

# Memorandum



**Date:** May 5, 2026

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Ordinance Adopting and Ratifying Non-Ad Valorem Assessment Rolls, Rates and Assessments for Residential Solid Waste Collection Fees

Agenda Item No. 4(I)

## **Executive Summary**

**As directed by the Board of County Commissioners (Board) on July 16, 2024, Ordinance No. 24-77, was adopted requiring that an annual Consumer Price Index (CPI) adjustment be applied to the Residential Solid Waste Collection Fee** in accordance with the CPI for All Urban Consumers, South Region, as published by the U.S. Bureau of Labor Statistics. The CPI adjustment for the South Region as of February 2026 is a 2.0 percent increase. As required by this policy direction, this item is presented to the Board to consider a 2 percent CPI increase for FY 2026–27, equivalent to a maximum of \$14 annually per household, which would increase the fee from \$702 to \$716 per household. This adjustment will fund the Collection Fund for FY 2026–27, maintain reserves, and support operational needs. The goal as directed by the Board is to address rising system costs through small, incremental increases that protect the services our residents expect and deserve, while ensuring the long-term sustainability of the system.

Additionally, and as described further in the Background section of this memorandum, should the Board approve this increase, the Department will provide the required notice of the proposed adjustment by first-class mail to all affected service area property owners. The estimated cost of the mailings is approximately \$270,000. Given that cost, it is my hope the Board can reach a decision on this assessment in advance of the various deadlines for public hearings and placement on the 2027 Truth in Millage (TRIM) notice and real property tax bills.

The Department of Solid Waste Management (DSWM) remains committed to providing reliable and efficient waste collection and recycling services to over 350,000 households in Miami-Dade County. This item provides the Board with the option to implement the FY 2026–27 Residential Solid Waste Collection Fee adjustment as outlined above. At the same time, the Department continues to pursue operational efficiencies, cost-containment strategies, and revenue-generating initiatives to keep costs as low as possible for ratepayers.

As further directed by the Board, my Administration is currently negotiating with a joint bid to explore the development of a new resource recovery facility, which will ultimately require a dedicated and sustainable funding source. While the proposed 2.0 percent increase is modest, it establishes a necessary financial baseline that supports both current system needs and the County's ability to responsibly evaluate and advance long-term solid waste management infrastructure. Without this incremental adjustment, DSWM's capacity to plan for and implement future capital-intensive solutions, including a new resource recovery facility, would be significantly constrained. The proposed 2.0 percent increase

will help sustain current service levels and support the Collection Fund, but it does not fully offset rising system costs, and more significant increases will be required in future years, especially if a new facility is considered.

### **Recommendation**

In 2024, the Board of County Commissioners passed an ordinance that directed the Administration to adjust the fee according to CPI every year. In accordance with the Board's direction, my administration recommends that the Board approve the request to increase the Residential Solid Waste Collection Fees (Collection Fee) for the DSWM Waste Collection Service Area (Service Area) in order to continue providing critical services to residents. The proposed rates to be assessed within the service area are attached herein as Exhibit A. All units within the Service Area are unique based on the type of services provided. The proposed assessments will increase customers' rates by 2 percent beginning in Fiscal Year 2026-27 resulting in rate increases of \$4, \$6, \$9, \$11 or \$14, as reflected in Exhibit A, depending on the current rate and type of service. The DSWM has determined that the services provided within this Solid Waste Service Area will offer special benefits to properties within the district, exceeding the amount of special assessment to be levied. Therefore, it is hereby recommended that the proposed rates being assessed in Exhibit A be approved and adopted.

### **Delegation of Authority**

This item authorizes the County Mayor or County Mayor's designee, contingent upon Board approval of non-ad valorem rates, to place the non-ad valorem assessments on the 2027 Truth in Millage (TRIM) notice and real property tax bills.

### **Scope**

The Collection Fee will impact unincorporated Miami-Dade County and municipalities that are within the Service Area.

### **Fiscal Impact/Funding Source**

Should the Board adopt the 2.0% fee increase, it would be paid by property owners and other customers within the Service Area. The estimated revenue generated by the 2.0% increase is approximately \$4.6 million, which would support the continuation of existing services and help offset inflationary and operational cost increases. The proposed increase would raise the County's current waste collection fee from \$702 to \$716 per household, charged on the Tax Bill. Additionally, as mentioned in the Executive Summary, if approved by the Board, the department will expend approximately \$270,000 on mailing and notice requirements for affected service area property owners.

### **Social Equity Statement**

The proposed ordinance is not anticipated to have any measurable social equity benefit or burden because all Service Area customers will be impacted equally, according to their level of service.

### **Background**

DSWM uses a non-ad valorem fee to fund its operation. The fee currently totals \$702 per household per year for the typical full-service household. Services funded through this fee include, but are not limited to, twice per week garbage collection, two bulky waste pickups per year, seven days per week access to

all thirteen (13) neighborhood trash and recycling centers (TRC), Waste Code Enforcement, Bulky Collection, and every other week curbside recycling.

In order for the recommended non-ad valorem assessment to be included in the TRIM notice that is mailed to all property owners in August 2026, the assessment must be submitted to the Property Appraiser's Office by the required statutory deadline. In addition, the Board is required to adopt its non-ad valorem assessment roll at a public hearing held between January 1st and September 25th. In accordance with Section 197.3632 of the Florida Statutes, the County is required to publicly notice the public hearing considering the adoption of the new non-ad valorem assessment rolls, which includes notice by first-class mail to each person owning property subject to the assessment, and publication in a newspaper generally circulated within Miami-Dade County.

At least twenty (20) days before the public hearing, all property owners within the Service Area will receive notice by first-class mail with the following information:

- Purpose of the assessment.
- Total amount to be levied against each parcel.
- Unit of measurement to be applied against each parcel to determine the assessment.
- Number of such units contained within each parcel.
- Total revenue the local government will collect by the assessment.
- A statement that failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title.
- A statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice.
- Date, time, and place of the hearing.

The published notice shall contain the following information:

- Name of the local governing board;
- Geographic depiction of the property subject to the assessment;
- Proposed schedule of the assessment;
- The fact that the assessment will be collected by the tax collector; and
- A statement that all affected property owners have a right to appear at the hearing and file written objections with the local governing board within twenty (20) days of the notice.

Households receive 102 scheduled garbage pickups annually, based on twice-weekly service. Under the proposed adjustment, the cost per pickup would increase by approximately \$0.14 for a 2.0% rate increase. This modest adjustment is intended to help maintain essential waste collection services and offset rising operational and inflation-related costs affecting the system.

The potential adjustment to the household waste collection fee for Fiscal Year 2026-27 is reflected in the table below, outlining the estimated impact of the proposed increase, both annually and on a per pick-up basis.

<b>Proposed Increase</b>	<b>Annual Impact</b>	<b>Proposed Fee</b>	<b>Weekly Impact (Per Pickup)</b>
2.0%	\$14	\$716	\$0.14

Please see below the Five-Year Outlook for the Collections Funds, reflecting the proposed new fee and indicating no additional fee increases in future years.

**No Fee Increase**

	<b>FY 2025-26 Projections</b>	<b>FY 2026-27 Future</b>	<b>FY 2027-28 Future</b>	<b>FY 2028-29 Future</b>	<b>FY 2029-30 Future</b>	<b>FY 2030-31 Future</b>
<b>CPI Assumption</b>	0.70%	2.00%	0.00%	0.00%	0.00%	0.00%
<b>Household Fee</b>	\$702	\$702	\$716	\$716	\$716	\$716
<b>Proposed Fee Increase</b>		\$14	\$0	\$0	\$0	\$0
<b>New Fee</b>	\$702	\$716	\$716	\$716	\$716	\$716

<b>Revenues</b>	<b>FY 2025-26 Projections</b>	<b>FY 2026-27 Future</b>	<b>FY 2027-28 Future</b>	<b>FY 2028-29 Future</b>	<b>FY 2029-30 Future</b>	<b>FY 2030-31 Future</b>
Carryover	\$25,615	\$24,346	\$15,627	(\$1,391)	(\$26,032)	(\$55,093)
Collection Fees and Charges	\$254,359	\$259,386	\$260,921	\$262,235	\$263,555	\$264,882
	<u>\$279,974</u>	<u>\$283,732</u>	<u>\$276,548</u>	<u>\$260,844</u>	<u>\$237,523</u>	<u>\$209,789</u>

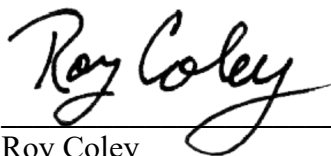
**Expenditures**

Operating	\$236,071	\$245,653	\$251,330	\$258,627	\$262,622	\$270,292
Non-Operating	\$19,557	\$22,452	\$26,609	\$28,249	\$29,995	\$28,939
	<u>\$255,628</u>	<u>\$268,105</u>	<u>\$277,939</u>	<u>\$286,876</u>	<u>\$292,617</u>	<u>\$299,231</u>

<b>Collections Year End Cash Flow</b>	<u>\$24,346</u>	<u>\$15,627</u>	<u>(\$1,391)</u>	<u>(\$26,032)</u>	<u>(\$55,093)</u>	<u>(\$89,443)</u>
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The Administration remains committed to providing the high level of service residents expect while maintaining fiscal responsibility. The Department continues to pursue operational efficiencies, cost-containment strategies, and revenue-generating initiatives to protect ratepayers while strengthening the long-term sustainability of the County's solid waste system.

Attachment



Roy Coley  
 Chief Utilities and Regulatory Services Officer

**EXHIBIT A**  
**Miami-Dade County**  
**Summary of Folios, Units, and Rates in Solid Waste Collection Service Area**

<b>CALCULATION FOR YEAR 2027</b>									
<b>DISTRICT</b>	<b>DISTRICT DESCRIPTION</b>	<b>NUMBER OF FOLIOS</b>	<b>NUMBER OF UNITS (PER HOUSEHOLD OR PER LIVING UNIT FOR MULTIFAMILY)</b>	<b>CURRENT RATE</b>	<b>VALUE</b>	<b>PROPOSED FEE INCREASE</b>	<b>PROPOSED RATE</b>	<b>PROPOSED VALUE</b>	
T0004	GARB, TRASH, TRC, RECYCLE	334,898	344,854	702	\$240,363,238	\$ 14	\$ 716	\$ 246,929,258	
T0013	GARBAGE & RECYCLING	762	3,147	281	\$878,013	\$ 6	\$ 287	\$ 901,993	
T0034	DUMPSTER-GARB, TRASH, TRC	5,436	5,436	542	\$2,924,568	\$ 11	\$ 553	\$ 3,005,238	
T0041	TRASH & RECYCLING CENTER	1,149	1,159	178	\$205,143	\$ 4	\$ 182	\$ 210,428	
T0049	MULTI CASES FAMILY	51	96	702	\$66,912	\$ 14	\$ 716	\$ 68,740	
T0057	GARBAGE, RECYCLING & TRC	40	40	459	\$18,240	\$ 9	\$ 468	\$ 18,727	
	<b>TOTAL</b>	<b>342,336</b>	<b>354,732</b>		<b>\$244,456,114</b>			<b>\$ 251,134,385</b>	



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** May 5, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 4(I)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(I)  
5-5-26

ORDINANCE NO. \_\_\_\_\_

ORDINANCE APPROVING, ADOPTING, AND RATIFYING NON-AD VALOREM ASSESSMENT ROLLS, RATES, AND ASSESSMENTS FOR THE SOLID WASTE COLLECTION SERVICE AREA OF MIAMI-DADE COUNTY, FLORIDA, COMMENCING OCTOBER 1, 2026; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, as provided in chapter 15 of the Code of Miami-Dade County (“Code”), the County provides solid waste services, including the collection, disposal, and recycling of household garbage, trash, and bulky waste, within the Solid Waste Collection Service Area in Miami-Dade County, Florida; and

**WHEREAS**, Implementing Order 4-68 provides that special assessments in the Solid Waste Collection Service Area should be levied on a per household unit basis for residential customers and on a per-unit basis for commercial and multi-family customers; and

**WHEREAS**, the benefits provided by these special assessments to the affected properties include, but are not limited to, the availability of facilities to properly and safely dispose of solid waste, the long term monitoring of the facilities, a potential increase in value to the affected properties, better service to owners and tenants, and the enhancement of environmentally responsible use and enjoyment of such properties; and

**WHEREAS**, the County Mayor or County Mayor’s designee caused rates to be prepared and filed with the Clerk of the Board of County Commissioners and pursuant to notice published and mailed to all property owners within the Solid Waste Collection Service Area, this Board held

a public hearing on this date upon the rate submitted by the County Mayor or County Mayor's designee, and all interested persons were afforded the opportunity to present their objections, if any, with respect to their assessments of such rate; and

**WHEREAS**, after due consideration, this Board found and determined that the assessments shown on the assessment rolls were in proportion to the special benefits accruing to the respective parcels of real property appearing on said assessment rolls; and

**WHEREAS**, each property owner was notified that the special assessments, when finally approved and confirmed pursuant to section 15-28 of the Code of Miami-Dade County, Florida, will be placed on the November 2026, and subsequent real property tax bills and that, if these special assessments are not paid when due, the properties on which the special assessments are levied will be respectively subject to the same collection procedures as for ad valorem taxes, including possible loss of title,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** This Board hereby adopts and incorporates the facts contained in the accompanying memorandum and the foregoing recitals as if stated herein.

**Section 2.** This Board intends to use the uniform method of collection of non-ad valorem assessments as authorized in section 197.3632, Florida Statutes, as amended, for collecting the non-ad valorem assessments levied within Miami-Dade County for the Solid Waste Collection Service Area, including, but not limited to, collection, recycling, and disposal of solid waste. Legal descriptions of such areas to the assessments, units of measurement, and the amount of the assessment are attached hereto as Exhibit A and incorporated herein by reference. This

Board hereby also incorporates by reference: (1) all previously adopted ordinances establishing and/or amending the services and service areas described in Exhibit A; and, (2) any resolutions adopting preliminary or amended assessment rolls for the service areas described in Exhibit A.

**Section 3.** After duly advertised public hearing, this Board has received written objections, if any, and heard testimony from all interested persons and, based on the benefit to the properties described in Exhibit A, hereby determines that the levies of the assessments are needed to fund the cost of providing collection, recycling, and disposal of solid waste within Miami-Dade County, Florida. Therefore, this Board adopts the non-ad valorem assessments rolls, rates, and units of measurements as referenced in Exhibit A.

**Section 4.** All assessments made upon said assessment rolls shall constitute a special assessment lien upon the real property so assessed from the date of the confirmation of such assessments, in accordance with the provisions of section 15-28 of the Code of Miami-Dade County, Florida.

**Section 5.** All assessments shall be payable in accordance with Section 15-24 of the Code of Miami-Dade County, Florida. As authorized by section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of the ordinance previously approved by the Board shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner, and at the same time as ad valorem taxes. Unless paid when due, such assessments shall be deemed delinquent, and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, and/or section 15-24 of the Code of Miami-Dade County, Florida.

**Section 6.** Within 30 days from the effective date of this resolution, the Clerk of the Board of County Commissioners is directed to deliver to the Tax Collector a copy of the assessment roll to be filed and recorded in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

**Section 7.** Unless otherwise prohibited by law, this ordinance shall supersede all enactments of this Board including, but not limited to, ordinances, resolutions, implementing orders, regulations, rules, and provisions in the Code of Miami-Dade County in conflict herewith; provided, however, nothing in this ordinance shall amend or supersede the requirements of Ordinance 07-45, as amended.

**Section 8.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 9.** All provisions of this ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon override by this Board.

**Section 10.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Jorge Martinez-Esteve

MAG for GBK  
