

**PROPERTY TAX IMPACT SCHEDULE**



The Town of Alta is considering increasing its property tax rate from 0.000834 to 0.000979 to generate an additional \$100,000 in property tax revenue. The following information is intended to provide decision makers and the public with an explanation of how the Town’s operations would be affected if the proposed property tax increase is adopted.

Town of Alta’s Current Property Tax Rate	.000834
Town of Alta’s Current Property Tax Revenue	\$405,000
Proposed Revenue with Tax Change	\$505,000
<b>New Property Tax Revenue to Town of Alta</b>	<b>\$100,000</b>
<b>Estimated Increase to Town of Alta’s Property Tax Revenue</b>	<b>22.56%</b>
<b>Estimated Increase to an average primary residence of \$1,785,400 =</b>	<b>\$176.71</b>
<b>Estimated Increase to a business valued at \$1,785,400 =</b>	<b>\$321.30</b>

Avg. Residential Property Value in 2026 = \$1,785,400		Tax w/ Residential Exemption <sup>2</sup>	Tax w/o Residential Exemption/ Commercial Property	Budgeted Revenue
2025 Certified Tax Rate	.000834	\$784.42	\$1,426.22	\$406,000
2026 Proposed Tax Rate	.000979	\$961.13	\$1,747.52	\$505,000
Proposed Change		\$176.71	\$321.30	\$100,000

<sup>2</sup> In Salt Lake County, 45% of the assessed market value of primary residence is exempt from property taxation

**Why this increase is necessary?**

The property tax revenue increase is needed to support the proposed General Fund budget. The expenses highlighted below are new ongoing operational costs rather than one-time expenditures. The associated ad valorem revenue increase would become part of the Town’s ongoing revenue base.

**Explanation of Operational Impact if Proposed Tax Rate Increase is Approved  
Total General Fund Change \$103,895**

1. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Court	\$37,779	\$37,375	\$404

**Wage Increases:** Personnel costs continue to be one of the primary drivers of the Town of Alta’s operating budget. The Town is proposing a 3% cost-of-living (COLA) adjustment for staff, resulting in increased personnel expenditures across multiple departments. The proposed COLA is intended to address cost-of-living pressures, labor market conditions, and the Town’s continued effort to recruit and retain qualified employees in a competitive labor market. Maintaining competitive compensation helps support staffing stability, preserve institutional knowledge, and ensure the continued delivery of municipal services.

**Operational Impact of Tax Increase:** The proposed tax increase would help support personnel-related expenditures, including the proposed COLA adjustment. Without additional revenue, the Town may need to reduce staff, defer, or reprioritize operational expenditures which could affect its ability to maintain competitive compensation and support current service levels.

2. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Administration	\$689,155	\$684,455	\$4,700

**Employee Insurance Benefits:** The Town anticipates increases in both employee health insurance and workers compensation insurance costs during FY27. These adjustments are necessary to maintain competitive employee benefits and ensure adequate insurance coverage for Town operations.

**Operational Impact of Tax Increase:** The proposed tax increase would help offset anticipated increases in employee insurance expenses. Without additional revenue, the Town may need to absorb these costs through reductions in other operating expenditures, adjustments to benefit offerings, or other budgetary reallocations, which could affect workforce stability and operational priorities.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Municipal Buildings	\$103,585	\$93,548	\$10,037

**Wage and Vendor Increases:** Personnel costs continue to be one of the primary drivers of the Town of Alta’s operating budget. The Town is proposing a 3% COLA for staff, resulting in increased personnel expenditures across multiple departments. The proposed COLA is intended to address cost-of-living pressures, labor market conditions, and the Town’s ongoing efforts to recruit and retain qualified employees. Wage increases also result in corresponding increases to employer-paid taxes and insurance costs. In addition, the Municipal Buildings budget includes anticipated increases in vendor and service costs associated with maintaining Town facilities. Together, these adjustments support the continued operation and maintenance of municipal buildings and infrastructure.

**Operational Impact of Tax Increase:** The proposed tax increase would help fund increased personnel and facility-related operating costs. Without additional revenue, the Town may need to defer certain maintenance activities, reduce operational expenditures, or reprioritize available resources to accommodate these increased costs.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Non-Departmental	\$43,650	\$33,650	\$10,000

**Central Wasatch Commission:** The proposed budget includes a \$10,000 increase in the Town’s contribution to the Central Wasatch Commission to support regional coordination efforts related to transportation, environmental stewardship, watershed protection, and long-term planning within the Central Wasatch region. The Town hasn’t increased its contribution since joining the commission in 2017.

**Operational Impact of Tax Increase:** The proposed tax increase would support the Town’s increased contribution to the Central Wasatch Commission. Without additional revenue, the Town may be unable to increase its contribution, potentially limiting Alta’s participation in regional coordination efforts related to transportation, watershed protection, environmental stewardship, and long-term planning within the Central Wasatch region.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Transportation	\$370,185	\$348,410	\$21,775

**Resort Shuttle:** The proposed budget includes an increase to fund the estimated annual 8% increase in service costs charged by the operator of the Alta Resort Shuttle program. The shuttle program supports local transportation services that help improve mobility, manage traffic, reduce parking demand, and support public safety during peak visitation periods.

**Operational Impact of Tax Increase:** The proposed tax increase would help offset rising operational costs associated with the Alta Resort Shuttle program. Without additional revenue, the Town may need to reduce or limit funding for the program, which could affect mobility, traffic management, parking demand reduction, and public safety during peak visitation periods.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Civil Code Enforcement	\$9,500	\$4,500	\$5,000

**Civil Code Enforcement:** The Town is in the process of establishing a Civil Code Enforcement program to provide consistent, fair, and legally defensible mechanism for addressing municipal code violations. To implement the program effectively, the Town must contract with an Administrative Law Judge to preside over enforcement hearings. This expenditure supports due process, reduces legal exposure, and provides for the timely resolution of enforcement matters.

**Operational Impact of Tax Increase:** The proposed tax increase would support implementation of the Town’s Civil Code Enforcement program. Without additional revenue, the Town may be unable to fully implement the program, limiting its ability to provide consistent, fair, and legally defensible enforcement of municipal code violations and potentially increasing delays in resolving enforcement matters.

7. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Police	\$1,772,757	\$1,747,337	\$25,420

**Wage Increases:** The Town is proposing a 3% COLA increase for staff which will result in increases across multiple departments and accounts, including insurance benefits, employer taxes and Utah Retirement System contributions. Maintaining competitive compensation and benefits helps ensure continuity of operations, preserves institutional knowledge, and supports the reliable delivery of Town services.

**Operational Impact of Tax Increase:** The proposed tax increase supports increased operational expenditures to remain competitive in recruiting and retaining qualified employees, which could impact staffing stability, institutional knowledge, and the Town’s ability to maintain current service levels.

8. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Post Office	\$54,495	\$52,066	\$2,429

**Wage Increases:** Personnel costs continue to be one of the primary drivers of the Town of Alta’s operating budget. The Town is proposing a 3% COLA increase for staff which will result in increases across multiple departments. The COLA adjustment is intended to reflect cost-of-living pressures, labor market conditions, and the Town’s continued effort to recruit and retain qualified employees in a competitive employment environment. Maintaining competitive compensation helps ensure continuity of operations, preserves institutional knowledge, and supports the reliable delivery of Town services.

**Operational Impact of Tax Increase:** Without the proposed tax increase, the Town may be required to reduce or defer operational expenditures, including compensation adjustments needed to remain competitive in recruiting and retaining qualified employees, which could impact staffing stability, institutional knowledge, and the Town’s ability to maintain current service levels.

9. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Building Inspection	\$102,900	\$91,200	\$11,700

**Building Department Tracking:** The Town of Alta currently uses a paper-based building permit application process, including manual intake, routing of submittals to reviewers, and communication with applicants. Most jurisdictions now use software applications to manage building permit workflows and provide applicants with real-time information on application process. The Town proposes purchasing such software to improve efficiency, reduce the likelihood of errors, and enhance the applicant experience. Additionally, that Town has not budgeted for legal expenses in this department which needs correcting.

**Operational Impact of Tax Increase:** Without the proposed tax increase, the Town may be unable to modernize its building permit and application tracking processes, resulting in continued reliance on inefficient manual systems. This could increase the likelihood of errors, delay application processing, and reduce efficiency for both applicants and staff.

10. <u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Recycling	\$33,430	\$32,500	\$930

**Vendor Increases:** The proposed budget includes an estimate for the Town of Alta Recycling program and reflects the annual 3% increase in service costs from Wasatch Front Waste and Recycling to maintain the current level of service for residents and businesses.

**Operational Impact of Tax Increase:** Without the proposed tax increase, the Town may be required to reduce or limit funding for the recycling program in response to rising operational costs, which could negatively affect our community's ability to recycle certain waste products locally in Alta.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Summer Program	\$45,815	\$38,885	\$6,930

**Wage Increases:** Personnel costs continue to be one of the primary drivers of the Town of Alta's operating budget. The Town is proposing a 3% COLA increase for staff, which will result in increases across multiple departments. The COLA adjustment is intended to reflect cost-of-living pressures, labor market conditions, and the Town's continued effort to recruit and retain qualified employees in a competitive employment environment. Maintaining competitive compensation helps ensure continuity of operations, preserves institutional knowledge, and supports the reliable delivery of Town services.

**Operational Impact of Tax Increase:** Without the proposed tax increase, the Town may be required to reduce or defer operational expenditures, including compensation adjustments needed to remain competitive in recruiting and retaining qualified employees. This could impact staffing stability, institutional knowledge, and the Town's ability to maintain current service levels.

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget Without Tax Change</u>	<u>Budget Change</u>
Our Lady of the Snows	\$58,195	\$53,125	\$5,070

**Our Lady of the Snows Community Center:** The Town recently acquired the community center, adding a significant public asset to the municipal inventory. Ongoing maintenance and operational funding are required to preserve the facility's safety, functionality, and long-term value. These costs include a 3% COLA adjustment and help ensure the facility remains available for community programming, public services, and potential emergency or civic needs, while protecting the Town's investment and avoiding more costly deferred maintenance in the future.

**Operational Impact of Tax Increase:** Without the proposed tax increase, the Town may lack sufficient funding to properly maintain and operate the community center, potentially affecting the safety, functionality, and long-term preservation of the facility and limiting its availability for community programming, public services, and emergency or civic uses.

Please contact Jen Clancy, 801-742-6011 or [jen@townofalta.utah.gov](mailto:jen@townofalta.utah.gov) with any questions.