

PROPERTY TAXES

Property taxes, also known as ad valorem revenues, are a significant source of funding for the General Fund and the Fire Rescue and Library taxing districts. The amount of property taxes received by a taxing jurisdiction is derived by a tax rate (millage rate) applied to the property tax roll for the jurisdiction. A mill is a rate of tax equal to \$1 for each \$1,000 of assessed taxable property value. If a piece of property has a taxable value of \$100,000 and the millage rate is one mill, the property owner would pay \$100 in taxes.

Each of the four County taxing jurisdictions has its own millage rate, along with millage rates set to fund voter-approved debt. Three of the operating millage rates (Countywide, Fire Rescue, and Library) are subject to a State imposed cap of ten mills. The municipal millage rate (UMSA) has its own ten-mill cap. Voter-approved debt millage rates are not subject to this cap. The revenue raised from the debt service millage pays outstanding debt for voter-approved general or special obligation bonds, such as the County's Building Better Communities General Obligation Bond Program and the Public Health Trust's Miracle Building Bond Program. The County has debt service millages for voter approved countywide debt and for Fire Rescue District debt.

The County has four separate operating millage rates for each of the taxing jurisdictions governed by the BCC. Three of the jurisdictions that provide regional services (countywide, fire rescue, and library) are subject to the state-imposed County (area-wide) ten-mill cap. The fourth is the UMSA millage, which is subject to its own state-imposed ten-mill cap. FY 2016-17 is the 22nd consecutive year that the area-wide total millage is below the state defined ten-mill cap.

In the Adopted Budget, the total millage rate is 7.3716 mills for the three taxing jurisdictions under the regional ten-mill cap; therefore, we have 2.6284 mills in capacity, which could generate approximately more than \$628 million of additional revenue to fund regional services. With the Unincorporated Municipal Service Area (UMSA) millage, we also have the potential of 8.0717 mills in capacity for the UMSA services, which could generate approximately \$511 million of additional revenue. The total of all proposed operating and voted debt millage rates for FY 2016-17 is 9.7074. The following table shows the millage rates for FY 2015-16 and FY 2016-17.

FY 2016-17 Adopted Budget and Multi-Year Capital Plan

MILLAGE TABLE					
Taxing Unit	FY 2015-16 Actual Millage	FY 2016-17 Rolled-Back Millage (1)	FY 2016-17 Adopted Millage Rates	Percent Change From FY 2016-17 Rolled Back Millage	Percent Change From FY 2015-16 Actual Millage
Countywide Operating	4.6669	4.2963	4.6669	8.63%	0.00%
Miami-Dade Fire Rescue Service District	2.4207	2.2459	2.4207	7.78%	0.00%
Miami-Dade Public Library System	0.2840	0.2604	0.2840	9.06%	0.00%
Total Millage Subject to 10 Mill Cap	7.3716	6.8026	7.3716	8.36%	0.00%
Unincorporated Municipal Service Area (UMSA)	1.9283	1.8030	1.9283	6.95%	0.00%
Sum of Operating Millages	9.2999	8.6056	9.2999	8.07%	0.00%
Aggregate Millage (2)		6.3556	6.7956	6.92%	
Voted Millages (3) -- Debt Service					
Countywide (4)	0.4500	N/A	0.4000	N/A	-11.11%
Fire Rescue District Special Obligation Bond	0.0086	N/A	0.0075	N/A	-12.79%
Sum of Operating and Debt Millages	9.7585	N/A	9.7074	N/A	-0.52%

(1) "Rolled-back millage" is the State defined rate which allows no increase in property tax revenue except for that from new construction. Starting in FY 2008-09 the proportionate roll value of dedicated increment districts and the associated prior year payments are subtracted prior to computing the "rolled-back millage." This rate ignores the impact of inflation on government and market valuation changes on taxable real and personal property.

(2) "Aggregate millage" is the State defined weighted sum of the non-voted millages. Each millage is weighted by the proportion of its respective certified tax roll to the certified countywide roll (the Fire District millage is weighted by 56.0 percent, the Library District millage by 91.9 percent, and the UMSA millage by 26.5 percent).

(3) Rolled-back millage and aggregate millage calculations do not apply to voted debt millages.

(4) Countywide debt includes 0.0314 mills for Jackson Health System bonds and 0.3686 mills for County general obligation bonds