

SAN FRANCISCO BAY RESTORATION AUTHORITY

2018/19 Annual Levy Report for:

Measure AA Special Parcel Tax

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

Prepared by:



www.nbsgov.com

TABLE OF CONTENTS

Section 1. Introduction and Overview.....	1
Annual Timeline.....	2
Section 2. Methodology	3
Parcel Tax Methodology.....	3
Exemptions and Exceptions	3
Appeals Procedures.....	5
Section 3. Levy Summary.....	6

Section 1. INTRODUCTION AND OVERVIEW

The San Francisco Bay Restoration Authority (the “Authority”) is a regional government agency charged with raising and allocating resources for the restoration, enhancement, protection, and enjoyment of wetlands and wildlife habitat in the San Francisco Bay and along its shoreline. The Authority was created by the California legislature in 2008 with the enactment of Assembly Bill 2954.

On January 13, 2016, the Authority's Board unanimously voted to place a funding measure on the June 7, 2016 ballot in the nine-county Bay Area to generate funds to protect and restore San Francisco Bay. The Measure was approved by the voters with a 70% affirmative vote. The tax is levied annually at \$12/parcel for a total of twenty (20) years (the “Parcel Tax”), commencing July 1, 2017 and ending June 30, 2037. The Parcel Tax is typically collected via the general property tax billing system for each participating county; Direct bills may be issued for any parcels not normally billed by such property tax systems. The Parcel Tax will be calculated and administered by NBS, as the Parcel Tax Administrator.

The Parcel Tax is calculated at a rate of \$12.00 dollars per taxable parcel in the San Francisco Bay Area. The County Property Tax bills include a line item for this Parcel Tax, with the phone number of (888) 508-8157 printed on the tax bills for questions or information: This is a dedicated phone line with a recorded message providing detailed information about the tax. Any specific inquiries about the Parcel Tax that come directly to the Authority offices can be directed to NBS at (800) 676-7516 or via email at customer care@nbsgov.com. In addition, NBS created a webpage at myparceltax.com/sfbay with the same information as well as links for more information.

The overall annual timeline is presented on the next page in calendar year format. All activities are performed by NBS unless stated otherwise.

NBS

Jason Roth, Consultant

Greg Davidson, Project Manager

Tim Seufert, Client Services Director

Annual Timeline

Month(s)	Task
January – February	Review first tax installment data and delinquencies. Authority receives first portion of Parcel Tax revenues.
February – April	Parcel research and analysis.
May – June	Review second tax installment data and delinquencies. Authority receives second installment of Parcel Tax revenues.
June	Compile preliminary Parcel Tax levy database. Authority receives remaining Parcel Tax revenues.
July	Finalize Parcel Tax database.
July	Submit tax rolls to County Auditor Controllers for Marin, San Francisco, and San Mateo.
August	Submit tax rolls to County Auditor Controllers for Alameda, Contra Costa, Napa, Santa Clara, Solano, and Sonoma.
September	Process any rejected parcels.
October– November	Respond to property owner inquiries (occurs year round).
December	Provide final Annual Levy Report to fulfill annual levy reporting requirements per California Government Code Section 50075 and 53411. Assist the Authority with the reporting requirements for AB 2109.

Section 2. METHODOLOGY

Parcel Tax Methodology

Per Authority Resolution No. 14 (“Resolution”), the Parcel Tax method is as follows.

The Parcel Tax will be levied for twenty (20) years as discussed in Section 2 of the Resolution:

“The annual tax shall be \$12 per parcel for 20 years assessed against each parcel of taxable real property in the San Francisco Bay Area. A parcel is defined as any unit of land wholly or partially in the San Francisco Bay Area. All property that would otherwise be exempt from property taxes will also be exempt from the Parcel Tax.”

Note that this is a summary of the information within this Resolution (and it may differ from the exact language in the ballot measure).

Exemptions and Exceptions

Exemptions:

Parcels exempt from regular property taxes will also be exempt from the Parcel Tax. Certain religious and non-profit parcels are included herein. No senior or low-income exemptions are provided.

The Authority has also determined the following situations which may administratively result in an exemption to comply with the intent of the Resolution, that being a flat uniform tax per taxable parcel. The possible exceptions are as follows:

Exceptions:

The following exceptions may occur in one or more counties in the San Francisco Bay Area.

Contiguous Parcels

Contiguous Parcels are mainly residential properties that are made up of more than one parcel due to division by Tax Rate Area boundary or properties that have the house on one parcel and a portion of the yard or the garage on a separate parcel. These parcels are considered one residential property, but because they consist of more than one parcel, will be subject to the Parcel Tax multiple times. Therefore, Contiguous Parcels may receive an exemption.

Administrative Assessor Parcel Numbers (APNs)

Administrative APNs are used by the county for tracking purposes only. These parcels appear in the secured roll data but are not taxable. For example, Contra Costa County has thousands of APNs that are considered administrative parcels and they all begin with the number “9”. No Parcel Tax will be levied on Administrative Parcels as the county will not apply charges or send a tax bill to such parcels.

Mobile Home Parcels

Mobile Home Parcels are parcels that track the actual mobile home and not the land they lie on. Mobile Home Parcels are non-taxable when the underlying APN is taxed. A unique first digit or a unique use code usually identifies Mobile Home Parcels. For example, Contra Costa County has thousands of APNs that are classified as mobile home parcels. These APNs are distinguished by each APN beginning with the number “7”. Marin County has approximately 300 APNs that are classified as mobile home parcels. These APNs are

distinguished by each parcel having a County Use Code of “12”. No Parcel Tax will be levied on Mobile Home Parcels as the county will not apply charges or send a tax bill to such parcels.

Floating Home Parcels

A Floating Home is designed and built to be used as a stationary waterborne residential dwelling. Floating Homes are assessed in the same manner as real property. However, Marin County will not apply the Parcel Tax to Floating Home parcels. The Floating Home parcels in Marin County are distinguished by having a County Use Code of “13”. There are approximately 300 floating home parcels in Marin County. No Parcel Tax will be levied on Floating Home Parcels as the county will not apply charges or send a tax bill to such parcels.

Timeshare Parcels

There are thousands of separate APNs that are for interval ownerships of certain physical units, typically a condominium in a multi-unit development; these are known as “Timeshares.” The Authority will voluntarily reduce the parcel tax for these Timeshares to their proportionate share of the parcel tax as it applies to the physical unit. Alternatively, a Home Owners Association (“HOA”) may be billed for the Parcel Tax, allowing for the Parcel Tax to be fairly apportioned amongst the Timeshare owners. The Parcel Tax Administrator will identify such Timeshares.

Parking Stall Parcels

Parking Stall Parcels are similar to Contiguous Parcels because they are mainly associated with residential properties. Parking stalls have a separate APN in San Francisco County for example, while the residence also has an APN. This can lead to a single residential property being subject to the Parcel Tax multiple times. These parcels are considered one residential property, but because they consist of more than one parcel, will be subject to the Parcel Tax multiple times. Therefore, Parking Stall Parcels may receive an exemption.

Exemption and Exception Application Process:

The Parcel Tax Administrator will endeavor to identify any or all of these exemptions or exceptions discussed above. Any property owner eligible for an exemption or exception as listed above, and others that may arise, may file for an exemption or exception from the Parcel Tax for the next fiscal year (first-time applicants only) with NBS, the Parcel Tax Administrator, at (800) 676-7516 (or email at CustomerCare@nbsgov.com). NBS will review the application and discuss it with the Authority, who will review the application of the method of tax. The Authority and NBS will discuss the applications semi-annually, in December and June. NBS will inform the property owner of the Authority’s decision.

Any property owner granted an exemption or exception from the Parcel Tax does not need to complete an application annually. Exemptions/Exceptions will be honored until there is a change in ownership, parcel use, APN, or other relevant detail regarding the property in question.

Note: all completed applications must be received by June 30 in order to be eligible for an exemption for the following tax year.

Appeals Procedures

Measure AA was approved by the voters within the San Francisco Bay Area in July 2016, and is applicable to all properties within the San Francisco Bay Area. If disputes arise as to the formula or its application to individual parcels, such property owner may appeal their Parcel Tax.

The Parcel Tax was applied to each parcel based upon careful research and sources deemed to be reliable. If a property owner feels that the Parcel Tax has been calculated or applied in error, he or she must contact the Parcel Tax Administrator, NBS, at (800) 676-7516 or email at CustomerCare@nbsgov.com. The property owner must make contact as soon as possible, but in any case within one year from the receipt of the tax bill. NBS will review the application and discuss it with the Authority, who will review the application of the method of tax and determine the validity of the appeal. NBS will inform the property owner of the Authority's decision.

If the property owner is still not satisfied with the application, then he or she may request a final declaration from the Authority's Board. Their judgment will be considered final in any interpretations or discrepancies. In addition, the Board may pass any resolutions needed to clarify any ambiguities or issues with regard to the Parcel Tax and its application to parcels.

Section 3. LEVY SUMMARY

The following table summarizes the 2018/19 Fiscal Year Levy of the Measure AA Special Parcel Tax by County:

County	Parcels Levied	Levy Amount
Alameda	433,666	\$5,203,992
Contra Costa	355,902	4,270,824
Marin	90,486	1,085,832
Napa	47,315	567,780
San Francisco(1)	199,147	2,389,764
San Mateo	214,598	2,575,176
Santa Clara	477,192	5,726,304
Solano	136,095	1,633,140
Sonoma	172,368	2,068,416
Totals:	2,126,769	\$25,521,228

- (1) Does not include a levy for timeshares. The levy for timeshares cannot be placed on the tax roll and would need to be collected via a direct bill, if the Authority chooses to levy them.