE B	1,860,006	1,955,329	95,323	5.12%		1,955,329	0.3867%
0750	LOS OSOS CSD-ZONE D	21,713	22,807	1,094	5.04%		22,807	0.0045%
0752	LOS OSOS CSD-ZONE F	8,196	8,546	350	4.27%		8,546	0.0017%
0781	HERITAGE CSD	301,533	321,623	20,090	6.66%		321,623	0.0636%
0803	SAN MIGUEL SANITARY	48,266	50,924	2,657	5.51%		50,924	0.0101%
0811	OCEANO COMM SERV	918,883	953,998	35,115	3.82%		953,998	0.1887%
0825	CAYUCOS FIRE	273,446	288,247	14,802	5.41%		288,247	0.0570%
0827	SAN MIGUEL FIRE	319,028	334,418	15,390	4.82%		334,418	0.0661%
0831	SANTA MARGARITA FIRE	100,080	103,921	3,841	3.84%		103,921	0.0206%
0837	ARROYO GR CEMETERY	117,987	123,724	5,738	4.86%		123,724	0.0245%
0843	ATTAS CEMETERY	326,135	340,287	14,152	4.34%		340,287	0.0673%
0844	CAMBRIA CEMETERY	97,779	101,847	4,068	4.16%		101,847	0.0201%
0845	CAYUCOS-MB CEMETERY	341,699	365,214	23,515	6.88%		365,214	0.0722%
0847	PASO ROBLES CEMETERY	430,758	453,518	22,760	5.28%		453,518	0.0897%
0851	SAN MIGUEL CEMETERY	81,866	86,019	4,153	5.07%		86,019	0.0170%
0852	SANTA MARGARITA CEMETERY	33,552	36,916	3,364	10.03%		36,916	0.0073%
0853	SHANDON CEMETERY	16,057	17,699	1,643	10.23%		17,699	0.0035%
0854	TEMPLETON CEMETERY	106,790	112,669	5,879	5.51%		112,669	0.0223%
0895	AVILA BEACH CSD	244,975	263,215	18,241	7.45%		263,215	0.0521%
0896	AVILA CO WTR ID #1	242,386	261,749	19,362	7.99%		261,749	0.0518%
	<b>TOTAL INDEPENDENT SPECIAL DISTRICTS</b>	<b>15,100,473</b>	<b>15,909,743</b>	<b>809,270</b>	<b>5.36%</b>	<b>0</b>	<b>15,909,743</b>	<b>3.1461%</b>
<b>SCHOOL DISTRICTS</b>								
1205	CAYUCOS ELEM	2,439,778	2,567,020	127,242	5.22%		2,567,020	0.5076%
1211	CUYAMA JT UNIFIED	268,940	274,492	5,552	2.06%		274,492	0.0543%
1217	PLEASANT VALLEY ELEM	473,941	489,717	15,777	3.33%		489,717	0.0968%
1221	SAN MIGUEL ELEM	2,149,988	2,259,809	109,821	5.11%		2,259,809	0.4469%
1223	COAST UNIFIED	9,198,033	9,600,913	402,880	4.38%		9,600,913	1.8986%
1225	PASO UNIFIED	32,481,124	34,141,787	1,660,663	5.11%		34,141,787	6.7514%
1227	SANTA MARIA HIGH	911	961	50	5.51%		961	0.0002%
1228	S MARIA/BONITA UNION	1,150	1,214	63	5.51%		1,214	0.0002%
1231	TEMPLETON UNIFIED	8,935,995	9,476,209	540,214	6.05%		9,476,209	1.8739%
1234	S L COASTAL UNIFIED	57,939,479	61,472,598	3,533,119	6.10%		61,472,598	12.1560%
1253	LUCIA MAR UNIFIED	50,967,066	53,547,424	2,580,358	5.06%		53,547,424	10.5889%
1273	ATASCADERO UNIFIED	19,738,357	20,674,647	936,290	4.74%		20,674,647	4.0964%
1293	SHANDON UNIFIED	1,216,486	1,330,540	114,054	9.38%		1,330,540	0.2631%
1303	SLO CO COMM COLLEGE	32,175,195	33,915,299	1,740,104	5.41%		33,915,299	6.7066%
1308	CO SCHOOL SERVICE	19,077,850	20,109,131	1,031,281	5.41%		20,109,131	3.9765%
1309	A HANCOCK COMM COLLEGE	34,462	35,197	734	2.13%		35,197	0.0070%
0115	ERAF	57,079,601	60,156,322	3,076,722	5.39%	(49,776,940)	10,379,382	2.0525%
	<b>TOTAL SCHOOL DISTRICTS</b>	<b>294,178,357</b>	<b>310,053,280</b>	<b>15,874,923</b>	<b>5.40%</b>	<b>(49,776,940)</b>	<b>260,276,340</b>	<b>51.4688%</b>
<b>COUNTYWISE TOTALS</b>		<b>\$479,308,868</b>	<b>\$505,697,163</b>	<b>\$26,388,295</b>	<b>5.51%</b>	<b>\$0</b>	<b>\$505,697,163</b>	<b>100.0000%</b>

# Auditor-Controller Distributes Property Taxes

After collecting the property taxes, the Tax Collector forwards them to the Auditor-Controller for apportionment and distribution to all eligible jurisdictions within the County. The law requires the County Auditor-Controller to allocate the revenue in accordance with specified formulas and procedures.

AB8 (Assembly Bill 8 of 1979-80), with many subsequent amendments, governs the complicated tax allocation process. Each taxing jurisdiction (entity) was assigned a base amount of property tax determined by 1978-79 revenue. Each year the entity is then allocated an amount equal to the total received in the previous year plus a percentage of tax growth within the geographic tax area served by the entity. The law also provides for transfers of property tax revenue when boundary changes or transfer of service responsibilities occur and are referred to as jurisdictional changes.

Adding to the complex tax allocation process, legislation (SB1096) was enacted in fiscal year 2004-05 that permanently swaps Motor Vehicle License Fee revenue for Property Taxes (the "MVLFF Swap") and temporarily exchanged Sales Tax Revenues ("Triple Flip") for Property Taxes of the cities and county only. The *Triple Flip* expired when the State Deficit Bonds were paid off in July 2015. The legislation specifies that the property tax revenues necessary to fund the *MVLFF Swap* are to be taken from the Educational Revenue Augmentation Fund (ERAF). For fiscal year 2017-18 the total *MVLFF Swap* was \$49.7 million of additional property taxes for cities and the county with a corresponding decrease of \$49.7 million in property tax revenue allocated to the County ERAF for schools.

For fiscal year 2017-18, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$26.4 million, representing a 5.51% growth from the prior fiscal year. Provided on the previous two pages is a summary of the change in percentages and taxes for the various local agencies that receive property tax revenue. As you will note, there are large fluctuations in growth percentages among agencies due to growth in the various geographic regions within the county.

## County Financing Sources

### State and Federal Revenue

State and federal revenue, at \$253 million, represents about 45.4% of the County's financing and is the single largest revenue source. For the most part, these funds are restricted as to use for the support of statutory programs and are not available for discretionary purposes.

### Taxes

Property tax, sales tax, transient occupancy and other taxes generate \$192 million or 34.4% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

### Other Revenues

The remaining 20.2% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.8%, while revenues derived from billing of various County departments charging for their services represent another 5.4%, with the 12% balance being generated by interest earnings and miscellaneous court fines and penalties.

Summary of Estimated Revenue, Other Financing Sources and Transfers			
Fiscal Year ended 2017-2018			
	Actual	Actual	Adopted
<u>Sources</u>	<u>2015-2016</u>	<u>2016-2017</u>	<u>2017-2018</u>
Current Property Taxes	122,901,037	130,080,631	131,444,342
Other Tax	<u>58,781,202</u>	<u>60,396,571</u>	<u>60,703,704</u>
<b>Total Taxes</b>	<b>181,682,240</b>	<b>190,477,203</b>	<b>192,148,046</b>
Licenses/Permits, Fines/Penalties	15,203,503	15,595,151	15,373,736
Interest in Rental Revenues	4,277,312	4,789,471	2,516,634
State & Federal Revenues	254,567,632	243,182,942	253,354,649
Charges for Service	31,157,914	33,936,446	30,328,679
Other Revenue & Financing Sources	<u>70,014,184</u>	<u>88,477,152</u>	<u>64,461,563</u>
<b>Total Sources</b>	<b><u>556,902,784</u></b>	<b><u>576,458,365</u></b>	<b><u>558,183,307</u></b>

