How to use the online Utah tax rate system to adopt a property tax rate

Online system at:

[link to taxrates.utah.gov]

This is a guide for taxing entities
• Address bar is where you type in taxrates.utah.gov. (green arrow)

• Enter User Name and Password (orange arrow)
  - password must 8 characters with at least one special character

• If you do not have a user account click “Request an Account” (blue arrow)

• Recover password (purple arrow), you will need to know the answer to your question that you chose when you first set up your account, or for “System Help” or any questions please call for assistance (red arrow)
• The Tax Rate Summary (693) screen should be the first screen that displays after you log in

• If not, you can get to this screen by hovering over “Data Entry” then clicking on “Tax Rate Summary(693)”

• This is an example of a screen when the tax rate has not yet been set by the county auditor (purple arrows). The auditor will need to verify the certified rate in column 8 and then click Save and Approve.

• The proposed rate (red arrow) field and Requested Revenue field (orange arrow) will be grey until the rate is set by the auditor.
  - Data entry in these fields is possible once they are white.
This is an example of the 693 screen after the certified tax rate has been set by the county auditor.

- Enter the certified rate in the “Proposed Tax Rate” field (red arrow), unless you are increasing taxes or taking less than the “Auditor’s Certified Rate Revenue”, then enter the revenue amount in the “Requested Revenue” field (orange arrow). When done, click **Save**.

- Click **Approve** after you made all the entries you are required to make. The second section of the progress bar will turn green (purple arrow) when approved. You will no longer be able to make any further edits after you click “Approve”.

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**Tax Rate Summary (693) CTY**

<table>
<thead>
<tr>
<th>Budget Code</th>
<th>Budget Name</th>
<th>Election Date</th>
<th>Voted Rate Limit</th>
<th>Utah Annotated Code</th>
<th>Maximum By Law</th>
<th>(6) Calculated Certified Tax Rate</th>
<th>(7) Auditor’s Certified Tax Rate</th>
<th>(8) Auditor’s Certified Rate Revenue</th>
<th>Proposed Tax Rate</th>
<th>Budgeted Revenue</th>
<th>Final Tax Rate</th>
<th>Final Budgeted Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>General Operations</td>
<td></td>
<td>$11.5-123</td>
<td>.027</td>
<td></td>
<td>0.0030023</td>
<td>0.0030023</td>
<td>4,706,670</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>Tort Liability</td>
<td></td>
<td>$0.75-7.704</td>
<td>0.0001</td>
<td></td>
<td>0.0000000</td>
<td>0.0000000</td>
<td>4,706,670</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>150</td>
<td>Discharge of Judgement</td>
<td></td>
<td>$592-132 &amp; 1330</td>
<td>0.5000</td>
<td></td>
<td>0.0000000</td>
<td>0.0000000</td>
<td>4,706,670</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Tax Rate**

0.002293  0.002293  4,706,670  0.000000  0.000000

NOTES:
The proposed rate or budget has now been entered and approved by the entity. The purple arrow shows that the entity clicked Approve. Column 12 (red arrow) and column 13 (orange arrow) are the Final Tax Rate and Final Budgeted Revenue. They should populate and match your Proposed Tax Rate and Budgeted Revenue as long as your rate is less than or equal to the Certified Tax Rate.

This is an example of the 693 screen after the certified tax rate has been approved by the entity.

- If your rate is red and the final rate/revenue columns are not populated, you will need to go through the Truth In Taxation process.
- It is the auditors responsibility to check and make sure rates were entered correctly and then click Approve one more time.
• If you would like to print and sign a copy of the 693 for your records, hover over “Forms” (green arrow), then hover over “Entity” (blue arrow), and the click “693 – Entity Tax Rate Summary” (purple arrow).

This is where you can print a paper 693 Report.
Example of a 693 Report

Utah State Tax Commission - Property Tax Division
Tax Rate Summary (693)
ENTITY: 3050 TOOELE CITY

TOOELE COUNTY

<table>
<thead>
<tr>
<th>Purpose of Tax Rate</th>
<th>Auditor's Tax Rate</th>
<th>Proposed Tax Rate</th>
<th>Maximum By Law</th>
<th>Budgeted Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 General Operations §11-3-135</td>
<td>0.002993</td>
<td>0.002993</td>
<td>0.007</td>
<td>4,706,670</td>
</tr>
</tbody>
</table>

Total Tax Rate

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Total Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.002993</td>
<td>0.002993</td>
</tr>
</tbody>
</table>

Certification by Taxing Entity

I, __________________________, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: __________________________ Date: ____________
Title: __________________________ Telephone: ____________
Mailing address: __________________________

21-Feb-2010 Utah State Tax Commission - Property Tax Division
Tax Increase

• If the proposed rate is higher than the certified rate, the proposed rate will turn red (red arrow).

Please click on the Truth in Taxation button (orange arrow) at this point

• If you hover over the green tracking bar, you can see who approved the rate (green arrow)

• Your Final Rate and Final Budgeted Revenue (purple) will remain blank or at ‘0’ and will be entered by the Tax Commission when a revenue is passed in the TNT meeting and a Resolution is signed and sent in.
Truth in Taxation
Input Screen to create a July Advertisement

• **Average value**- average full market value of home in your entity boundaries. Obtained from county assessor.

• **Entity Name**- the name of the taxing entity the way you want it to appear in the advertisement.

• **Ad Contact Phone**: phone number that will appear in the ad.

• **July/August Ad Date**- date the ad will run in the newspaper.

Enter the combined Auditor ad date if your county has more than 1 taxing entity increasing taxes.

• **Ad Date**- 2 date the ad will run in the newspaper.

• **Hearing information**

• **CLICK “Save”** after you enter your data (blue arrow)

• **Then click “View TNT Advertisement”** (orange arrow)

If you are levying a judgment levy, select either “Judgement Levy” (if no other tax increase), or “Both Truth in Taxation & Judgement Levy” (green arrow)

A completed advertisement will open in a separate window. This advertisement may be saved as a PDF and sent to the newspaper.
Example of a system generated Truth in Taxation advertisement.

• When printed, there is a second page that includes:

  Tax Rate Increase Advertisement Requirements

**NOTICE OF PROPOSED TAX INCREASE**

**TOOELE CITY**

The TOOELE CITY is proposing to increase its property tax revenue.

- The TOOELE CITY tax on a $200,000 residence would increase from $329.23 to $349.80, which is $20.57 per year.

- The TOOELE CITY tax on a $200,000 business would increase from $598.60 to $636.00, which is $37.40 per year.

- If the proposed budget is approved, TOOELE CITY would increase its property tax budgeted revenue by 6.23% above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

**PUBLIC HEARING**

Date/Time: 8/9/2019 7:00PM
Location: Tooele City Hall 123
         90 N Main St
         Tooele

To obtain more information regarding the tax increase, citizens may contact TOOELE CITY at 801-555-5555.
Advertisement Requirements
Please pass on to the newspaper!!

• No less than ¼ of the newspaper page in size

• Surrounded by ¼ inch border

• May not appear in the legal section or classified section of the newspaper.

At least 18-point font
Advertisement Requirements

Any Newspaper?

• Newspaper published at least once a week.
• Newspaper must be of general interest and readership
• Newspaper not of limited subject matter.

• The word used in statute is “whenever possible”.

[91x484]Advertisement
Requirements

[205x405]Any
Newspaper?

[43x342]•
Newspaper
published
at
least
once
a
week.

[43x281]•
Newspaper
must
be
of
general
interest
and
readership

[43x174]•
Newspaper
not
of
limited
subject
matter.

[82]The
word
used
in
statute
is

“whenever
possible”.

[665x20]12
Advertisement Requirements
Must be published *two weeks* before the public hearing in **all** of the following places:

- In the newspaper
- On Utahlegals.com
  - Most newspapers will post this information when you place the newspaper ad.
- Public Notice Website
- County website or taxing entity website if available
Public Hearing

- Hearing must be at least 10 or more days after the July “Notice of Property Valuation & Tax Changes” is sent out by the county.  
  *(Notice should be sent out no later than July 22nd)*

- Hearing must begin at or after 6:00 p.m.
- Adoption of the budget and final tax rate may be on the same date. However, the action to adopt the budget must be after the public hearing on the property tax.
Notice and Hearing Proof

- Send copies of newspaper advertisements and
- Signed Resolution Adopting Final Tax Rates

Send this information to Joshua Nielsen
joshuanielsen@utah.gov Tax Commission, and Send to your County Auditor.
• To print the “800-Entity Resolution”, hover over “Forms” (green arrow), then hover over “Entity” (purple arrow), then click on “800-Entity Resolution Adopting Final Tax Rates and Budgets” (blue arrow)

• Please make sure to sign it and send it to the Tax Commission and your County Auditor
Example of a Report 800

- You must enter in the *Revenue* and associated *Tax Rate* that was passed in your TNT meeting. This will be your Final Rate and Revenue that the Tax Commission enters into your 693-Tax Rate Summary.

Please make sure it is signed by the proper governing body before you send it to the Tax Commission and County Auditor.
Questions? Assistance?

- Alex Urosevic  801-297-3631  aurosevic@utah.gov
- Matthew Hurst  801-297-3628  matthewwhurst@utah.gov
- Joshua Nielsen  801-297-3617  joshuanielsen@utah.gov
- Jennifer Hansen  801-297-3636  jjhansen@utah.gov
- David Swan  801-297-3615  dswan@utah.gov