

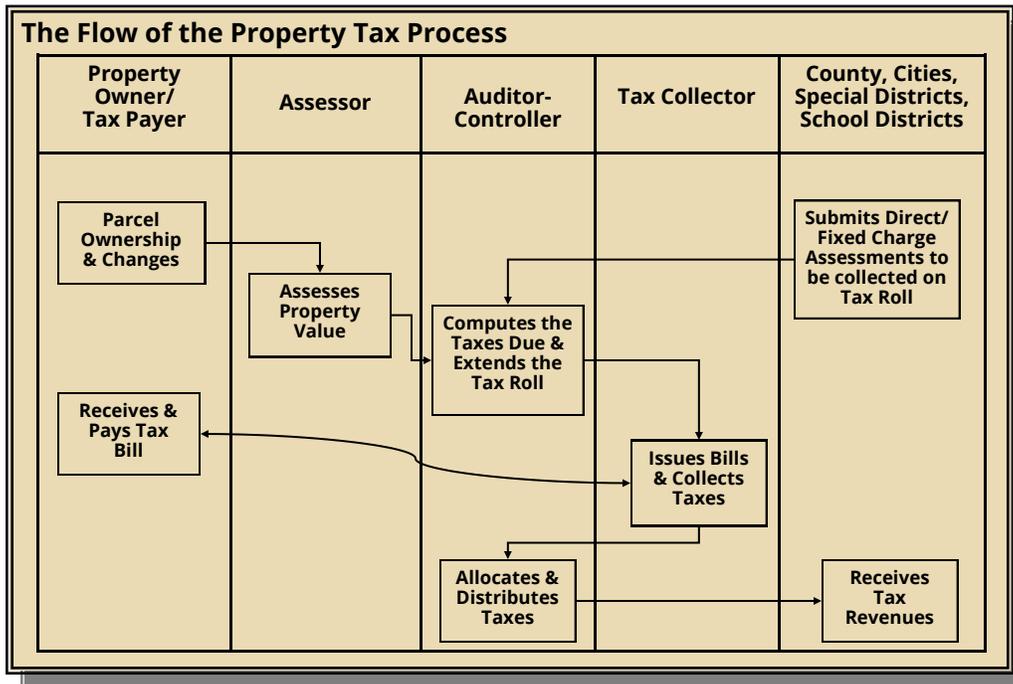


# Property Tax Perspective

County of San Luis Obispo,  
Fiscal Year July 1, 2021 to June 30, 2022

## Property Tax Process

California schools, counties, cities and special districts depend on property tax as a primary source of discretionary revenue. Property taxes raised \$621 million for local governments within the boundaries of San Luis Obispo County during fiscal year 2020-21 and is expected to generate \$643 million for fiscal year 2021-22 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 property 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 nor 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 W. Hamilton, CPA**  
Auditor-Controller, Treasurer, Tax Collector  
(805) 781-5831

<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 1<sup>st</sup> (the lien date) to generate tax revenue for the fiscal year that begins on the following July 1<sup>st</sup>. 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.*

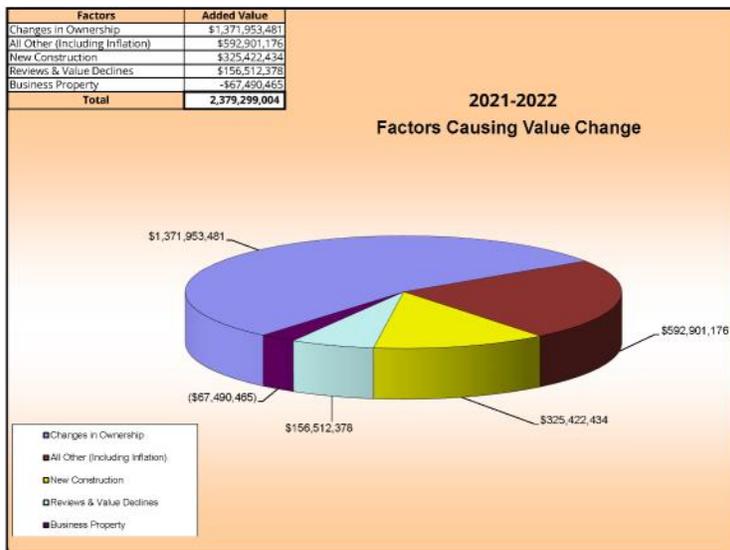
## Principal Taxpayers 2021-2022 (Secured, Utility, Unsecured & Aircraft)

Top 10 Taxpayers	Type of Property	Taxable Assessed Value	% of Total Assessed Value
Pacific Gas & Electric Co.	Utility	1,482,777,943	2.31%
High Plains Ranch II LLC	Solar Ranch	762,250,904	1.19%
Southern California Gas Company	Utility	154,627,681	0.24%
Jamestown Premier	Commercial	153,163,528	0.24%
Phillips 66 Company	Oil Refinery	139,217,708	0.22%
E & J Gallo Winery/Vineyards	Winery	98,162,295	0.15%
CAP VIII - Mustang Village LLC	Apartments	98,067,585	0.15%
Firestone Walker LLC	Brewery	91,594,583	0.14%
Treasury Wine Estates Americas Co	Winery	89,934,781	0.14%
Sierra Vista Hospital	Hospital	84,245,815	0.13%
<b>Total Top 10 Taxpayers</b>		<b>\$3,154,042,823</b>	<b>4.92%</b>

The top ten taxpayers make up 4.92% of total taxable 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 140,743 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 27,352 such properties within the County.



*Changes in ownership account for 58% of the \$2.4 billion total growth in assessed value for the 2021-2022 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.

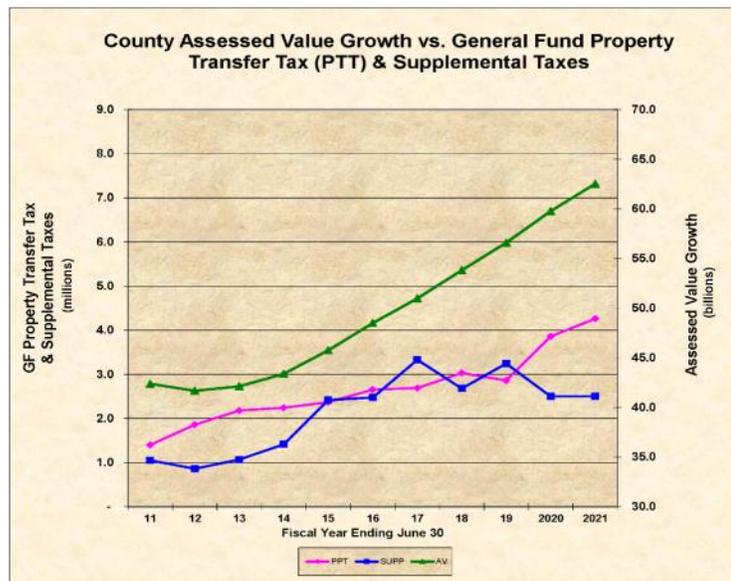
Historical Assessed Value of Local & Utility Property in San Luis Obispo County (in billions)		
Fiscal Year	Assessed Valuation (\$)	Percentage Increase
1992-93	17.1	4.3%
1993-94	17.5	2.3%
1994-95	17.9	2.3%
1995-96	18.3	2.2%
1996-97	18.6	1.6%
1997-98	19.1	2.7%
1998-99	19.7	3.1%
1999-00	20.8	5.6%
2000-01	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%
2019-20	59.8	5.6%
2020-21	62.5	4.6%
2021-22	64.6	3.2%

Assessed value is determined and enrolled to the owner as of January 1<sup>st</sup>, 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 2020 are valued as of January 1<sup>st</sup>, 2021. 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 \$64.6 billion as of January 1<sup>st</sup>, 2021 is then taxed for the fiscal year July 1<sup>st</sup>, 2021 to June 30<sup>th</sup>, 2022.

### ***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 changes in the property transfer taxes, the supplemental and assessed values will follow the trend during the next couple of years.*



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 1<sup>st</sup> 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.

2021-22 Tax Bill Calculations	
Secured Value	\$61,565,204,616
Unsecured Value (w/Air)	2,279,106,154
Utility Value	1,828,132,402
Exemptions	(1,501,669,030)
<b>Net Taxable Values</b>	<b>\$64,170,774,142</b>
1% Basic Tax Rate	X 1%
Property Tax	\$641,707,741
Bonds	57,018,5756
Direct Charges	31,757,429
<b>Total Tax Levy</b>	<b>\$730,483,745</b>

5-Year Total Tax Levy	
Fiscal Year	Amount
2017-2018	609,474,644
2018-2019	644,856,304
2019-2020	679,949,496
2020-2021	705,940,371
2021-2022	730,483,745

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<sup>th</sup>.

Several 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		2021-2022 Taxes per \$100K Assessed Value
		Amount of Issues	Principal Balance as of 6/30/2021	
Atascadero Unified	\$117,000,000	\$117,000,000	103,029,692	118.04
Cayucos Elementary	7,850,000	7,850,000	8,320,000	35.50
Coast Unified	16,300,000	16,300,000	7,814,900	39.10
Cuesta Community College	275,000,000	218,000,000	179,945,000	19.25
Lucia Mar Unified	215,350,000	171,832,000	117,747,540	58.78
Paso Robles Unified	20,000,000	20,000,000	15,749,998	11.90
Paso Robles SFID	95,000,000	70,000,000	65,685,000	48.53
San Luis Coastal Unified	177,000,000	177,000,000	152,750,000	39.00
San Miguel Elementary	9,750,000	9,745,000	5,654,545	72.68
Shandon Unified	7,150,000	5,210,000	4,950,000	60.00
Templeton Unified	35,000,000	35,000,000	32,085,000	58.00

# Treasurer-Tax Collector Issues Bills & Collects Taxes

The Tax Collector mails annual secured tax statements (bills) by November 1<sup>st</sup>. The bill can be paid in two installments, the first due November 1<sup>st</sup> and delinquent after December 10<sup>th</sup> and the second due February 1<sup>st</sup> and delinquent after April 10<sup>th</sup>. 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<sup>st</sup>. 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 continue to remain among the lowest in the state.

Number of Bills Issued				
Fiscal Year	Secured	Unsecured	Supplemental	Total
2017-2018	129,782	8,558	11,765	150,105
2018-2019	128,904	8,666	10,846	148,416
2019-2020	130,091	8,793	8,723	147,607
2020-2021	130,403	8,756	8,134	147,293
2021-2022	130,779	8,431	11,222 *	150,432

\* as of 07/07/2022

Delinquent Secured Tax Payment History As of June 30th of Fiscal Year Due		
Fiscal Year	Amount	Delq Rate
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%
2018-2019	4,874,452	0.89%
2019-2020	9,027,316	1.57%
2020-2021	6,660,467	1.11%




**JAMES W. HAMILTON, CPA** Auditor-Controller / Treasurer-Tax Collector  
**2021/22 ANNUAL SECURED PROPERTY TAX BILL**  
 FISCAL YEAR JULY 1, 2021 TO JUNE 30, 2022  
 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 2021/22

Description	Assessed Values
LAND	172,097
IMPROVEMENTS	366,847
HOMEOWNERS	-7,000
<b>Net Assessed Value</b>	<b>531,944</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	5,319.50
STATE WATER PROJ	(805) 781-5252	0.00400	21.26
ATAS USD 2010 GO BND	(805) 788-2968	0.05900	313.84
ATAS USD 2014 GO BND	(805) 788-2968	0.05904	314.04
CUESTA CCD 2014 BOND	(805) 788-2968	0.01925	102.38
ATAS MELLO-ROOS CFD	(800) 676-7516	0.00000	744.00
ATAS LANDSCAP LTNG 2	(800) 676-7516	0.00000	291.00
ATAS STREET DRAIN 2	(800) 676-7516	0.00000	409.00
ATAS SEWER CHARGE	(805) 470-3180	0.00000	410.00
<b>Total</b>		<b>1.14129</b>	<b>7,925.02</b>

Assessment	Bill Number	Tax Rate Area	Total Tax Rate
000-000-000	2021/22 000-000-000	007-005	1.14129

Assessed Owner	First Installment Due
As of January 1, 2021 TAXPAYER JACK AND JILL	11/1/2021 <b>\$3,962.51</b>

Property Address	Second Installment Due
12345 MAIN ST ATAS	2/1/2022 <b>\$3,962.51</b>

Total Taxes Due
<b>\$7,925.02</b>

Property Description - See back of bill for disclaimer.  
 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 \$21.26 is .00400% times the Net Property Value of \$531,944. 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)

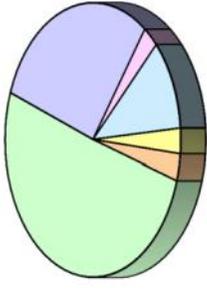
#### FISCAL YEAR 2021-2022

The County's General Fund allocation is \$182.8 million

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	135,154,093	140,141,404	4,987,311	3.69%	42,715,055	182,856,459	29.2225%
<b>COUNTY BOS GOVERNED DISTRICTS</b>								
0002	ROADS	1,726,939	1,784,480	57,541	3.33%		1,784,480	0.2852%
0026	COUNTY LIBRARY	9,683,608	10,066,584	382,977	3.95%		10,066,584	1.6088%
0643	SLO CO FLOOD CONTROL	1,473,711	1,529,596	55,885	3.79%		1,529,596	0.2445%
0647	SLO CO FWA WCD (NACI)	1,593,527	1,653,918	60,391	3.79%		1,653,918	0.2643%
0651	FLOOD CONTROL ZONE 1	74,794	76,590	1,797	2.40%		76,590	0.0122%
0652	FLOOD CONTROL ZONE 1A	17,404	17,648	242	1.39%		17,648	0.0028%
0654	FLOOD CONTROL ZONE 3	348,273	361,698	13,425	3.85%		361,698	0.0578%
0662	FLOOD CONTROL ZONE 9	659,955	696,384	36,429	5.52%		696,384	0.1113%
0675	CSA #10 ZONE A	80,996	85,413	4,417	5.45%		85,413	0.0137%
0687	NIPOMO LIGHT	40,950	41,486	537	1.31%		41,486	0.0066%
0694	CSA # 23(FORMER SM LGT)	27,822	29,097	1,275	4.58%		29,097	0.0047%
0723	CSA #1	10,298	10,512	215	2.09%		10,512	0.0017%
0724	CSA #1 ZONE A	41,552	43,489	1,937	4.66%		43,489	0.0070%
0725	CSA #1 ZONE B	20,415	21,588	1,173	5.75%		21,588	0.0035%
0726	CSA #1 ZONE C	10,177	10,387	210	2.06%		10,387	0.0017%
0727	CSA #1 ZONE D	44,744	46,179	1,436	3.21%		46,179	0.0074%
0741	CSA #7	57,751	60,321	2,570	4.45%		60,321	0.0096%
0742	CSA #7 ZONE A	252,564	264,875	12,311	4.87%		264,875	0.0423%
0743	CSA #7 ZONE B	36,734	37,795	1,060	2.89%		37,795	0.0060%
0755	CSA #10	265,210	278,766	13,556	5.11%		278,766	0.0446%
0761	CSA #12	21,137	22,026	889	4.20%		22,026	0.0035%
0773	CSA #16	40,589	42,738	2,149	5.30%		42,738	0.0068%
	<b>TOTAL BOS GOVERNED DISTRICTS</b>	<b>16,529,150</b>	<b>17,181,571</b>	<b>652,420</b>	<b>3.95%</b>	<b>0</b>	<b>17,181,571</b>	<b>2.7458%</b>
<b>INCORPORATED CITIES</b>								
0227	CITY OF ARROYO GRANDE	5,314,416	5,536,922	222,506	4.19%	1,901,447	7,438,369	1.1887%
0229	CITY OF ATASCADERO	6,696,286	6,963,549	267,264	3.99%	3,290,304	10,253,853	1.6387%
0231	CITY OF GROVER BEACH	2,407,009	2,507,665	100,657	4.18%	1,469,039	3,976,704	0.6355%
0232	CITY OF MORRO BAY	3,328,921	3,463,023	134,102	4.03%	1,260,780	4,723,803	0.7549%
0233	CITY OF PASO ROBLES	7,176,360	7,278,221	101,861	1.42%	3,734,629	11,012,850	1.7600%
0234	CITY OF PISMO BEACH	4,975,105	5,137,624	162,519	3.27%	1,178,942	6,316,566	1.0095%
0235	CITY OF SAN LUIS OBISPO	13,527,600	14,187,802	660,202	4.88%	5,941,388	20,129,190	3.2169%
	<b>TOTAL INCORPORATED CITIES</b>	<b>43,425,697</b>	<b>45,074,806</b>	<b>1,649,110</b>	<b>3.80%</b>	<b>18,776,529</b>	<b>63,851,335</b>	<b>10.2042%</b>
<b>REDEVELOPMENT AGENCIES</b>								
0236	PASO ROBLES RDA	6,283,180	7,581,405	1,298,225	20.66%		7,581,405	1.2116%
0238	GROVER BEACH RDA	1,917,620	2,014,081	96,461	5.03%		2,014,081	0.3219%
0239	ARROYO GRANDE RDA	2,706,633	2,849,680	143,047	5.29%		2,849,680	0.4554%
0251	ATASCADERO RDA	6,051,863	6,307,521	255,658	4.22%		6,307,521	1.0080%
0252	GBIE RDA	745,701	568,594	(177,107)	-23.75%		568,594	0.0905%
	<b>TOTAL REDEVELOPMENT AGENCIES</b>	<b>17,704,997</b>	<b>19,321,281</b>	<b>1,616,284</b>	<b>9.13%</b>	<b>0</b>	<b>19,321,281</b>	<b>3.0878%</b>

Secured, Unsecured Property Taxes and Homeowner Subventions are expected to generate \$625.7 million for fiscal year 2021-2022

# Allocation of your Property Taxes



The net effect of the MVLF swap is a \$61.5 million decrease in taxes allocated to the ERAF fund. (see page 8 for explanation)

Local school districts receive an allocation of \$323 million

Included in the allocation figures provided are \$3.3 million of Homeowner Subventions received from the State. Not included are \$19.9 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	381,915	396,382	14,467	3.79%		396,382	0.0634%
0166	GARDEN FARMS	38,661	40,047	1,386	3.58%		40,047	0.0064%
0198	SM VLY WTR - BOND	89,367	91,420	2,053	2.30%		91,420	0.0146%
0213	CAMBRIA COMM HEALTH CARE	566,252	583,063	16,811	2.97%		583,063	0.0932%
0223	CAYUCOS SANITARY	954,974	1,003,934	48,960	5.13%		1,003,934	0.1604%
0368	CACHUMA RESOURCE	11,683	12,014	331	2.84%		12,014	0.0019%
0473	PORT S L HARBOR	3,514,420	3,664,117	149,697	4.26%		3,664,117	0.5856%
0474	CA VALLEY COM SER	75,757	75,902	145	0.19%		75,902	0.0112%
0475	NIPOMO COMM SERVS	725,535	741,813	16,278	2.24%		741,813	0.1186%
0476	CAMBRIA COMM SER	2,567,977	2,657,761	89,784	3.50%		2,657,761	0.4247%
0477	SS ACRES COM SER	88,705	92,109	3,404	3.84%		92,109	0.0147%
0478	TMPLTN COMM SER	1,287,270	1,352,658	65,388	5.08%		1,352,658	0.2162%
0480	NIPOMO SWR MAINT	21,378	22,089	710	3.32%		22,089	0.0035%
0481	NIPOMO DRAIN MAIN	21,378	22,089	710	3.32%		22,089	0.0035%
0483	LINNE COMM SER	25,232	26,281	1,049	4.16%		26,281	0.0042%
0528	GC STR LIGHT # 1	627,585	655,374	27,789	4.43%		655,374	0.1047%
0693	SAN MIGUEL LIGHT	129,956	139,540	9,584	7.37%		139,540	0.0223%
0747	LOS OSOS CSD-ZONE A	258,128	269,255	10,127	3.91%		269,255	0.0430%
0748	LOS OSOS CSD-ZONE B	2,261,937	2,355,779	93,842	4.15%		2,355,779	0.3765%
0750	LOS OSOS CSD-ZONE D	25,533	26,907	1,373	5.38%		26,907	0.0043%
0752	LOS OSOS CSD-ZONE F	10,418	10,700	282	2.71%		10,700	0.0017%
0781	HERITAGE CSD	387,217	405,604	18,387	4.75%		405,604	0.0648%
0803	SAN MIGUEL SANITARY	63,894	69,457	5,563	8.71%		69,457	0.0111%
0811	OCEANO COMM SER	1,105,947	1,151,233	45,286	4.09%		1,151,233	0.1840%
0825	CAYUCOS FIRE	342,293	359,799	17,507	5.11%		359,799	0.0575%
0827	SAN MIGUEL FIRE	423,289	446,339	23,050	5.45%		446,339	0.0713%
0831	SANTA MARGARITA FIRE	120,380	125,836	5,455	4.53%		125,836	0.0201%
0837	ARROYO GR CEMETERY	145,697	150,741	5,045	3.46%		150,741	0.0241%
0843	ATAS CEMETERY	385,716	401,157	15,440	4.00%		401,157	0.0641%
0844	CAMBRIA CEMETERY	115,141	118,515	3,373	2.93%		118,515	0.0189%
0845	CAYUCOS-MB CEMETERY	425,698	444,462	18,764	4.41%		444,462	0.0710%
0847	PASO ROBLES CEMETERY	536,075	550,366	14,291	2.67%		550,366	0.0880%
0851	SAN MIGUEL CEMETERY	102,435	107,564	5,130	5.01%		107,564	0.0172%
0852	SANTA MARGARITA CEMETERY	40,287	41,737	1,449	3.60%		41,737	0.0067%
0853	SHANDON CEMETERY	22,101	21,463	(638)	-2.89%		21,463	0.0034%
0854	TEMPLETON CEMETERY	132,665	137,725	5,060	3.81%		137,725	0.0220%
0895	AVILA BEACH CSD	326,515	341,215	14,700	4.50%		341,215	0.0545%
0896	AVILA CO WTR ID #1	328,863	344,531	15,668	4.76%		344,531	0.0551%
<b>TOTAL INDEPENDENT SPECIAL DISTRICTS</b>		<b>18,689,276</b>	<b>19,456,978</b>	<b>767,702</b>	<b>4.11%</b>	<b>0</b>	<b>19,456,978</b>	<b>3.1095%</b>
<b>SCHOOL DISTRICTS</b>								
1205	CAYUCOS ELEM	3,039,261	3,189,576	150,314	4.95%		3,189,576	0.5097%
1211	CUYAMA JT UNIFIED	334,825	350,163	15,338	4.58%		350,163	0.0560%
1217	PLEASANT VALLEY ELEM	547,343	566,168	18,825	3.44%		566,168	0.0905%
1221	SAN MIGUEL ELEM	2,689,441	2,823,644	134,203	4.99%		2,823,644	0.4513%
1223	COAST UNIFIED	10,941,377	11,302,272	360,895	3.30%		11,302,272	1.8062%
1225	PASO UNIFIED	40,153,605	41,280,197	1,126,592	2.81%		41,280,197	6.5970%
1227	SANTA MARIA HIGH	964	939	(25)	-2.59%		939	0.0002%
1228	S MARIA/BONITA UNION	1,265	1,189	(76)	-5.99%		1,189	0.0002%
1231	TEMPLETON UNIFIED	11,178,585	11,609,948	431,363	3.86%		11,609,948	1.8554%
1234	S L COASTAL UNIFIED	73,106,131	76,830,208	3,724,077	5.09%		76,830,208	12.2783%
1253	LUCIA MAR UNIFIED	63,761,367	65,919,953	2,158,586	3.39%		65,919,953	10.5248%
1273	ATASCADERO UNIFIED	27,099,034	27,773,699	674,665	2.49%		27,773,699	4.4386%
1293	SHANDON UNIFIED	1,620,590	1,578,738	(41,852)	-2.58%		1,578,738	0.2523%
1303	SLO CO COMM COLLEGE	40,525,692	42,057,087	1,531,395	3.78%		42,057,087	6.7212%
1308	CO SCHOOL SERVICE	24,028,914	24,936,974	908,059	3.78%		24,936,974	3.9852%
1309	A HANCOCK COMM COLLEGE	42,877	44,865	1,989	4.64%		44,865	0.0072%
0115	ERAF	71,629,112	74,296,559	2,667,447	3.72%	(61,491,584)	12,805,015	2.0464%
<b>TOTAL SCHOOL DISTRICTS</b>		<b>370,700,382</b>	<b>384,562,218</b>	<b>13,861,837</b>	<b>3.74%</b>	<b>(61,491,584)</b>	<b>323,070,634</b>	<b>51.6303%</b>
<b>COUNTYWIDE TOTALS</b>		<b>\$602,203,596</b>	<b>\$625,738,258</b>	<b>\$23,534,662</b>	<b>3.91%</b>	<b>\$0</b>	<b>\$625,738,258</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") of the cities and county only. 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 2021-22 the total *MVLFF Swap* is \$61.5 million of additional property taxes for cities and the county with a corresponding decrease of property tax revenue allocated to the County ERAF for schools.

For fiscal year 2021-22, overall County property tax growth is continuing to increase. Countywide locally assessed property taxes increased by \$23.5 million, representing a 3.9% 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 \$300 million, represents about 45.2% 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 \$233 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 19.7% of the County's revenues are comprised of various funding sources. Licenses, permits, fines and penalties make up about 2.6%, while revenues derived from billing of various County departments charging for their services represent another 5.1%, 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 2021-2022			
Sources	Actual 2019-2020	Actual 2020-2021	Adopted 2021-2022
Current Property Taxes	151,805,884	157,271,138	159,379,864
Other Tax	68,617,948	77,393,983	74,062,218
<b>Total Taxes</b>	<b>220,423,832</b>	<b>234,665,121</b>	<b>233,442,082</b>
Licenses/Permits, Fines/Penalties	15,269,364	16,137,080	17,317,603
Interest in Rental Revenues	7,743,115	4,291,177	2,423,841
State & Federal Revenues	297,285,285	312,954,589	300,424,628
Charges for Service	29,802,426	33,186,764	33,882,347
Other Revenue & Financing Sources	80,789,153	89,344,390	77,069,753
<b>Total Sources</b>	<b>651,313,175</b>	<b>690,579,121</b>	<b>664,560,254</b>

