

City Manager  
Matt Andrews

Assistant City Manager  
Brody Flint

City Recorder  
Brittany Fowers



Mayor  
Robert Dandoy

Council Members  
Ann Jackson  
Bryon Saxton  
Diane Wilson  
Randy Scadden  
Sophie Paul

## ROY CITY COUNCIL MEETING AGENDA

AUGUST 19, 2025 – 6:00 P.M.

ROY CITY COUNCIL CHAMBERS 5051 S 1900 W ROY, UTAH 84067

This meeting will be streamed live on the Roy City YouTube channel.

- A. Welcome & Roll Call
- B. Moment of Silence
- C. Pledge of Allegiance
- D. Public Comments – 4 minutes

If you are unable to attend in person and would like to make a comment during this portion of our meeting on ANY topic you will need to email [admin@royutah.org](mailto:admin@royutah.org) ahead of time for your comments to be shared. This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the time you take. We welcome all input and recognize some topics take a little more time than others. If you feel your message is complicated and requires more time to explain, then please email [council@royutah.gov](mailto:council@royutah.gov)

- E. Action Item

### **PUBLIC HEARING (Public Hearing Comments – 4 minutes) – Fiscal Year 2026 Budget for Roy City Corporation**

- a. **Consideration of Resolution 25-24;** Consideration of proposed additional \$1,423,978 in property tax for employee wages and revenue replacement and approval A Resolution of the Roy City Council Adopting the Final Annual Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026; and Setting the 2025 Certified Tax Rate.

- F. City Manager & Council Report

- G. Adjournment

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: [admin@royutah.gov](mailto:admin@royutah.gov) at least 48 hours in advance of the meeting.*

*Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.*

#### **Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 15<sup>th</sup> day of August 2025. A copy was also posted on the Roy City Website and Utah Public Notice Website on this 15<sup>th</sup> day of August 2025.

Visit the Roy City Web Site @ [www.royutah.gov](http://www.royutah.gov)

Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers  
City Recorder



# FINAL FY2026 BUDGET

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**DATE:** August 19, 2025  
**TO:** Mayor and City Council  
**FROM:** Amber Kelley  
**RE:** FY2026 Final Budget Adoption

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**Ordinance** ☐      **Resolution** ☒      **Motion** ☐      **Information** ☐

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## **Executive Summary**

The FY2026 tentative budget was approved June 17, 2025. The city has followed all truth in taxation requirements to approve a possible 28% property tax increase which would add \$1,423,978 to the general fund budget for revenue shortfalls and employee wages.

Any changes to lower this amount may be made by resolution. A final budget and certified tax rate must be approved tonight.

**RESOLUTION NO. 25-24**

**A Resolution of the Roy City Council Adopting the Final Annual Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026; and Setting the 2025 Certified Tax Rate.**

Whereas, on June 17, 2025, the City Council adopted, by Resolution #25-17, the tentative budget for the coming fiscal year, for purposes of further review, and set a public hearing for August 19, 2025 to consider final adoption of the budget; and

Whereas, the City of Roy has declared its intent to increase the certified tax rate; and

Whereas, the City has conformed to the truth in taxation requirements of the State of Utah through publication and posting of notices of the proposed property tax increase; and

Whereas, the Roy City Council on August 19, 2025, held a public hearing on adoption of said budget and to consider increasing the certified tax rate; and

Whereas, the Roy City Council has determined that the increase is necessary to fund wages, benefits and operating needs; and

Now, therefore, be it resolved by the Roy City Council, as follows:

**Final Budget Adoption**

Budgets for all funds, as presented, are hereby adopted for use by Roy City for the fiscal year 2025-2026, including adjustments from tentative budget to final budget as outlined below.

Fund	Tentative Budget	Adjustments	Final Budget
General Fund	\$24,306,688	\$ 0	\$24,306,688
Class C Road Fund	1,760,000	0	1,760,000
Trans. Infrastructure Fund	3,130,000	0	3,130,000
Capital Projects Fund	1,323,000	0	1,323,000
Water & Sewer Utility	13,285,350	0	13,285,350
Storm Water Utility	1,310,000	0	1,310,000
Solid Waste Utility	3,200,000	0	3,200,000
Storm Sewer Development	565,000	0	565,000
Park Development	175,000	0	175,000
Cemetery Perpetual Fund	8,000	0	8,000
Total	<u>\$49,063,038</u>	<u>\$ 0</u>	<u>\$49,063,038</u>
Internal Service Funds:			
Information Technology	\$1,047,830	\$ 0	\$1,047,830
Risk Management	388,602	0	388,602
Total	<u>\$1,436,432</u>	<u>\$ 0</u>	<u>\$1,436,432</u>

Property Tax Rate Adoption

The following certified tax rate and revenue be set for 2025:

Fund/Budget Type	Revenue	Tax Rate
General Fund – Property Tax Revenue	\$6,487,707	.002073

Be it further resolved that this resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the Weber County Auditor and the Utah State Tax Commission in accordance with UCA 59-2-913 and UCA 29-2-920.

Passed this 19<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
Robert Dandoy  
Mayor

Attested and Recorded:

\_\_\_\_\_  
Brittany Fowers  
City Recorder

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Paul	_____
Councilmember Scadden	_____
Councilmember Saxton	_____
Councilmember Wilson	_____
Councilmember Jackson	_____

A close-up photograph of a wooden pencil with a sharpened lead tip, resting diagonally across a document. The document features a line graph with a grid. The y-axis has labels '100' and '50'. The x-axis has labels '1993' and '1998'. The pencil is positioned over the graph, with its tip pointing towards the bottom right. The background is slightly blurred, showing more of the document and the pencil's body.

# Roy City Council Meeting 19 Aug 2025

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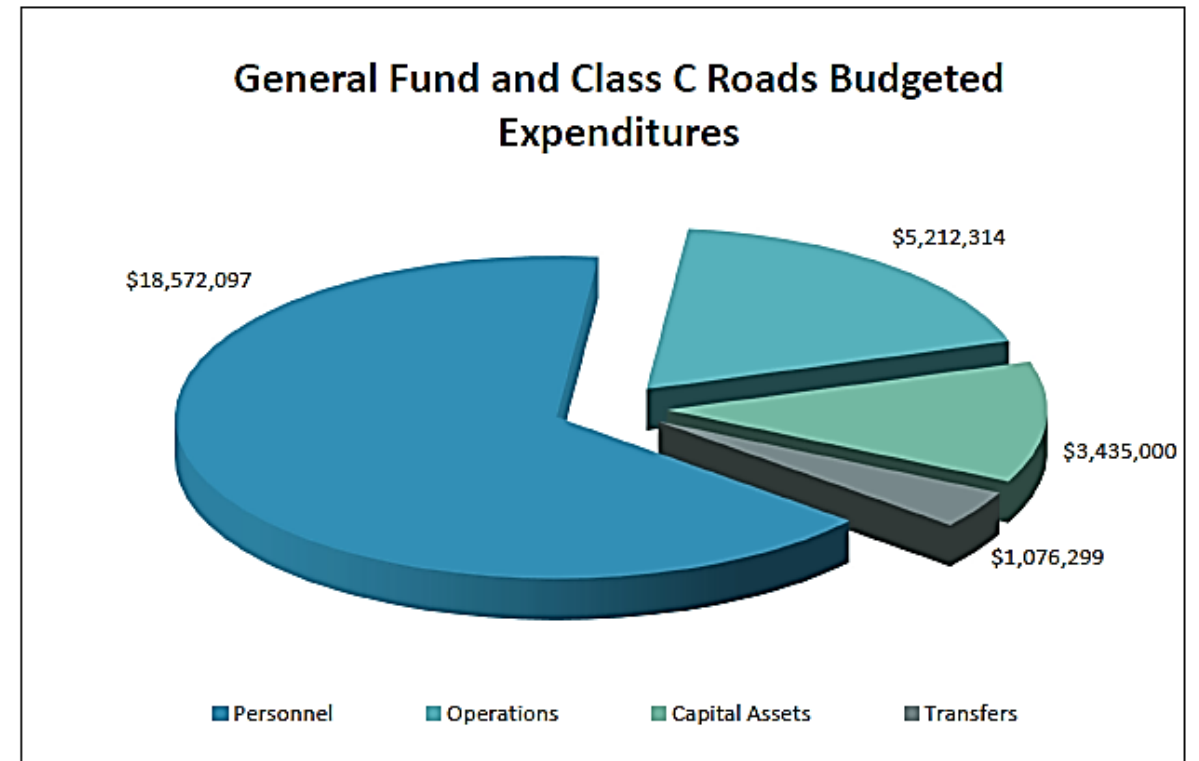
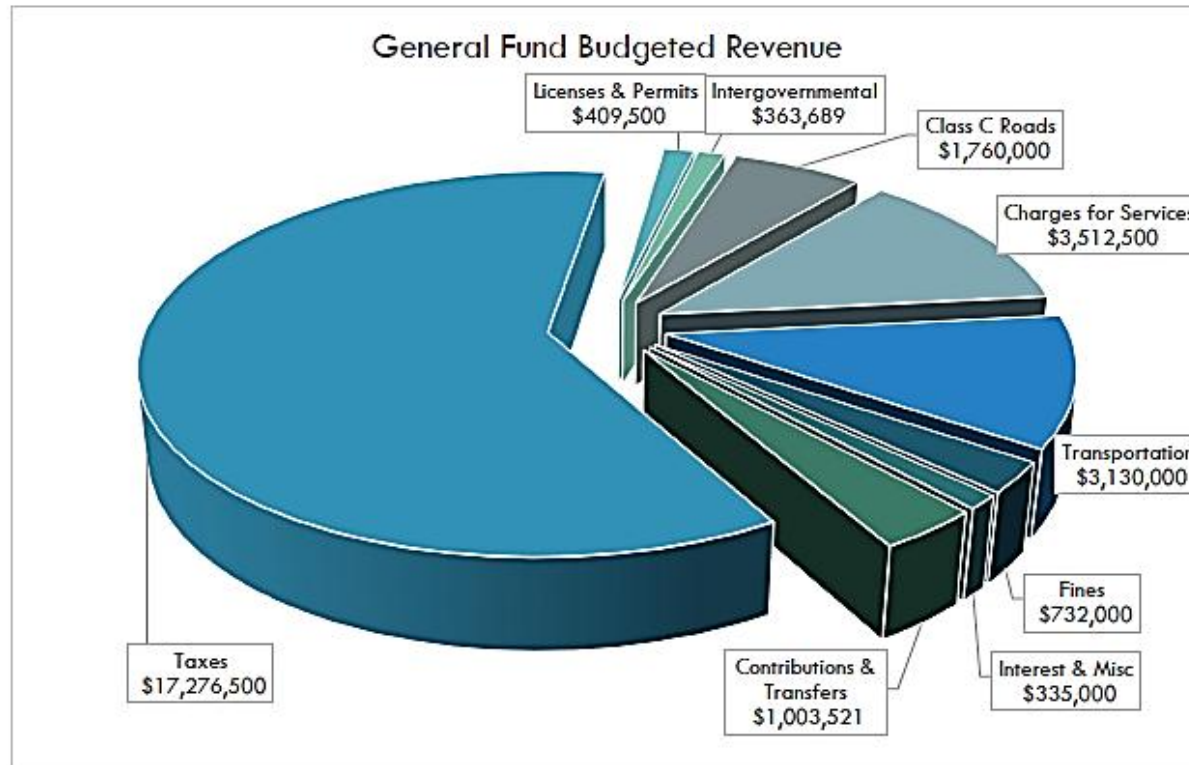
TRUTH IN TAXATION

# History - How We Got Here

FY 2026 Budget

GENERAL FUND - ROY CITY REVENUES

GENERAL FUND - ROY CITY EXPENSES



# History - How We Got Here

## General Fund – Taxes

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### Sales and Uses Taxes

- Largest Tax Revenue Stream into the City,
- The City Council has little control over this Tax.
- Distribution in under the 50/50 Rule (UC 59-12-205)
  - 50% comes from point of sale / 50% comes from population

### Property Taxes

- Second Largest Tax Revenue Stream into the City
- The City Council has full control over this Tax.

### Franchise Taxes

- Energy Sales and Use Tax
- Municipal Telecom License Tax

### Local Summary County Option Hwy / Transit Tax

### Liquor Distribution Tax

### Transient Room Revenue Tax (Not activated)



# History - How We Got Here

FY 2026 Budget

## OTHER FUNDS

## OTHER FUNDS

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### Capital Projects Fund

- General Fund Transfers for Fire Apparatus, Parks & Recreation, and Capital Improvements.

### Water and Sewer Utility Enterprise Fund

- Fees. Pass through services from Water & Sewer Districts.

### Storm Water Utility Enterprise Fund

- Fees. Maintain Storm Water Infrastructure.

### Solid Waste Utility Enterprise Fund

- Fees. Roy City offers garbage collection and recycling collection to its residents.

### Internal Service Funds

- Provide Computer services and Risk Management to all internal organizations

### Special Revenue Funds

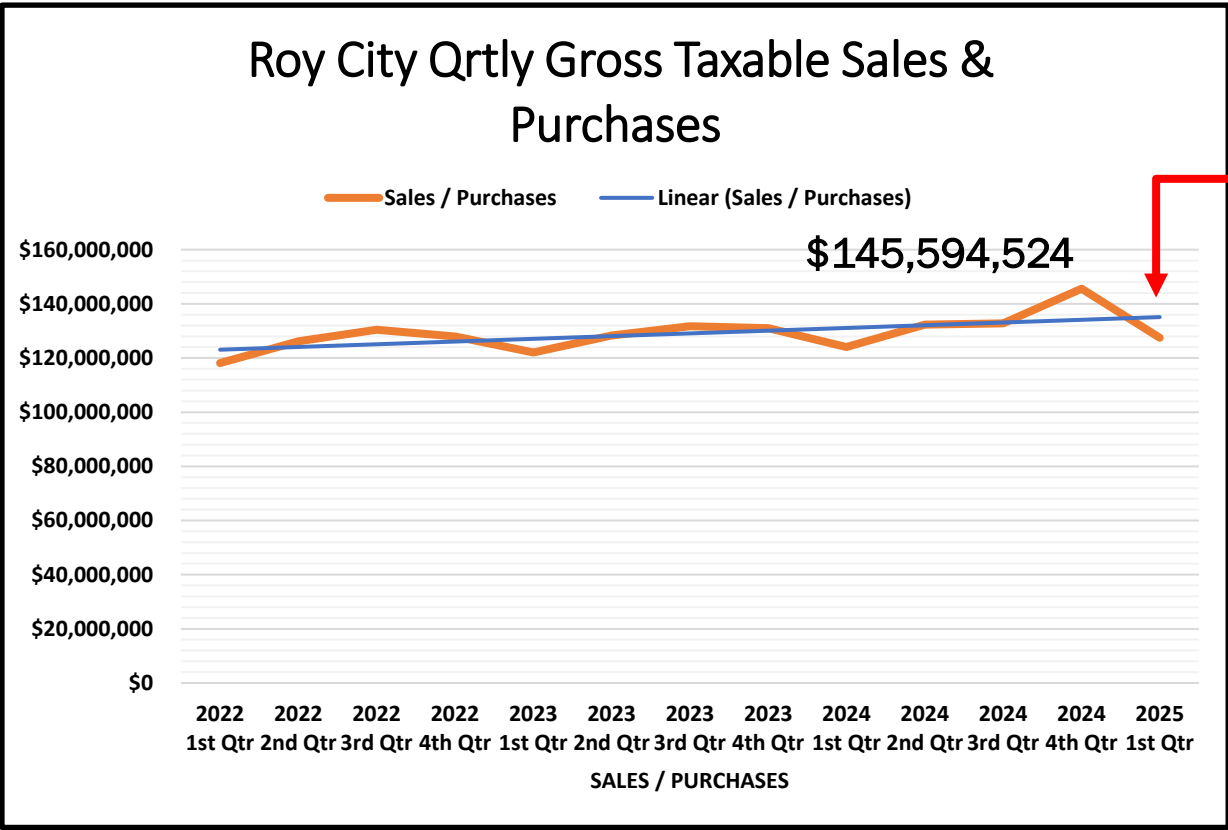
- Fees on Storm Sewer Development, Park Development, and Cemetery Operations



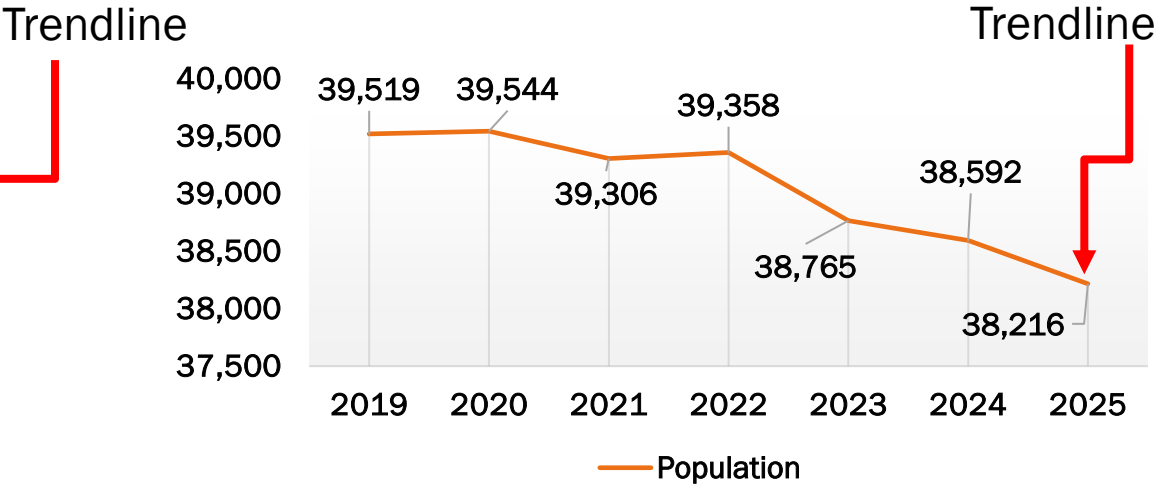
# History - How We Got Here

## General Fund - Sales and Uses Taxes

### ROY CITY POINT OF SALE – 50%



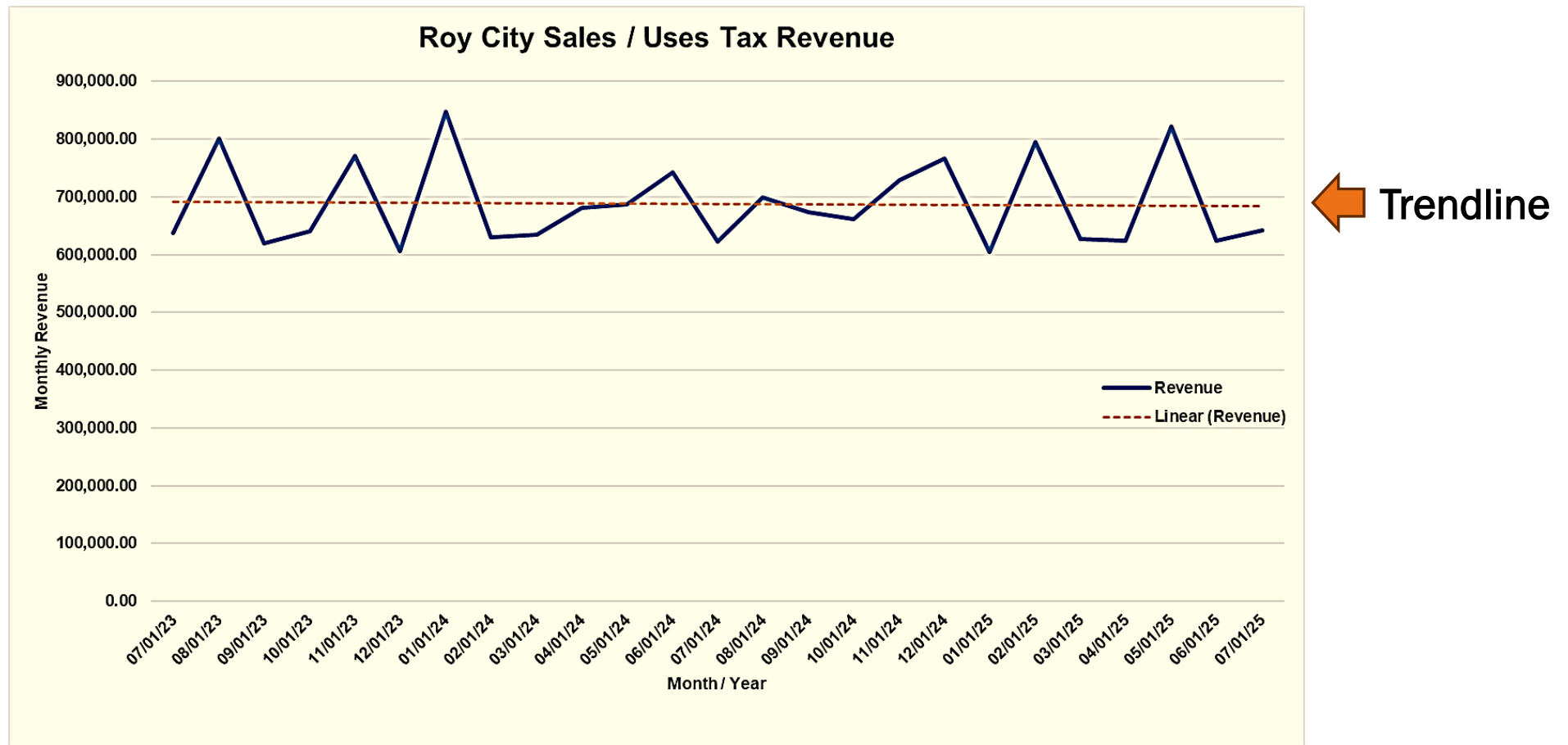
### ROY CITY POPULATION – 50%



City	2024 Gross Taxable Sales	2024 Population	2024 Total Sales & Use Tax Revenue
Roy	\$534,741,403	38,785	\$8,371,362.41
Riverdale	\$1,108,715,342	9,160	\$6,706,608.92

# History - How We Got Here

## General Fund – SALES AND USES TAX REVENUE



# History - How We Got Here

## General Fund

### Roy City Government Activities Tax Revenues by Source

(Amounts Expressed in Thousands – Source 2024 Annual Comprehensive Financial Report (ACFR))

FY	Sales Tax	Property Tax	Franchise Tax	Paramedic Fees	Motor Vehicle Fees	Total
2024	\$8,180	\$4,464	\$2,849	-	\$330	\$15,823
2023	\$8,215	\$4,469	\$2,901	\$455	\$311	\$16,351
2022	\$7,973	\$3,942	\$2,604	\$410	\$340	\$15,269
2021	\$7,173	\$3,967	\$2,459	\$373	\$384	\$14,356
2020	\$6,015	\$4,108	\$2,416	\$336	\$350	\$13,225
2019	\$5,569	\$3,714	\$2,323	\$301	\$363	\$12,270
2018	\$5,399	\$3,634	\$2,413	\$320	\$378	\$12,144

# History - How We Got Here

## General Fund

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With Sales and Uses Tax Revenue “Flatlined” the City has few options to continue to provide high quality services. To keep-up with inflationary costs and needed employee retention salaries, the choices are:

- Cut Spending (Simply put - cut services / cut people);
- Increase Commercial and Residential Developments;
  - Not Always Popular
  - Takes Time to Implement with Property Owner Rights and Construction Timelines.
  - Benefits include Increase Sales Tax and New Property Tax Revenues.
- Increase Property Tax.
  - Working through that process Now!

# History – What We Have Done So Far

FY26 City Council Public Budget Work Sessions / Meetings - Jan 21<sup>st</sup>, Feb 18<sup>th</sup>, Jun 3<sup>rd</sup>, and Aug 5<sup>th</sup>

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## Discussion Items Include:

Draw From Fund Balance to Pay Bills	Limits on the Number of Part Time / Seasonal Employees	<b>Sale City Properties</b>
<b>Limit Operational Hours Aquatic Ctr</b>	Hiring Freeze / Cut 8 Full-Time Employees through Attrition	Consolidation Departments in Facilities
No Employee COLA / Merit Increases	Review Annual Performance Evaluation Program	Further Reducing Line-Item Expenses
Cut All Overtime, Except Emergencies	No More Memberships, Conferences, Employee Programs	<b>Raise Property Taxes</b>
Cut Services / Contract Out Services	Cut Full Time Employees/Hire Part Time Employees (No Benefits)	Cut Property Lease Agreements
No Longevity Bonus	Establish Volunteers In Police Service Program	Job Enlargement / Employee Reduction
<b>Rework Fees in Fee Schedule</b>	Cut back County Animal Services / Establish Internal Capabilities	Increase Rental Fee on Hope Center
<b>No COLA for City Council Members</b>	Transfer All Funding Responsibility to Department Heads	<b>Increase Volunteers at Roy Days</b>

Highlighted in BOLD, the Council Implemented

# History – What We Have Done So Far

FY26 City Council Public Budget Work Sessions / Meetings - Jan 21<sup>st</sup>, Feb 18<sup>th</sup>, Jun 3<sup>rd</sup>, and Aug 5<sup>th</sup>

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Discussion Items Include: Roy City Fund Balances Reserves of Government Funds

Fiscal Year	General Fund					Other Government Funds				Grand Total
	Non-Spendable	Restricted *	Assigned **	Un-assigned	Total	Non-Spendable	Restricted ***	Assigned ****	Total	
2023-24	\$146,000	\$6,003,000	-	\$4,797,000	\$10,946,000	\$260,000	\$502,000	\$8,924,000	\$9,686,000	\$20,632,000
2022-23	\$500,000	\$6,079,000	-	\$4,871,000	\$11,450,000	-	\$662,000	\$9,076,000	\$9,738,000	\$21,188,000
2021-22	\$105,000	\$5,254,000	-	\$4,707,000	\$10,087,000	-	-	\$9,706,000	\$9,706,000	\$19,793,000
2020-21	\$344,000	\$4,854,000	-	\$5,911,000	\$11,130,000	-	-	\$8,630,000	\$8,630,000	\$19,760,000
2019-20	\$311,000	\$4,085,000	-	\$4,199,000	\$8,618,000	-	-	\$6,042,000	\$6,042,000	\$14,660,000
2018-19	\$574,000	\$3,729,000	\$19,000	\$4,091,000	\$7,281,000	-	-	\$4,148,000	\$4,148,000	\$12,700,000

\* Roads and Public Transit

\*\* Public Safety

\*\*\* Impact Fees

\*\*\*\* In 2024 RDA \$2.6M. Capital Improvements \$5.1M.

Source - 2024 ACFR

# History – What We Have Done So Far

FY26 City Council Public Budget Work Sessions / Meetings - Jan 21<sup>st</sup>, Feb 18<sup>th</sup>, Jun 3<sup>rd</sup>, and Aug 5<sup>th</sup>

Discussion Items Include: Roy City Full-Time City Government Employees and Costs

Fiscal Year	General Government	Police	Fire	Public Works	Parks and Rec	Water and Sewer	Total
2023-24	25	47	43	21	13	14	163
2022-23	24	46	37	21	11	13	152
2021-22	22	45	40	22	13	13	155
2020-21	23	42	38	22	13	12	150
2019-20	29	45	38	18	18	14	162
2018-19	28	45	37	22	17	12	161

	2024 / 25	2023 / 24	2022 / 23	2021 / 22	2020 / 21	1919 / 20
Personnel Costs	\$17,801,233	\$17,096,304	\$15,630,021	\$12,966,559*	\$12,496,546	\$12,395,783
Total FT Personnel	163	163	152	155	150	162

Source - 2024 ACFR

\* Roy City Resolution 22-1



# History – What We Have Done So Far

## Employee Turnover By Department April 2022 – March 2025

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TOTAL BY DEPARTMENT

Administration	9
Police	14
Fire	28
Public Works	24
Parks & Recreation	5

TURNOVER AS % OF FULL-TIME STAFF

Administration	36%
Police	29%
Fire	70%
Public Works	71%
Parks & Recreation	38%



Bleeding

# History – What We Have Done So Far

## Employee Turnover

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### Recommendations

- Have the City Manager to assess the cost to increase the starting salaries, based on the city's Salary Survey, on all the 8 critical positions in the Fire and Public Works Departments, with an implementation date of 1 Jan 2026. Focus only on those salaries STEPs 1 thru 6. The STEP percentages / salaries of 7 thru 12 in Public Safety Employees and 7 thru 18 in General Employees seem to be equitable with other outside organizations.
- Increase the STEP percentages on the General Employees Merit Increase program in the first 7 years of employment with a gradual reduction in the later STEPs. Consider using the South Ogden / West Haven Merit Increase STEP model.
- Reduce the number of STEPs in the public safety merit STEP program to 9. Restructure the Merit Increases STEPs process much like the Ogden City model.

# History – What We Have Done So Far

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## Roy City Property Tax Increases over the Last Few Years

Tax Year	2024 / 25	2023 / 24	2022 / 23	2017 to 2021	2015 / 16
Percent	8.77 to 28%	11.26 %	10%	N/A	37%

- To Balance the FY2026 Budget the City needs an 8.77% Property Tax Increase.
- Looking at other Options on the FY2026 Property Tax Rate to Address Future Issues.

## What's Next

- The FY2026 Budget is All But Approved!
- Final Step, Establish the FY 2026 Roy City Property Tax Rate and Define How the Money will be Spent.

# Roy City Council

## Agenda Worksheet

**Roy City Council Meeting Date:** August 19<sup>th</sup>, 2025

**Subject:** Budget

**Prepared by:** Diane Wilson, Randy Scadden

### Background:

- City Budget has been of concern. Wages outpacing city revenues.
- Multiple work sessions to address possible solutions.
- Fundamental principles –
  - Increase revenue
  - Cut services – quality thereof, staff, programs
- Simple formula
  - Decide what we want to buy (services) and
  - Data reveals the cost of said services.
- 1<sup>st</sup> step – what product do we as citizens want
- 2<sup>nd</sup> step – how much does that product cost
- 3<sup>rd</sup> step – how much are citizens willing to pay
- 4<sup>th</sup> step – if not willing to pay product cost, how much are they willing to pay, and then accept the product that amount buys.

### Next

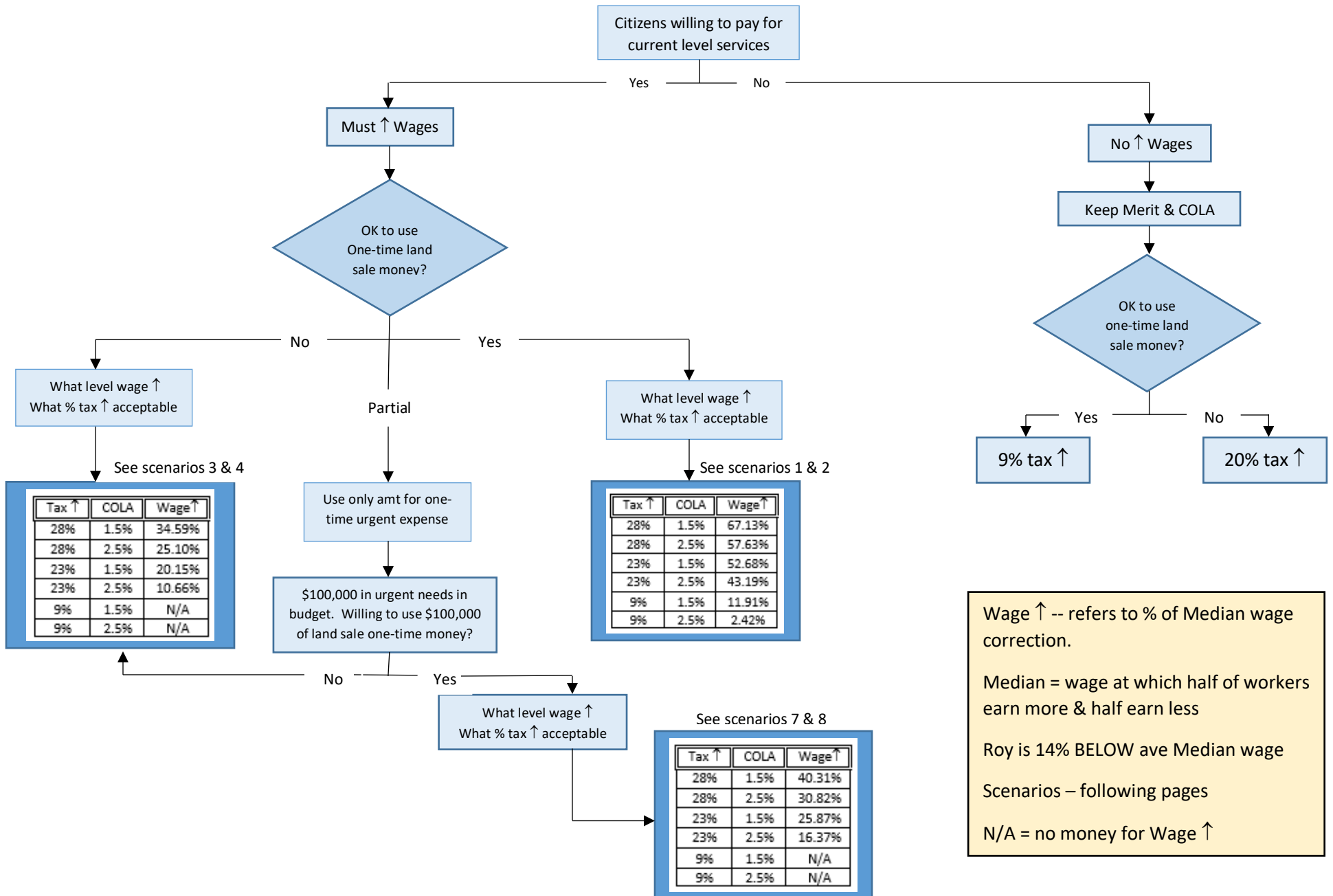
- How to come up with revenue?
- Only have control over property taxes and rainy-day fund.
- Best business practices state “rainy-day” funds are for urgent/emergent one-time expenses. The land sale money would meet “rainy-day” fund criteria.

### Summary

- Differing opinions amongst council on use of one-time monies/rainy day funds and ongoing expenses, i.e. wages (merit, COLA, wage increase).
- Sale of land provides \$560,000. If used this year for on-going expenses, this equates to an 11% tax increase next year.
- Improved future revenues look promising, but at earliest, significant increases will not be realized for years to come.
- In accordance with our firm belief that one-time monies, such as the sale of land (“rainy-day funds”) should only be used for catastrophic/emergent/urgent uses, \$100,000 of urgent one-time expenses are identified in the budget.
- With respect to those on the council desiring to use land-sale monies, this \$100,000 of one-time expenses would be an appropriate way to use a portion of the land-sale monies and still maintain best business practices.
- Our best data, which may not be perfect, reflects average wage in city is 14% BELOW MEDIAN (not top) wage of nearby, comparable cities. MEDIAN wage is the point where half of workers earn more and half earn less.

- One piece of strong evidence, we are living a REAL WORLD SALARY SURVEY! Over 70% staff turnover in the last 3 years in 2 departments due to low wages.
- Many cuts already included in budget, as noted by Amber.
- Budget already shaved down to bone at current level of services.
- Sometimes cuts cost more than is saved, e.g. overtime, contracted services.
- Only way to cut more is to cut staff or programs.
- Fire department willing to use funding of 2 positions towards wage correction in their department.
  - Other departments should be allowed and encouraged to do likewise
  - On condition must be overseen by City Manager to be sure feasible for department
- Scenarios, created by Amber at our request, outline four options using –
  - different tax increases,
  - use or NO use of land-sale monies, and
  - COLA amounts.
- Start with the end in mind, and then determine how we get there. It's easy to say we WANT top quality services, but we must be willing to pay for it.
- CITIZENS' PREFERENCES ARE PRIORITY
  - Are top quality services for citizens a must, or do they prefer a step down in order to avoid a tax increase
  - Current city services cost about \$1/day for average home. A 25% tax increase would cost approximately 25 cents/day, about \$100/year.
  - What is the minimum amount of wage relief we must adopt now to “stop the bleeding” as we begin our stepwise approach to full wage adjustment/correction?
  - The above question must be answered if consensus from citizens is to maintain current level of service.
- Following is a flow chart which simplifies the decision process.
  - Do we want to maintain current services?
  - Are we willing to pay for it?
  - If so, we must provide some wage increase
  - Do we want to commit ourselves to a minimum 11% tax increase next year by using one-time land sale monies?
- The more detailed data points of the scenarios provided by Amber are presented after the flow chart.

# Budget Flowchart Decision Tree



Wage ↑ -- refers to % of Median wage correction.

Median = wage at which half of workers earn more & half earn less

Roy is 14% BELOW ave Median wage

Scenarios – following pages

N/A = no money for Wage ↑

Tax Increase %	Tax Increase Amt	Amt left for Median Wage Correction	% of Median Wage Correction allocated	Avg FT employee Wage Correction increase
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**Scenario 1 - Using land sale as revenue replacement in FY26 budget with a 1.5% COLA**

28%	1,423,978.00	1,173,978.00	67.13%	9.40
25%	1,273,225.00	1,023,225.00	58.51%	8.19
23%	1,171,367.00	921,367.00	52.68%	7.38
20%	1,018,580.00	768,580.00	43.95%	6.15
15%	763,935.00	513,935.00	29.39%	4.11
9%	458,361.00	208,361.00	11.91%	1.67

**Scenario 2 - Using land sale as revenue replacement in FY26 budget with a 2.5% COLA**

28%	1,423,978.00	1,007,978.00	57.63%	8.07
25%	1,273,225.00	857,225.00	49.01%	6.86
23%	1,171,367.00	755,367.00	43.19%	6.05
20%	1,018,580.00	602,580.00	34.45%	4.82
15%	763,935.00	347,935.00	19.89%	2.79
9%	458,361.00	42,361.00	2.42%	0.34

**Scenario 3 - Not using land sale as revenue replacement in FY26 budget with a 1.5% COLA**

28%	1,423,978.00	604,978.00	34.59%	4.84
25%	1,273,225.00	454,225.00	25.97%	3.64
23%	1,171,367.00	352,367.00	20.15%	2.82
20%	1,018,580.00	199,580.00	11.41%	1.60
15%	763,935.00	(55,065.00)		
9%	458,361.00	(360,639.00)		

**Scenario 4 - Not using land sale as revenue replacement in FY26 budget with a 2.5% COLA**

28%	1,423,978.00	438,978.00	25.10%	3.51
25%	1,273,225.00	288,225.00	16.48%	2.31
23%	1,171,367.00	186,367.00	10.66%	1.49
20%	1,018,580.00	33,580.00	1.92%	0.27
15%	763,935.00	(221,065.00)		
9%	458,361.00	(526,639.00)		

**Scenario 5 - Using land sale as revenue replacement in FY26 budget with a 1.5% COLA and using \$100,000 of fund balance**

28%	1,423,978.00	1,273,978.00	72.84%	10.20
25%	1,273,225.00	1,123,225.00	64.22%	8.99
23%	1,171,367.00	1,021,367.00	58.40%	8.18
20%	1,018,580.00	868,580.00	49.66%	6.95
15%	763,935.00	613,935.00	35.10%	4.91
9%	458,361.00	308,361.00	17.63%	2.47



**Scenario 6 - Using land sale as revenue replacement in FY26 budget with a 2.5% COLA and using \$100,000 of fund balance**

28%	1,423,978.00	1,107,978.00	63.35%	8.87
25%	1,273,225.00	957,225.00	54.73%	7.66
23%	1,171,367.00	855,367.00	48.91%	6.85
20%	1,018,580.00	702,580.00	40.17%	5.62
15%	763,935.00	447,935.00	25.61%	3.59
9%	458,361.00	142,361.00	8.14%	1.14

**Scenario 7 - Not using land sale as revenue replacement in FY26 budget with a 1.5% COLA and using \$100,000 of fund balance**

28%	1,423,978.00	704,978.00	40.31%	5.64
25%	1,273,225.00	554,225.00	31.69%	4.44
23%	1,171,367.00	452,367.00	25.87%	3.62
20%	1,018,580.00	299,580.00	17.13%	2.40
15%	763,935.00	44,935.00	2.57%	0.36
9%	458,361.00	(260,639.00)		

**Scenario 8 - Not using land sale as revenue replacement in FY26 budget with a 2.5% COLA and using \$100,000 of fund balance**

28%	1,423,978.00	538,978.00	30.82%	4.31
25%	1,273,225.00	388,225.00	22.20%	3.11
23%	1,171,367.00	286,367.00	16.37%	2.29
20%	1,018,580.00	133,580.00	7.64%	1.07
15%	763,935.00	(121,065.00)		
9%	458,361.00	(426,639.00)		

1.5% COLA costs \$250,000

2.5% COLA costs \$416,000

# **Roy City Council Work Session Agenda Worksheet**

**Roy City Council Meeting Date:** 19 Aug 2025

**Agenda Item Number:** Action Item #1

**Subject:** Alternative Property Tax Rate Increase Option and Property Tax Programs

**Prepared By:** Bryon Saxton

## **Background:**

- Explain the process behind tax abatements offered through the state and county (see attachments).
  - Normal Property Tax hardship cases must be 66 years of age and have less than \$11,100 combined in savings, checking, money market, CDs and IRA to qualify income must be lower than \$42,623 per year in 2025.
- On the horizon for future revenues for next fiscal year include:
  - Wendy's recently opened
  - Wells Fargo bank
    - Second tenet in the bank building
  - 17 townhome development on Sandridge Drive
  - 59 townhome development on 6000 South
  - Other development inquiries yet to be confirmed
- The city has about \$26.1 Million in all Fund Balance Reserves Accounts.

## **Discussion:**

- Propose use of Fund Balance reserves to push down the size of the property tax rate. Take \$250,000 from Fund Balance Reserve toward the estimated \$450,000 needed to balance the FY2026 Budget. The difference needed to balance the budget will be an estimated 4.5% property tax rate.
- For those who qualify, consider taking advantage of the State / County Property Tax Abatement, Deferral, and Exemption Programs (see Attached Documents).

## **Recommendation (Information Only or Decision):** Decision

- Recommend taking \$250,000 from the Fund Balance Reserve and Approving a 4.5% property tax rate.

**Contact Person / Phone Number:** Bryon Saxton

**Attachment – Utah State Tax Commission**  
**Property Tax Abatement, Deferral, & Exemption Programs**

**PUBLICATION 36**  
Rev. 5/25



## **Property Tax Abatement, Deferral and Exemption Programs for Individuals**

Utah State Tax Commission  
P.O. Box 30412  
Salt Lake City, Utah 84130  
801-297-3600  
1-800-368-8824  
[tax.utah.gov](http://tax.utah.gov)



**Is this information helpful?**  
[Click here.](#)

*If you need an accommodation under the Americans with Disabilities Act, email [taxada@utah.gov](mailto:taxada@utah.gov), or call 801-297-3871 or TDD 801-297-2020. Please allow three working days for a response.*

### **General Information**

Utah law allows Utah residents six types of property tax relief:

1. Circuit Breaker
  - Renter Refund (Utah Code Ann. §59-2-1209)
  - Homeowner Low Income Abatement (UCA §59-2-1208)
2. Veterans with a Disability Exemption (UCA §§59-2-1903 & 1904)
3. Active or Reserve Duty Armed Forces Exemption (UCA §59-2-1902)
4. Blind Exemption (UCA §59-2-1106)
5. Indigent Abatement/Deferral (UCA §§59-2-1801 – 1805)
6. Property Tax Deferral for Elderly Property owners (UCA §59-2-1802.5)

Get application forms and more information (including deadlines) from your county auditor's or treasurer's office.

Unless you are applying for the veterans with a disability exemption, you must be a U.S. citizen or legally present in the U.S. (see 8 U.S.C. 1641) to receive tax relief.

### **Renter Refund (circuit breaker)**

#### **Eligibility**

To qualify for this tax credit:

1. You are a renter (or a manufactured homeowner who rents a lot).
2. Your 2024 total household income was less than \$42,623 (UCA §59-2-1202).
3. You were a Utah resident for the entire year.
4. You are either:
  - a. at least 66 years of age, or
  - b. an unmarried surviving spouse, regardless of age.

You must be able to prove Utah residency and household income to qualify.

#### **Refund Amount**

Up to \$1,312 of rent can be refunded, based on income and a percentage of rent paid.

#### **To Apply**

Apply online at [tap.utah.gov](http://tap.utah.gov). Click the link "File your current renter's refund (circuit breaker)".

Or complete form TC-90CB, *Renter Refund Application*, and submit it to the Utah State Tax Commission (210 N 1950 W, Salt Lake City UT 84134) by December 31.

For more information or help, call the Tax Commission at 801-297-6254 or 1-800-662-4335 ext 6254.

### **County Programs for HOMEOWNERS**

#### **Homeowner Low Income Abatement (circuit breaker)**

##### **Eligibility**

To qualify for this tax credit:

1. You are a homeowner or manufactured homeowner.
2. Your home is owner-occupied.
3. Your 2024 total household income was less than \$42,623 (UCA §59-2-1202).
4. You were a Utah resident for the entire year.
5. You owned the home for the entire calendar year.
6. You are either:
  - a. at least 66 years of age, or
  - b. an unmarried surviving spouse, regardless of age.

You must be able to prove Utah residency and household income to qualify.

##### **Abatement Amount**

Up to \$1,312 of property tax can be abated, based on income, plus an additional credit equal to the tax on 20 percent of a home's fair market value.

### To Apply

Complete an application and submit it to your local county government by September 1.

## Veterans with a Disability Exemption

### Eligibility

This exemption is available to veterans disabled in military service (at least 10 percent disability), their unmarried surviving spouse or minor orphans.

### Exemption Amount

The exemption is up to \$521,620 of taxable value of a residence, based on the percentage of disability incurred in the line of duty and on the unemployability classification. The exemption can also be applied toward tangible personal property, such as motor vehicles. No exemption is allowed for any disability below 10 percent.

### Requirement

An application with proof of military service and proof of disability (or death) must be on file with the county where the eligible property is located.

## Active or Reserve Duty Armed Forces Exemption

### Eligibility

This exemption is available to active or reserve members of the US Armed Forces on active duty outside the state 200 days in a continuous 365-day period beginning in the prior year.

### Exemption Amount

The exemption equals the total taxable value of the claimant's primary residence.

### Requirements

- To receive the exemption you must:
  1. apply on or before September 1 of the year after the year of qualifying service, and
  2. include with your application verifying military documentation including orders for qualifying active or reserve service.
- You must apply each year you are eligible. Only one exemption is allowed for each period of qualifying service.

## Blind Exemption

### Eligibility

This exemption is available to legally blind property owners, their unmarried surviving spouse or their minor orphans. There are no income or age requirements.

### Exemption Amount

Up to \$11,500 of the taxable value of real and tangible personal property is exempt from property tax.

### Requirements

- File the application by September 1 with your county.
- Your first year's application must include a statement signed by an ophthalmologist.

## Indigent Abatement

### Eligibility

Indigent abatement is granted by your county's legislative body. To qualify:

1. you must be a homeowner or manufactured homeowner,
2. your home must be owner-occupied,
3. you must live in your home for at least 10 months,
4. your 2024 income must be less than \$42,623, and
5. you either:
  - a. are at least 65 years of age, or
  - b. can show a disability or extreme hardship.

### Abatement Amount

The abatement is 50 percent of the total tax for the current year, or a maximum of \$1,312, whichever is less (see Utah Code Ann. §59-2-1803).

### Requirements

- File the application by September 1 with proof of home ownership, income, disability and/or hardship, and other information your county requires.
- All applications must be filed with the county.

## Indigent Deferral

A county may offer property tax deferral programs that allow property owners to delay paying their assessed taxes for a certain period of time. Interest will accrue annually, but delinquency penalties won't be assessed during the deferral period. There may be multiple deferral programs in a county, each with different eligibility requirements. To learn more about available deferral programs and eligibility, contact your county.

## Property Tax Deferral for Elderly Property Owners

### Eligibility

To qualify for this property tax deferral:

1. you must be at least 75 years old;
2. you cannot be claimed as a dependent or receive a tax credit on another person's federal tax return;
3. you are claiming the deferral for your single-family, primary residence;
4. as of Jan. 1, 2025, either:
  - a. the assessed value of your property must not be more than the county median property value, or
  - b. you must have owned the residence for 20 continuous years;
5. you have no delinquent property taxes, tax notice charges or outstanding penalties or interest;
6. the holder of each mortgage or trust deed outstanding on the residence will approve the referral in writing;
7. your 2024 total household income was not more than \$85,246; and
8. your household liquid resources (cash on hand, checking or savings accounts, savings certificates and stocks/bonds held by anyone in the household) are less than 20 times the amount of taxes that were levied on the property in 2024.



### Deferral Amount

Deferred taxes will accrue interest at half the normal rate.

If eligible, you may defer property taxes each year you apply. You must reapply each year to continue the deferral. If you do not reapply, the total amount of the deferred taxes will become due the following year.

The deferral will continue until you fail to reapply, you sell the residence, or ownership is transferred to anyone except a surviving spouse.

### Requirements

- File the application by September 1 with proof of home ownership, income and other information your county requires.
- File the application with the county.
- You must apply each year you are eligible.

### Appeal Rights

If you feel you have been wrongly denied property tax exemption, abatement, deferral or renter refund, you may appeal to the Utah State Tax Commission. You must file the appeal within 30 days of the denial notification. File your appeal with the county auditor, who will forward your appeal to the Utah State Tax Commission.

### Contact Info

Call your county for application forms and more information.

County	Phone
Beaver	435-438-6463
Box Elder	435-734-3317
Cache	435-755-1706
Carbon	435-636-3221
Daggett	435-784-3210
Davis	801-451-3331
Duchesne	435-738-1228
Emery	435-381-5106
Garfield	435-676-1120
Grand	435-259-1321
Iron	435-477-8330
Juab	435-623-3410
Kane	435-644-2458
Millard	435-743-5227
Morgan	801-845-4032
Plute	435-577-2840
Rich	435-793-5155
Salt Lake	385-468-8300
San Juan	435-587-3223 ext. 4113
Sanpete	435-835-2142
Sevier	435-893-0401
Summit	435-336-3038
Tooele	435-843-3312
Uintah	435-781-5361
Utah	801-851-8110
Wasatch	435-657-3191
Washington	435-301-7220
Wayne	435-836-1300
Weber	801-399-8489



## Attachment – Weber County 2025 Tax Relief Programs

RICKY HATCH, CPA  
WEBER COUNTY CLERK/AUDITOR  
2380 WASHINGTON BLVD, STE 320  
OGDEN, UTAH 84401  
PHONE (801) 399-8489

### 2025 TAX RELIEF PROGRAMS

[https://www.webercountyutah.gov/  
clerk\\_auditor/tax\\_relief.php](https://www.webercountyutah.gov/clerk_auditor/tax_relief.php)



Weber County property owners may be eligible for one or more of the tax relief programs listed below. Application forms are available at the Weber County Clerk/Auditor's office online at [https://www.webercountyutah.gov/Clerk\\_Auditor/documents/2025/2025-tax-relief-application.pdf](https://www.webercountyutah.gov/Clerk_Auditor/documents/2025/2025-tax-relief-application.pdf). Contact the Clerk/Auditor's office at (801) 399-8489 or [TaxRelief@WeberCountyUtah.gov](mailto:TaxRelief@WeberCountyUtah.gov) with any questions.

#### 1. Deployed Military Personnel

- Military personnel who were on orders outside of Utah for 200 days (consecutive or cumulative), within a 365 day period, with the 200<sup>th</sup> day occurring in 2024, may be eligible for tax relief. You will need to provide a copy of your travel voucher showing the days that you left and returned to Utah.

#### 2. Veteran with Disabilities

##### Eligibility

- Be a veteran having a service-connected disability, or the unmarried surviving spouse or minor orphan child of a veteran who had a service-connected disability, or who died in the line of duty.
- An unmarried spouse or minor orphan must submit an affidavit and letter from the VA stating your relation to the veteran and the disability rating.
- Provide documentation from the VA showing a disability rating of 10% or greater.
- Must be a recorded owner of the property in 2025. If you lived in multiple counties, apply in the county you reside in as of September 1, 2025.
- For real property, your home must be your primary residence.
- File an application with the County Clerk/Auditor no later than September 1, 2025. \*
- If the property is held in a Trust, a copy of the Trust Agreement is required.
- For personal property, the personal property tax notice or vehicle registration must be presented to the Clerk/Auditor's office for processing.

##### Benefit

- Up to \$521,620 in taxable value of real and/or personal property is exempt from taxation.
- The amount of exemption varies based on the percentage of service-connected disability.

#### 3. Blind

##### Eligibility

- Certified legally blind, or the unmarried surviving spouse or minor orphan of a deceased blind person.
- An unmarried spouse or minor orphan must submit an affidavit stating they qualify.
- First-time applicants must submit a statement signed by a licensed ophthalmologist.
- Must be a recorded owner of the property as of January 1, 2025.
- For real property, your home must be your primary residence.
- File an application with the County Clerk/Auditor no later than September 1, 2025. \*
- If the property is held in a Trust, a copy of the Trust Agreement is required.
- For personal property, the personal property tax notice or vehicle registration must be presented to the Clerk/Auditor's office for processing.

##### Benefit

- Up to \$11,500 in taxable value of real and/or personal property is exempt from taxation.

#### 4. Senior Tax Deferral

##### Eligibility

- Be of age 75 by December 31, 2025.
- No delinquent taxes or other outstanding charges on the property.

2025 Tax Relief Information, version 1.0. Rev 1/2025

- There are several requirements regarding the property. Please see our website or contact us for details.

#### Benefit

- Taxes are deferred. These taxes accrue with interest and become due when the property is no longer your primary residence.

#### **4. Circuit Breaker (Homeowners and Renters)**

##### Eligibility

- Must be a recorded owner of the property as of January 1, 2025.
- Must live in the State of Utah for the entire calendar year of 2025.
- Be of age 66 prior to December 31, 2025 **OR** be an unmarried widow or widower of any age.
- 2024 total gross household income cannot exceed \$42,623.
- Applicant must not be claimed as a personal exemption on any other individual's tax return.
- File an application with the County Clerk/Auditor no later than September 1, 2025. \*
- All financial information requested must be included with your application.

##### Documents Required

- A 2025 Tax Relief application. Please be sure to complete all applicable sections and sign.
- For each person residing in the household in 2025, provide 2024 income verification including:
  - A copy of the 2024 annual statement of benefits (form SSA-1099) for each household member who received Social Security.
  - A complete copy of your 2024 Federal Income Tax Return (form 1040 or 1040A), including all attachments and schedules.
  - If you did not file a 2024 Federal Income Tax Return, please send copies of all 1099 forms that were received for social security, pensions, bank interest, dividends and any other payments or income.
- If the property is held in a Trust, a copy of the Trust Agreement is required.
- If under age 66, a copy of spouse's death certificate must be included.

#### Benefit

##### *For Homeowner*

- A 20% reduction of value and a credit of up to \$1312 against taxes due on an applicant's primary residence. (Amount of credit depends on income.)

##### *For Renter*

- You may qualify for a refund of a portion of rent paid in 2024 (this includes space rental for mobile home owners). Please contact the State Tax Commission for information & forms. (801) 297-2200.

#### **5. Abatement (Extreme Financial Hardship and/or Medical Disability)**

##### Eligibility

- Must be a recorded owner of the property as of January 1, 2025.
- Live in the residence for which relief is requested for at least 10 months in 2025.
- 2024 total gross household income cannot exceed \$42,623.
- File an application with the County Clerk/Auditor by September 1, 2025. \*
- Attach all financial information requested. (Refer to 'Circuit Breaker Documents Required' above)
- If the property is held in a Trust, a copy of the Trust Agreement is required.

For Extreme Hardship - Will require a letter to the Commission detailing the reasons for financial hardship. \*

For Medical Disability - Will require a letter from a physician stating the nature and extent of the disability. \*

#### Benefit

A credit of up to \$1312 but not more than 50% of current year tax due after deduction of any other applicable property tax assistance.