

2024 Calendar Year Entity Property Tax Increase Requirements (TNT)

(Additional Requirements: process was changed by Senate Bill 61 in 2014 <http://le.utah.gov/~2014/bills/static/SB0061.html>)

Executive-Council Counties, Special Service Districts, & Local Districts may be subject to additional requirements.

Please contact the Property Tax Division if considering a tax increase.

DATE	2023 DATE	ACTION	REQUIREMENT
On or Before Oct. 1st	October 1 st	Notification of public meeting	Notify the county legislative body of the date, time, and place of the public hearing where the budget will be discussed. The Tax Commission also recommends notification of the intent to increase property taxes.
14 or more days before the general or municipal election	November 7th or earlier	Public Meeting with agenda item	In a public meeting, have separate agenda item, state: (1) intent to increase property taxes, (2) dollar amount of increase, (3) purpose for increase, (4) and the approximate percentage increase.
7 or more days before the general or municipal election	November 14th or earlier	Parcel Specific Notice Must be Mailed. <small>*This requirement was added to eliminate the second TNT public hearing in the summer</small>	Info needed: (1) Value of the property, current year (2) tax on the property, current year (3) estimated tax on property w/ proposed increase (4) date, time and place of public hearing (5) statement from 59-2-919(3)(c)(iv). We also suggest the taxable value be included. <u>See example below.</u>
2 weeks before the public hearing		1 st Newspaper advertisement Public Meeting Website	Notify public with a newspaper advertisement and post on the public notice websites: www.utah.gov/pmn/index.html , www.utahlegals.com . TNT Ad must be filled out on the Certified Tax Rate System (www.taxrates.utah.gov). After you sign in, on the main screen hover over <i>Data Entry</i> menu item, then click on <i>Truth in Taxation December Ad</i> and fill out the information.
1 week before the public hearing		2 nd Newspaper Advertisement	The same advertisement was used the week before. All copies of newspaper advertisements must be sent to county auditor and tax commission.
2 weeks after the 1 st newspaper advertisement		Hold Public Hearing, budget hearing (TNT)	Public hearing must be held. May be in conjunction with the public hearing required by Section 17-36-13 or 17B-1-610. The only other hearings allowed on the same day are budget, fee, and enterprise fund hearings. Any meetings on the same day must end before the TNT hearing. Hearing must be at or after 6 PM.
After the public hearing		Adopt the Property Tax Increase	After the public hearing, the property tax increase may be adopted, Resolution (pt-800C) must be sent to tax commission before rate can be finalized

PLEASE SEND A COPY OR PROOF OF ALL THE REQUIREMENTS TO THE COUNTY AUDITOR AND THE TAX COMMISSION!!!

NOTICE OF PROPOSED TAX INCREASE
(Taxing Entity Name)

Serial Number: 0123456789

Owner Information:

Owner Name
Owner Address
City, State Zip

Statement required in 59-2-919(3)(c)(iv)



(Taxing Entity Name) is proposing a tax increase for 2024. This notice contains estimates of the tax on your property and the proposed tax increase on your property as a result of this tax increase. These estimates are calculated on the basis of 2023 data. The actual tax on your property and proposed tax increase on your property may vary from this estimate.

Market Value	Taxable Value	Current Year Tax Rate	Tax This Year	Estimated Next Year Tax Rate	Estimated Tax Next Year
\$150,000	\$82,500	.000318	\$26.24	.000637	\$52.55



PUBLIC HEARING

Date: November 2023
Time: 6:00 pm
Location: Taxing Entity
Address
City, Utah

This rate is determined by dividing desired revenue (2023 revenue plus desired increase for 2024) by the taxable value. The taxable value is the proposed taxable value on the Certified Tax Rates website Rate Detail screen, colored in yellow.

To obtain more information regarding the tax increase, citizens may contact **(Taxing Entity Name)** at **(phone number)**.

To get estimated tax rate please fill out the Truth in Taxation December Ad found under the Data Entry Menu. Estimated Tax Rate will calculate based on the amount in the Additional Budget box. Filling out other information will help in generating the TNT Newspaper Ad.

Calendar Year Tax Increase

- Truth in Taxation
 Judgment Levy
 Both Truth in Taxation & Judgment Levy

Save

View TNT Advertisement

2024 Estimated Tax Rate:

(Additional Budget + Final Budgeted Revenue) / Proposed Tax Rate Value
= 2024 Estimated Tax Rate

Nov / Dec Advertisement 2023			
Additional Budget:	<input style="width: 95%;" type="text" value="Additional Budget"/>	Average Residential Value:	<input style="width: 95%;" type="text" value="Avg Residential Value"/> <small>(Please Obtain From the Assessor's Office)</small>
		New Estimated Property Value:	<input style="width: 95%;" type="text" value="New Property Value"/>
Advertisement Information			
Taxing Entity Name:	<input style="width: 95%;" type="text" value="Name on Ad"/>	Pre-Election Public Meeting Date:	<input style="width: 95%;" type="text" value="Public Meeting Date"/> <small>(At Least 14 Days Prior to Election)</small>
Contact Phone:	<input style="width: 95%;" type="text" value="----"/>	Notice Mailed Date:	<input style="width: 95%;" type="text" value="Notice Mailed Date"/> <small>(At Least 7 Days Prior to Election)</small>
Notice Information (2 are Required)			
1st Notice Date:	<input style="width: 95%;" type="text" value="1st Published Date"/>	2nd Notice Date:	<input style="width: 95%;" type="text" value="2nd Publish Date"/>
1st Notice Location:	<input style="width: 95%;" type="text" value="1st Posted Location(s)"/>	2nd Notice Location:	<input style="width: 95%;" type="text" value="2nd Posted Location(s)"/>
Public Hearing Information			
Room #:	<input style="width: 95%;" type="text" value="Room Number/Name"/>	Date:	<input style="width: 95%;" type="text" value="Hearing Date"/> <small>(At Least 10 Days After Notice Mailing)</small>
Location:	<input style="width: 95%;" type="text" value="Building Name"/>	Time:	<input style="width: 95%;" type="text" value="Start Time"/> <small>(At or After 6:00 P.M.)</small>
Address:	<input style="width: 95%;" type="text" value="Street Address"/>		
City:	<input style="width: 95%;" type="text" value="City"/>		
Whom should the Tax Commission contact with questions?			
Name:	<input style="width: 95%;" type="text" value="Division Contact"/>	<small>Note: Does NOT Appear on Advertisement</small>	
Phone:	<input style="width: 95%;" type="text" value="----"/>	<small>Note: Does NOT Appear on Advertisement</small>	

****Important Note:** Estimated Tax Rate includes all budgets within Entity. **