

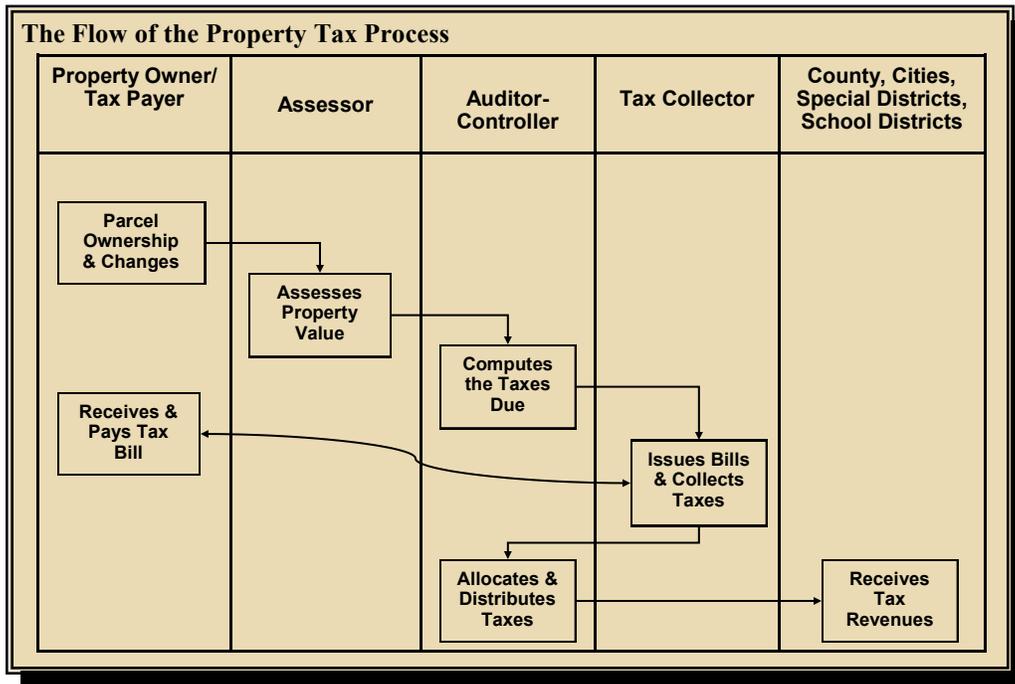


# Property Tax Perspective

County of San Luis Obispo,  
Fiscal Year July 1, 2018 to June 30, 2019

## Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of revenue. Property tax raised \$534 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2017-18 and is expected to generate \$564 million for fiscal year 2018-19 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 2018-2019 (Secured, Utility, Unsecured & Aircraft)

Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	2,578,306,919	4.58%
Phillips 66 Company	Oil Refinery	161,645,956	0.29%
Jamestown Premier	Commercial	113,238,219	0.20%
Southern California Gas Company	Utility	108,816,385	0.19%
CAP VIII - Mustang Village LLC	Apartments	92,423,980	0.16%
AT&T	Telephone	90,307,130	0.16%
Treasury Wine Estates Americas Co	Winery	90,051,875	0.16%
E & J Gallo Winery/Vineyards	Winery	85,577,093	0.15%
Sierra Vista Hospital	Hospital	80,002,356	0.14%
Firestone Walker LLC	Brewery	68,643,599	0.12%
<b>Total Top 10 Taxpayers</b>		<b>\$3,469,013,512</b>	<b>6.15%</b>

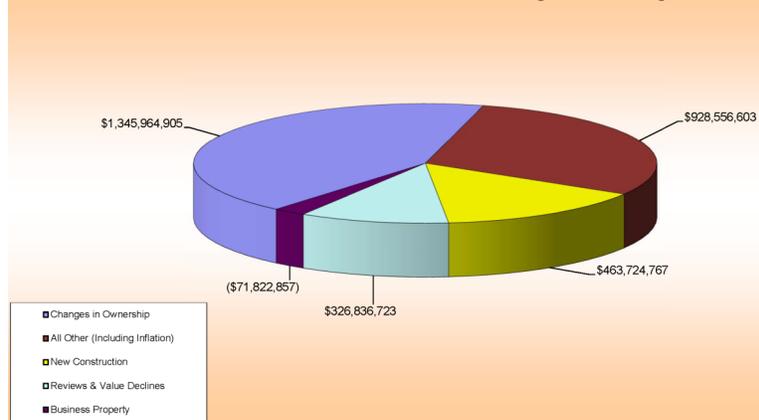
The top ten taxpayers make up 6.15% of total taxable assessed valuation. This is an indicator that the county has a diversified tax base.

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

The County has 139,053 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 30,462 such properties within the County.

Factors	Added Value
Changes in Ownership	\$1,345,964,905
All Other (Including Inflation)	\$928,556,603
New Construction	\$463,724,767
Reviews & Value Declines	\$326,836,723
Business Property	(\$71,822,857)
<b>Total</b>	<b>2,993,260,141</b>

2018-2019  
Factors Causing Value Change



*Changes in ownership account for 43% of the \$2.9 billion total growth in assessed value for the 2018-2019 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
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	53.8	5.6%
2018-19	56.6	5.1%

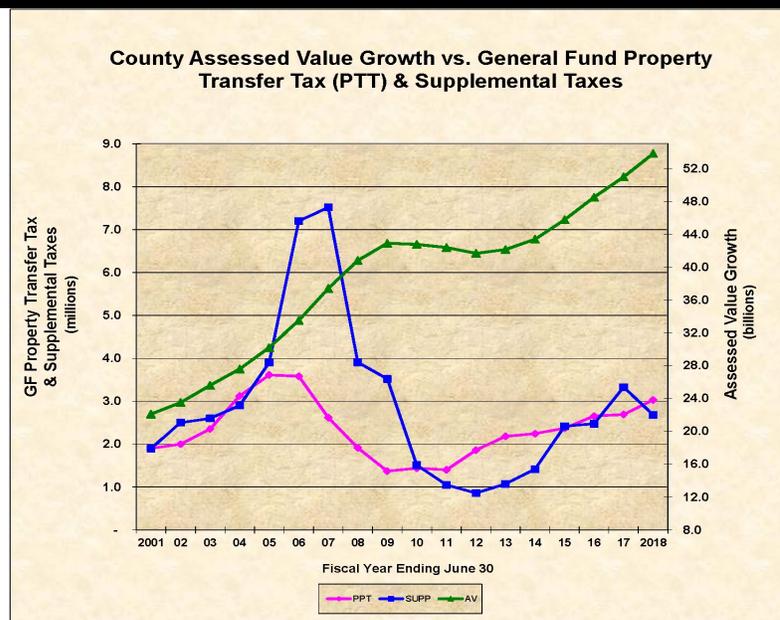
Assessed value is determined and enrolled to a property owner as of January 1, which is the tax lien date. As an example, changes in ownership (sales) and new construction (determined from permits and on-site reviews) during the prior calendar year 2017 are valued as of January 1, 2018. The 2% (or less) inflation adjustment is applied to the assessed values along with exemptions and other appraisable events. The countywide adjusted gross value of \$56.6 billion as of January 1, 2018 is then taxed for the fiscal year July 1, 2018 to June 30, 2019.

### ***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*

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
2014-2015	488,043,597
2015-2016	534,912,449
2016-2017	565,027,617
2017-2018	609,474,644
2018-2019	644,856,304

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.

2018-19 Tax Bill Calculations	
Secured Value	\$53,265,190,942
Unsecured Value (w/Air)	1,419,085,082
Utility Value	2,933,473,263
Exemptions	(1,331,080,990)
<b>Net Taxable Values</b>	<b>\$56,286,668,297</b>
1% Basic Tax Rate	X 1%
Property Tax	\$562,866,683
Bonds	56,667,544
Direct Charges	25,322,077
<b>Total Tax Levy</b>	<b><u>\$644,856,304</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		2018-2019 Taxes per \$100K Assessed Value
		Amount of Issues	Principal Balance as of 6/30/2018	
Atascadero Unified	\$117,000,000	\$104,000,000	95,654,692	118.04
Cayucos Elementary	7,850,000	7,850,000	8,710,000	35.50
Coast Unified	16,300,000	16,300,000	10,887,840	38.74
Cuesta Community College	275,000,000	148,000,000	132,425,000	19.25
Lucia Mar Unified	215,350,000	131,832,000	105,861,577	80.94
Paso Robles Unified	20,000,000	20,000,000	17,324,998	11.90
Paso Robles SFID	95,000,000	40,000,000	40,000,000	48.53
San Luis Coastal Unified	177,000,000	100,000,000	91,085,000	49.00
San Miguel Elementary	9,750,000	6,345,000	3,390,108	72.68
Shandon Unified	3,150,000	3,150,000	3,150,000	60.00
Templeton Unified	35,000,000	25,000,000	23,580,000	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
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	11,765	150,105
2018-2019	128,904	8,666	5,518 *	143,088

\* Partial Year (7/1/2018 through 11/10/2018)

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
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%
2017-2018	4,751,203	0.91%



**JAMES P. ERB, CPA** Auditor-Controller / Treasurer-Tax Collector  
**2018/19 ANNUAL SECURED PROPERTY TAX BILL**  
 FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019  
 DUPLICATE BILL

TAXPAYER JACK AND JILL  
 12345 MAIN ST  
 ATASCADERO, CA 93422-6158

[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 2018/19**

Description	Assessed Values
LAND	163,720
IMPROVEMENTS	348,988
HOMEOWNERS	-7,000
<b>Net Assessed Value †</b>	<b>505,708</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	5,057.10
STATE WATER PROJ	(805) 781-5252	0.00400	20.22
ATAS USD 2010 GO BND	(805) 788-2968	0.05900	298.36
ATAS USD 2014 GO BND	(805) 788-2968	0.05904	298.56
CUESTA CCD 2014 BOND	(805) 788-2968	0.01925	97.34
ATAS MELLO-ROOS CFD	(800) 676-7516	0.00000	650.08
ATAS LANDSCAP LTNG 2	(800) 676-7516	0.00000	277.00
ATAS STREET DRAIN 2	(800) 676-7516	0.00000	384.00
ATAS SEWER CHARGE	(805) 470-3180	0.00000	244.16
<b>Total</b>		<b>1.14129</b>	<b>7,326.82</b>

Assessment	Bill Number	Tax Rate Area	Total Tax Rate
000-000-000	2018/19 000-000-000	007-005	1.14129

Assessed Owner	First Installment Due
As of January 1, 2018 TAXPAYER JACK AND JILL	11/1/2018 <b>\$3,663.41</b>

Property Address	Second Installment Due
12345 MAIN ST ATAS	2/1/2019 <b>\$3,663.41</b>

Total Taxes Due
<b>\$7,326.82</b>

**Legal Description**  
 CY ATAS TR 2525-2 LT 104

**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 \$20.22 is .00400% times the Net Property Value of \$505,708. 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)

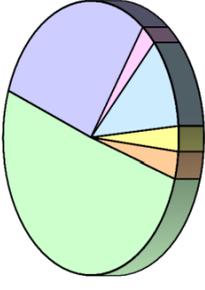
FISCAL YEAR 2018-2019

The County's General Fund allocation is \$156.2 million

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$535.7 million for fiscal year 2018-2019

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	To Total Adjusted Allocation
<b>COUNTY GENERAL FUND</b>								
0001	GENERAL FUND	113,146,358	119,689,727	6,543,369	5.78%	36,555,197	156,244,924	29.1681%
<b>COUNTY BOS GOVERNED DISTRICTS</b>								
0002	ROADS	1,442,451	1,521,142	78,691	5.46%		1,521,142	0.2840%
0026	COUNTY LIBRARY	8,097,452	8,568,960	471,508	5.82%		8,568,960	1.5997%
0643	SLO CO FLOOD CONTROL	1,233,230	1,305,079	71,849	5.83%		1,305,079	0.2436%
0647	SLO CO FCA WCD (NACI)	1,333,643	1,411,322	77,679	5.82%		1,411,322	0.2635%
0651	FLOOD CONTROL ZONE 1	64,274	68,030	3,756	5.84%		68,030	0.0127%
0652	FLOOD CONTROL ZONE 1A	14,716	15,909	1,194	8.11%		15,909	0.0030%
0654	FLOOD CONTROL ZONE 3	292,214	307,896	15,683	5.37%		307,896	0.0575%
0662	FLOOD CONTROL ZONE 9	547,569	585,166	37,597	6.87%		585,166	0.1092%
0675	CSA #10 ZONE A	69,432	73,065	3,633	5.23%		73,065	0.0136%
0687	NIPOMO LIGHT	35,854	37,443	1,589	4.43%		37,443	0.0070%
0694	CSA # 23(FORMER SM LGT)	24,021	25,766	1,745	7.27%		25,766	0.0048%
0723	CSA #1	8,597	9,267	670	7.80%		9,267	0.0017%
0724	CSA #1 ZONE A	36,107	38,675	2,569	7.11%		38,675	0.0072%
0725	CSA #1 ZONE B	15,980	17,302	1,322	8.27%		17,302	0.0032%
0726	CSA #1 ZONE C	8,395	8,624	230	2.74%		8,624	0.0016%
0727	CSA #1 ZONE D	36,815	39,425	2,611	7.09%		39,425	0.0074%
0741	CSA #7	51,581	54,960	3,379	6.55%		54,960	0.0103%
0742	CSA #7 ZONE A	222,709	235,480	12,771	5.73%		235,480	0.0440%
0743	CSA #7 ZONE B	34,489	37,818	3,330	9.65%		37,818	0.0071%
0755	CSA #10	223,670	237,623	13,953	6.24%		237,623	0.0444%
0761	CSA #12	19,520	19,980	461	2.36%		19,980	0.0037%
0773	CSA #16	33,022	35,568	2,546	7.71%		35,568	0.0066%
	<b>TOTAL BOS GOVERNED DISTRICTS</b>	<b>13,845,739</b>	<b>14,654,504</b>	<b>808,765</b>	<b>5.84%</b>	<b>0</b>	<b>14,654,504</b>	<b>2.7357%</b>
<b>INCORPORATED CITIES</b>								
0227	CITY OF ARROYO GRANDE	4,601,688	4,850,161	248,473	5.40%	1,652,584	6,502,745	1.2140%
0229	CITY OF ATASCADERO	5,884,054	6,196,244	312,190	5.31%	2,894,858	9,091,102	1.6972%
0231	CITY OF GROVER BEACH	2,116,329	2,223,499	107,170	5.06%	1,295,802	3,519,301	0.6570%
0232	CITY OF MORRO BAY	2,882,019	3,048,497	166,478	5.78%	1,109,479	4,157,976	0.7762%
0233	CITY OF PASO ROBLES	6,121,383	6,436,206	314,823	5.14%	3,249,733	9,685,939	1.8082%
0234	CITY OF PISMO BEACH	3,947,620	4,172,364	224,744	5.69%	1,012,271	5,184,635	0.9679%
0235	CITY OF SAN LUIS OBISPO	11,213,582	12,020,056	806,474	7.19%	4,961,080	16,981,136	3.1701%
	<b>TOTAL INCORPORATED CITIES</b>	<b>36,766,675</b>	<b>38,947,028</b>	<b>2,180,353</b>	<b>5.93%</b>	<b>16,175,807</b>	<b>55,122,835</b>	<b>10.2905%</b>
<b>REDEVELOPMENT AGENCIES</b>								
0236	PASO ROBLES RDA	5,506,944	5,999,332	492,388	8.94%		5,999,332	1.1200%
0237	FIVE CITIES RDA	1,758,187	1,797,493	39,306	2.24%		1,797,493	0.3356%
0238	GROVER BEACH RDA	1,472,691	1,624,883	152,192	10.33%		1,624,883	0.3033%
0239	ARROYO GRANDE RDA	2,025,702	2,276,936	251,234	12.40%		2,276,936	0.4251%
0251	ATASCADERO RDA	4,762,937	5,145,394	382,457	8.03%		5,145,394	0.9606%
0252	GBIE RDA	448,908	589,897	140,989	31.41%		589,897	0.1101%
	<b>TOTAL REDEVELOPMENT AGENCIES</b>	<b>15,975,369</b>	<b>17,433,935</b>	<b>1,458,566</b>	<b>9.13%</b>	<b>0</b>	<b>17,433,935</b>	<b>3.2546%</b>

# Allocation of your Property Taxes



Category	Percentage
COUNTY GENERAL FUND	29.1681%
COUNTY BOS GOVERNED DISTRICTS	2.7357%
INCORPORATED CITIES	10.2905%
REDEVELOPMENT AGENCIES	3.2546%
INDEPENDENT SPECIAL DISTRICTS	3.1395%
SCHOOL DISTRICTS	51.4116%

The net effect of the MVLF swap is a \$52.7 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$275 million

Included in the allocated are \$3.3 million of Homeowner Subventions received from the State. Not included are \$30.2 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	319,839	338,362	18,523	5.79%		338,362	0.0632%
0166	GARDEN FARMS	32,769	35,461	2,692	8.22%		35,461	0.0066%
0198	SM VLY WTR - BOND	75,905	79,922	4,017	5.29%		79,922	0.0149%
0213	CAMBRIA COMM HEALTH CARE	501,146	522,707	21,561	4.30%		522,707	0.0976%
0223	CAYUCOS SANITARY	804,412	855,090	50,677	6.30%		855,090	0.1596%
0368	CACHUMA RESOURCE	9,861	10,446	584	5.93%		10,446	0.0020%
0473	PORT S L HARBOR	2,926,200	3,113,782	187,583	6.41%		3,113,782	0.5813%
0474	CA VALLEY COMM SER	69,230	71,030	1,800	2.60%		71,030	0.0133%
0475	NIPOMO COMM SERV	610,579	649,285	38,707	6.34%		649,285	0.1212%
0476	CAMBRIA COMM SERV	2,263,703	2,368,518	104,815	4.63%		2,368,518	0.4422%
0477	SS ACRES COMM SERV	80,861	84,261	3,400	4.20%		84,261	0.0157%
0478	TRIPLE COMM SERV	1,085,530	1,152,386	66,857	6.16%		1,152,386	0.2151%
0480	NIPOMO SWR MAIN	17,699	18,909	1,210	6.83%		18,909	0.0035%
0481	NIPOMO DRAIN MAIN	17,699	18,909	1,210	6.83%		18,909	0.0035%
0483	LINNE COMM SERV	22,200	23,569	1,369	6.17%		23,569	0.0044%
0528	GC STR LIGHT # 1	548,371	577,650	29,279	5.34%		577,650	0.1078%
0693	SAN MIGUEL LIGHT	95,374	107,348	11,974	12.55%		107,348	0.0200%
0747	LOS OSOS CSD-ZONE A	225,693	236,552	10,859	4.81%		236,552	0.0442%
0748	LOS OSOS CSD-ZONE B	1,955,329	2,041,759	86,430	4.42%		2,041,759	0.3812%
0750	LOS OSOS CSD-ZONE D	22,807	23,516	709	3.11%		23,516	0.0044%
0752	LOS OSOS CSD-ZONE F	8,546	8,946	399	4.67%		8,946	0.0017%
0781	HERITAGE CSD	321,623	342,186	20,562	6.39%		342,186	0.0639%
0803	SAN MIGUEL SANITARY	50,924	55,335	4,411	8.66%		55,335	0.0103%
0811	OCEANO COMM SERV	953,998	1,004,381	50,383	5.28%		1,004,381	0.1875%
0825	CAYUCOS FIRE	288,247	306,403	18,156	6.30%		306,403	0.0572%
0827	SAN MIGUEL FIRE	334,418	366,934	32,516	9.72%		366,934	0.0685%
0831	SANTA MARGARITA FIRE	103,921	111,366	7,445	7.16%		111,366	0.0208%
0837	ARROYO GR CEMETERY	123,724	129,916	6,192	5.00%		129,916	0.0243%
0843	ATA'S CEMETERY	340,287	357,095	16,809	4.94%		357,095	0.0667%
0844	CAMBRIA CEMETERY	101,847	106,223	4,376	4.30%		106,223	0.0198%
0845	CAYUCOS-MB CEMETERY	365,214	387,021	21,807	5.97%		387,021	0.0723%
0847	PASO ROBLES CEMETERY	463,518	480,668	17,150	3.70%		480,668	0.0897%
0851	SAN MIGUEL CEMETERY	86,019	91,921	5,902	6.86%		91,921	0.0172%
0852	SANTA MARGARITA CEMETERY	36,916	38,836	1,920	5.20%		38,836	0.0073%
0853	SHANDON CEMETERY	17,699	18,427	728	4.11%		18,427	0.0034%
0854	TEMPLETON CEMETERY	112,669	119,562	6,892	6.12%		119,562	0.0223%
0895	AVILA BEACH CSD	263,215	281,548	18,333	6.96%		281,548	0.0526%
0896	AVILA CO WTR ID #1	261,749	281,173	19,424	7.42%		281,173	0.0525%
<b>TOTAL INDEPENDENT SPECIAL DISTRICTS</b>		<b>15,909,743</b>	<b>16,817,404</b>	<b>907,661</b>	<b>5.71%</b>	<b>0</b>	<b>16,817,404</b>	<b>3.1395%</b>
<b>SCHOOL DISTRICTS</b>								
1205	CAYUCOS ELEM	2,567,020	2,728,648	161,629	6.30%		2,728,648	0.5094%
1211	CUYAMA JT UNIFIED	274,492	289,101	14,609	5.32%		289,101	0.0440%
1217	PLEASANT VALLEY ELEM	489,717	513,011	23,294	4.76%		513,011	0.0958%
1221	SAN MIGUEL ELEM	2,259,809	2,414,853	155,044	6.86%		2,414,853	0.4508%
1223	COAST UNIFIED	9,600,913	10,046,219	445,306	4.64%		10,046,219	1.8755%
1225	PASO UNIFIED	34,141,787	36,147,963	2,006,176	5.88%		36,147,963	6.7482%
1227	SANTA MARIA HIGH	961	964	3	0.35%		964	0.0002%
1228	S MARIA/BONITA UNION	1,214	1,232	18	1.51%		1,232	0.0002%
1231	TEMPLETON UNIFIED	9,476,209	10,064,164	587,956	6.20%		10,064,164	1.8788%
1234	S L COASTAL UNIFIED	61,472,598	65,349,038	3,876,441	6.31%		65,349,038	12.1995%
1253	LUCIA MAR UNIFIED	53,547,424	56,659,928	3,112,503	5.81%		56,659,928	10.5774%
1273	ATASCADERO UNIFIED	20,674,647	21,678,527	1,003,880	4.86%		21,678,527	4.0470%
1293	SHANDON UNIFIED	1,330,540	1,377,743	47,203	3.55%		1,377,743	0.2572%
1303	SLO CO COMM COLLEGE	33,915,299	35,894,970	1,979,671	5.84%		35,894,970	6.7010%
1308	CO SCHOOL SERVICE	20,109,131	21,282,837	1,173,706	5.84%		21,282,837	3.9731%
1309	A HANCOCK COMM COLLEGE	35,197	37,068	1,872	5.32%		37,068	0.0069%
0115	ERAF	60,156,322	63,640,944	3,484,622	5.79%	(52,731,004)	10,909,940	2.0367%
<b>TOTAL SCHOOL DISTRICTS</b>		<b>310,053,280</b>	<b>328,127,212</b>	<b>18,073,932</b>	<b>5.83%</b>	<b>(52,731,004)</b>	<b>275,396,208</b>	<b>51.4116%</b>
<b>COUNTYWIDE TOTALS</b>		<b>\$505,697,163</b>	<b>\$535,669,809</b>	<b>\$29,972,646</b>	<b>5.93%</b>	<b>\$0</b>	<b>\$535,669,809</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 2018-19 the total *MVLFF Swap* was \$52.7 million of additional property taxes for cities and the county with a corresponding decrease of \$52.7 million in property tax revenue allocated to the County ERAF for schools.

For fiscal year 2018-19, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$29.1 million, representing a 5.75% 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 \$272 million, represents about 46.7% 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 \$204 million or 35.1% of the County's financing, with property tax being the single largest source of discretionary revenue available to the County.

### Other Revenues

The remaining 18.2% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.7%, while revenues derived from billing of various County departments charging for their services represent another 5.6%, with the 9.9% balance being generated by interest earnings and miscellaneous court fines and penalties.

**Summary of Estimated Revenue, Other Financing Sources and Transfers**  
Fiscal Year ended 2018-2019

Sources	Actual	Actual	Adopted
	2016-2017	2017-2018	2018-2019
Current Property Taxes	130,080,631	135,987,113	139,547,895
Other Tax	60,396,571	68,293,707	65,418,523
<b>Total Taxes</b>	<b>190,477,203</b>	<b>204,280,821</b>	<b>204,966,418</b>
Licenses/Permits, Fines/Penalties	15,595,152	16,163,378	15,801,901
Interest in Rental Revenues	4,789,471	5,846,742	2,585,999
State & Federal Revenues	243,182,942	258,580,140	272,009,700
Charges for Service	33,936,446	35,048,698	32,625,695
Other Revenue & Financing Sources	88,477,152	82,582,816	55,207,022
<b>Total Sources</b>	<b>576,458,365</b>	<b>602,502,595</b>	<b>583,196,735</b>

