

**Town of Windham
Municipal Budget 2018-2019**

Appendix D

**FY 2016 7MUNICIPAL PROPERTY TAX LEVY LIMIT
PURSUANT TO Sec. C-1. 30-A M.R.S.A. § 5721-A**

1. Identify Municipal Property Tax Levy:

	FY 2005
Total Property Tax Levy	+ 20,746,813
School Property Tax Levy	- 14,434,223
County Assessment	- 795,099
TIF District Payments	- 253,319
Overlay	- 63,801
Municipal Property Tax Levy	= 5,200,370

These are "base year" calculations.

2. Growth Limitation Factor:

	FY 2019
Average Personal Income Growth	+ 2.61%
Town of Windham "Property Growth Factor"	+ 1.52%
Town of Windham Growth Limitation Factor	= 4.13%

3. Adjustment for New State Funding:

	FY '18 (est)	FY '19 (est)	\$ Change
Revenue Sharing	732,087	817,686	85,599
<i>If an increase in state funding:</i>			
Fiscal 2018 revenue sharing (est)	732,087		
Growth Limitation Factor	x 104.13%		
Adjusted 2018 revenue sharing	= 762,322		
FY 2019 revenue sharing (est)	817,686		
Adjusted 2018 revenue sharing	- 762,322		
	= 55,364		
<i>If a decrease in state funding (not applicable)</i>			
FY '18	732,087		
FY '19	- 817,686		
	= (85,599)		

4. Spending Limit Calculation:

	FY 2019
Prior Year Property Tax Levy Limit (FY '18)	9,436,574
Growth Limitation Factor (1+ Growth Factor)	x 104.13%
	= 9,826,305
"Net New Fund" Adjustment	- 55,364
FY18 Property Tax Levy Limit	= 9,770,941

FY 2019 Property Tax Revenue Reconciliation

Property Tax Levy Limit	9,770,941
Pipeline TIF	173,237
Roosevelt Promenade TIF	210,000
Gateway North A	52,645
New Marblehead Manor	9,783
Total Property Tax Revenue (R0400)	10,216,606

Note: Manager's proposed budget is \$18,468 below the levy limit.

2019 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET

Questions? Call the Office of Policy and Management - 480-3090. Or visit <http://www.maine.gov/economist/ld1/index.shtml>

Municipality: Windham Contact Person*: Tony Plante, Town Manager Phone Number: 207-894-5900

*** The Contact Person should be able to answer clarifying questions about the reported information.**

The following two pages show how to calculate your municipality's property tax levy limit. Completing these pages is not mandatory, but doing so will help ensure that your municipality complies with Maine law on the rate of property tax increases. Information on new property, appropriations, and deductions should be collected from the assessor and the valuation book before completing these pages.

Calendar Year Municipalities - For communities with "calendar year" budgets, the use of the term 2014 refers to the budget year that ended at the end of 2014 or early 2015. The use of the term 2015 refers to the budget year that will end at the end of 2015 or in early 2016.

Fiscal Year Municipalities - For communities with "fiscal year" budgets, the use of the term 2014 refers to the July 1, 2014 to June 30, 2015 budget year. The use of the term 2015 refers to the July 1, 2015 to June 30, 2016 budget year.

LAST YEAR'S (2018) MUNICIPAL PROPERTY TAX LEVY LIMIT

This is the portion of 2018 property tax revenue used for municipal services.

- If last year the municipality committed LESS THAN or EQUAL TO the limit, enter last year's **limit** on Line 1 below.
- If last year the municipality voted to EXCEED the limit ONCE (just last year), enter last year's **limit** on Line 1 below.

1. **LAST YEAR'S MUNICIPAL PROPERTY TAX LEVY LIMIT** \$9,436,574

OR

- If last year the municipality voted to INCREASE the limit PERMANENTLY, complete Steps A-D below. The information needed for this calculation is on the *Municipal Tax Assessment Warrant*, filed in the Valuation Book.

- A. Last year's Municipal Appropriations (Line 2, 2018 *Municipal Tax Assessment Warrant*) \$
- B. Last year's Total Deductions (Line 11, 2018 *Municipal Tax Assessment Warrant*) \$
- C. If necessary, enter any revenue included in Total Deductions that paid for non-municipal appropriations, such as schools. (If all deductions paid for municipal appropriations, enter "0".) \$
- D. Add Lines A and C, and subtract Line B. Enter result on Line 1 above.

CALCULATE GROWTH LIMITATION FACTOR

- Each municipality's Growth Limitation Factor is based on local property growth and statewide income growth.

2. Total New Taxable Value of lots (splits), buildings, building improvements, and personal property first taxed on April 1, 2017 (or most recent year available) \$27,787,000
3. Total Taxable Value of Municipality on April 1, 2017 (or most recent year available) \$1,831,616,800
4. Property Growth Factor (Line 2 divided by Line 3) 0.0152
5. Income Growth Factor (provided by Office of Policy and Management) 0.0261
6. Growth Limitation Factor (Line 4 plus Line 5) 0.0413
7. Add 1 to the Growth Limitation Factor calculated in Line 6. 1.0413
(For example, if Line 6 is 0.0362, then enter 1.0362 on Line 7.)

2019 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET

2019 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET

CALCULATE 2018-2019 CHANGE IN REVENUE SHARING (previously "NET NEW STATE FUNDS")

- Determine if revenue sharing increased or decreased. Years refer to municipal fiscal year.

8.	2018 Municipal Revenue Sharing	FY 2018 (est.)	\$732,087
9.	2019 Estimated Municipal Revenue Sharing	FY 2019 (est.)	\$817,686
10.	If Line 8 is greater than Line 9, then calculate Line 8 minus Line 9. Enter result at right; skip Line 11		
11.	If Line 9 is greater than Line 8, then complete 11A & 11B below.		
	A. Multiply Line 8 by Line 7.		\$762,322
	B. Calculate Line 9 minus Line 11A. Enter result at right. (If result is negative, enter "0".)		\$55,364

CALCULATE THIS YEAR'S (2019) MUNICIPAL PROPERTY TAX LEVY LIMIT

- This year's Property Tax Levy Limit is last year's limit increased by the Growth Factor and adjusted for revenue sharing.

12 Apply Growth Limitation Factor to last year's limit. (Line 1 multiplied by Line 7) \$9,826,305

13 THIS YEAR'S MUNICIPAL PROPERTY TAX LEVY LIMIT

If Line 9 is greater than Line 8 (revenue sharing increased), you MUST subtract Line 11B from Line 12. This is required.

OR If Line 9 is less than Line 8 (revenue sharing decreased), you MAY add Line 10 to Line 12. This is optional.

- Enter result at right. \$9,770,941

CALCULATE THIS YEAR'S (2015) MUNICIPAL PROPERTY TAX LEVY

- The information needed for this calculation is on the 2015 *Municipal Tax Assessment Warrant*, filed in the Valuation Book. Use estimates if necessary.

A.	This year's Municipal Appropriations	(Line 2, 2017 <i>Municipal Tax Assessment Warrant</i>)	\$17,654,617
B.	This year's Total Deductions	(Line 11, 2017 <i>Municipal Tax Assessment Warrant</i>)	\$9,036,873
C.	If necessary, enter any revenue included in Total Deductions that paid for non-municipal appropriations, such as schools. (If all deductions paid for municipal appropriations, enter "0".)		\$
14	THIS YEAR'S MUNICIPAL PROPERTY TAX LEVY (Add Lines A and C, and subtract Line B)		<u>\$8,617,744</u>

15 COMPARE this year's MUNICIPAL PROPERTY TAX LEVY to the LIMIT (Line 13 minus Line 14) \$1,153,197
(If the result is **negative**, then this year's municipal property tax levy is greater than the limit and a vote must be taken.)

16 Did the municipality vote to EXCEED the limit ONCE (just this year)? ☐ NO ☐ YES

(Voting to exceed the limit means the municipality will calculate next year's limit based on line 13.)

If "yes", please describe why:

17 Did the municipality vote to INCREASE the limit PERMANENTLY (for current and future years)? ☐ NO ☐ YES

(Voting to increase the limit means the municipality will calculate next year's limit based on line 14.)

If "yes", please describe why:

2019 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET