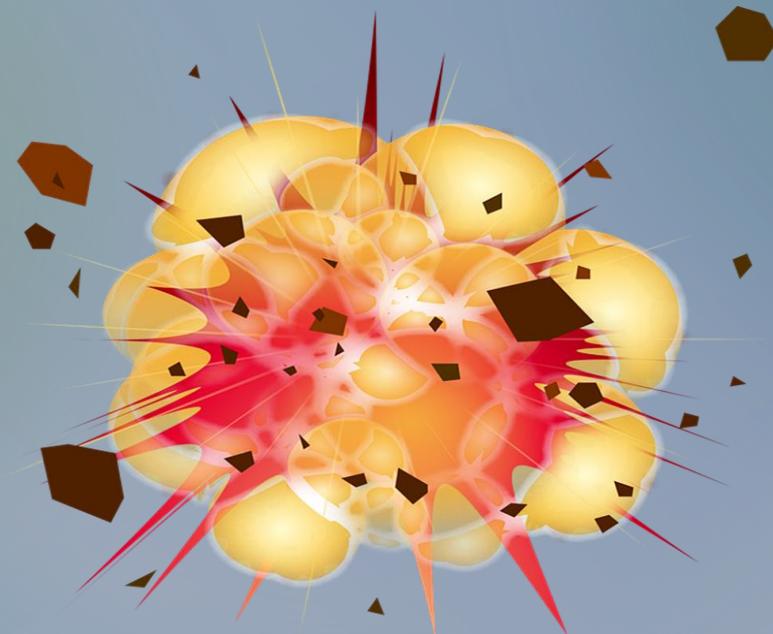


# TNT

USBA - January 2026



# Agenda

Background Information  
Certified Tax Rate Process  
Why TNT  
TNT 10 Commandments  
Consequences  
Future of TNT



# Taxes 101



# Tax Rates

- Basic Rate - Set by Legislature
- Debt Service - Based on Debt Payments
- Charter School - Set by USBE
- Voted
- Board Local
- Capital

Subject to Certified Rate and TNT



# Certified Tax Rate

Allows a taxing entity to collect the same revenue that was budgeted last year - plus new growth.



# Certified Tax Rate Example

	Year 1	Year 2 w/o CTR
Assessed Value	1,000	1,500
Tax Rate	10.00%	10.00%
Taxes Budgeted	100	150

Year 2 CTR Law
1,500
6.67%
100

# Why do TNT

- Cost of programs funded by taxes increase with inflation, revenues do not.
- Board and Voted Guarantee Program
  - New change starting FY26 combines B&V leeways
  - Bicycle example
- Capital Program Changes
  - Turf Fields refresh example



# The 10 Commandments of TNT



# The 10 Commandments of TNT

- #1 - Thou shalt notify your County Auditor and State Tax Commission of your plans **before June 1.**
  - Schedule hearing through County

# The 10 Commandments of TNT

- #2 - Thou shalt verify with the County that no other taxing entities are having a TNT hearing at the same time as the School District.
- The scheduled hearing shall not be held less than ten (10) days after the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

# The 10 Commandments of TNT

- #3 – Thou shalt create the appropriate advertisement based on requirements in the law using the State Tax Commission website.
  - Document ad approval with email from Tax Commission representative

# Tax Rates

Tax Year 2025		County 06_DAVIS		Entity 2010_DAVIS COUNTY SCHOOL DISTRICT		Accounting Cycle: Fiscal Year													
<table border="1" style="width: 100%; text-align: center;"> <tr> <td>Data Entry (Auditor)</td><td>Auditor's Certified Rate Approved</td><td>Data Entry (Entity)</td><td>Proposed Rates Entity Approved</td><td>Proposed Rates County Approved</td><td>Proposed Rates USTC Approved *OK to Print*</td><td>Final Tax Rates USTC Approved</td><td>Rates Finalized</td></tr> </table>												Data Entry (Auditor)	Auditor's Certified Rate Approved	Data Entry (Entity)	Proposed Rates Entity Approved	Proposed Rates County Approved	Proposed Rates USTC Approved *OK to Print*	Final Tax Rates USTC Approved	Rates Finalized
Data Entry (Auditor)	Auditor's Certified Rate Approved	Data Entry (Entity)	Proposed Rates Entity Approved	Proposed Rates County Approved	Proposed Rates USTC Approved *OK to Print*	Final Tax Rates USTC Approved	Rates Finalized												
<span style="float: right;">◀ ▶</span>																			
<b>FINAL TAX RATE</b>		<b>FINAL BUDGETED REVENUE</b>						<span style="border: 1px solid red; padding: 2px;">Truth in Taxation</span> <span style="color: red; font-size: 2em; margin-left: 10px;">←</span>											
0.006306		\$ 265,714,329						<span style="color: green;">Proposed Tax Rate Value: \$ 42,136,747,445</span> <span style="color: black;">Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate</span>											
(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue							
526	Board Local Levy .002500			§53F-8-302	.002500	0.001385	0.001306	55,030,592	0.001306	55,030,592	0.001306	55,030,592							
527	Charter School Levy			§53F-2-703	Calculated	0.000000	0.000079	3,328,803	0.000079	3,328,803	0.000079	3,328,803							
Sub Total						0.001385	0.001385	58,359,395	0.001385	58,359,395	0.001385	58,359,395							
246	Capital Local Levy			§53F-8-303	.003000	0.000410	0.000410	17,276,066	0.000518	21,826,835	0.000518	21,826,835							
Sub Total						0.000410	0.000410	17,276,066	0.000518	21,826,835	0.000518	21,826,835							
190	Discharge of Judgement			§59-2-1328 & 1330	Sufficient			0											
510	Voted Local Levy	05/06/1997	0.001800	§53F-8-301	.002	0.001215	0.001215	51,196,148	0.001409	59,370,677	0.001409	59,370,677							
Sub Total						0.001215	0.001215	51,196,148	0.001409	59,370,677	0.001409	59,370,677							
230	GO Bond Payments			§51-5-4	Sufficient		0.001615	68,050,847	0.001615	68,050,847	0.001615	68,050,847							
Sub Total						0.000000	0.001615	68,050,847	0.001615	68,050,847	0.001615	68,050,847							
Running Sub Total						0.003010	0.004625	194,882,456	0.004927	207,607,754	0.004927	207,607,754							
210	Basic School Levy			§53F-2-301.5	Calculated	0.001379	0.001379	58,106,575	0.001379	58,106,575	0.001379	58,106,575							
Grand Total Tax Rate						0.004389	0.006004	252,989,031	0.006306	265,714,329	0.006306	265,714,329							

# Tax Rates

Tax Year 2025 ▾ County 06\_DAVIS ▾ Entity 2010\_DAVIS COUNTY SCHOOL DISTRICT ▾

**Fiscal Year Tax Increase**

Truth in Taxation  
 Judgment Levy  
 Both Truth in Taxation & Judgment Levy

**Save** **View TNT Advertisement** 

**Newspaper Advertisement 2025**

Average Residential Value:	600,000 <small>(Please Obtain From the Assessor's Office)</small>

**Advertisement Information**

Taxing Entity Name:	DAVIS COUNTY SCHOOL
Contact Phone:	801-402-5258
Entity Website:	www.davis.k12.ut.us
Virtual Meeting Link:	<a href="https://youtube.com/live/j-shE_yCNX8?feature=share">https://youtube.com/live/j-shE_yCNX8?feature=share</a>

**Notice Information (2 are Required)**

1st Notice Date:	7/20/2025	2nd Notice Date:	7/31/2025
1st Notice Location:	Kendell Bldg	2nd Notice Location:	Admin Bldg

**Public Hearing Information**

Room #:	Auditorium	Date:	8/19/2025 <small>(At Least 10 Days After Notice Mailing)</small>
Location:	Davis Admin Building	Time:	6:00pm <small>(At or After 6:00 P.M.)</small>
Address:	45 East State Street		
City:	Farmington		

**Whom should the Tax Commission contact with questions?**

Name:	Tim Leffel	<small>Note: Does NOT Appear on Advertisement</small>
Phone:	801-402-5257	<small>Note: Does NOT Appear on Advertisement</small>

**NOTES:**

# Advertisement

## **NOTICE OF PROPOSED TAX INCREASE DAVIS COUNTY SCHOOL DISTRICT**

The DAVIS COUNTY SCHOOL DISTRICT is proposing to increase its property tax revenue.

The DAVIS COUNTY SCHOOL DISTRICT tax on a \$600,000 residence would increase from \$967.23 to \$1,066.89, which is \$99.66 per year.

The DAVIS COUNTY SCHOOL DISTRICT tax on a \$600,000 business would increase from \$1,758.60 to \$1,939.80, which is \$181.20 per year.

If the proposed budget is approved, DAVIS COUNTY SCHOOL DISTRICT would receive an additional \$12,725,298 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, DAVIS COUNTY SCHOOL DISTRICT would increase its property tax budgeted revenue by 10.27% above last year's property tax budgeted revenue excluding eligible new growth.

The DAVIS COUNTY SCHOOL DISTRICT invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

### **PUBLIC HEARING**

Date/Time: 8/19/2025 6:00pm

Location: Davis Admin Building Auditorium  
45 East State Street  
Farmington

Virtual Meeting Link: [https://youtube.com/live/j-shE\\_yCNX8?feature=share](https://youtube.com/live/j-shE_yCNX8?feature=share)

To obtain more information regarding the tax increase, citizens may contact the DAVIS COUNTY SCHOOL DISTRICT at 801-402-5258 or visit [www.davis.k12.ut.us](http://www.davis.k12.ut.us)

# The 10 Commandments of TNT

- #4 - Thou shalt post the approved ad in the following sites ***at least 14 days*** before the TNT hearing:
  - Public Meeting Notice Website ([www.Utah.gov/pmn/](http://www.Utah.gov/pmn/))
  - Utah Legals website (newspaper) - ([www.Utahlegals.com](http://www.Utahlegals.com))
  - School District Website
  - Class A Notice (Paper posting at District Office, where you post Board agendas. (63G-30-102)
  - Send a copy to the County

# The 10 Commandments of TNT

- #5 – Thou shalt post the County Combined Ad on your District website
- Have the Ad available at your TNT hearing.
  - Some Districts passed distributed the ad at the hearing

# County Combined AD

NOTICE OF PROPOSED TAX INCREASE					
The following taxing entities are proposing to increase property tax revenue within DAVIS COUNTY. Data is based on the taxing entity's average value shown below. The same value is used for both residential and commercial property.					
Concerned citizens are invited to attend the public hearings listed.					
FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE NUMBERS SHOWN BELOW.					
Entities proposing a tax increase / Average Value	If approved, tax will increase		Public hearing information		
	From:	To:	Date/Time	Location	Phone
DAVIS COUNTY SCHOOL DISTRICT / \$600,000	Residential: <b>\$967.23</b>	\$1,066.89	Aug 19,2025	45 East State Street	801-402-5258
	Commercial: <b>\$1,758.60</b>	\$1,939.80	6:00pm	Farmington	
If the proposed budget is approved, DAVIS COUNTY SCHOOL DISTRICT would receive an additional \$12,725,298 in property tax revenue per year. This would be an increase of approximately 10.27% above last year's property tax budgeted revenue excluding eligible new growth.					
CLEARFIELD / \$497,000	Residential: <b>\$332.94</b>	\$352.07	Aug 26,2025	55 S State Street	801-525-2720
	Commercial: <b>\$605.35</b>	\$640.14	7:00 pm	Clearfield City	
If the proposed budget is approved, CLEARFIELD would receive an additional \$195,982 in property tax revenue per year. This would be an increase of approximately 5.66% above last year's property tax budgeted revenue excluding eligible new growth.					
CLINTON / \$489,000	Residential: <b>\$542.20</b>	\$580.66	Aug 05,2025	2267 N 1500 W	801-614-0700
	Commercial: <b>\$985.82</b>	\$1,055.75	8:00 PM	Clinton	
If the proposed budget is approved, CLINTON would receive an additional \$290,683 in property tax revenue per year. This would be an increase of approximately 7.06% above last year's property tax budgeted revenue excluding eligible new growth.					
This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability. For specific property tax liability information the taxpayer should review their "Notice of Valuation and Tax Change".					

# The 10 Commandments of TNT

- #6 - Thou shalt have the TNT hearing on the scheduled evening ***no earlier than 6PM*** - (regardless of when you start regular Board meetings).
- Thou shalt have ***no other business on the agenda*** besides action around the raising tax rate above the certified rate and/or budget.
  - Suggestion - don't have ANYTHING else that night.

# The 10 Commandments of TNT

- #7 - Thou shalt specifically disclose (and document) during the hearing:
  - The dollar amount of the tax increase
  - The reason for the tax increase
  - Intended uses of the increased tax dollars

# The 10 Commandments of TNT

- #8 - Thou shalt allow the public hearing to be available for individuals to attend **or AND** participate either in person or remotely through electronic means.

# The 10 Commandments of TNT

- #9 – If another meeting is needed to finalize the tax increase, thou shalt disclose the details of the meeting (place, date, time) at the end of the public hearing.

# The 10 Commandments of TNT

- #10 – Thou shalt:
  - Document EVERYTHING
  - Verify (and document) each step of the process with the appropriate authority **before** the 14-day hearing requirement

# Consequence of Non-Compliance

- 60% failed last year – No leeway granted
- Simply stated:
  - You get to go through 99% of the pain with no reward
  - Tax Rate increase denied by the State Tax Commission
  - Your District gets to do it all over again next year
  - Could impact other State funding
    - B&V leeway guarantee program
    - Capital equalization

## Tax Increase Instructions

The advertisement shall be published be published **for at least 14 days before** the day on which the taxing entity conducts the public hearing in the following locations:

- 1) Electronically in accordance with Section 45-1-101: on a website established by the collective efforts of Utah newspapers. [www.utahlegals.com](http://www.utahlegals.com)
- 2) On the Utah Public Notice Website under Section 63A-16-601 [www.utah.gov/pmn/](http://www.utah.gov/pmn/)
- 3) As a Class A notice under Section 63G-30-102.
- 4) Publish the public notice on the entity's official website.

The advertisement shall state that the taxing entity will meet on a certain day, time, and place in the advertisement. The exact wording for the advertisement can be found in 59-2-919.

The scheduled hearing shall not be held less than **ten (10) days after** the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget.

The hearing shall begin at or after **6:00 PM**

**The public hearing must be open to the public and held at a meeting with no other items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, budget, or a special districts fee implementation.**

**The public hearing needs to be available for individuals to attend or participate either in person or remotely through electronic means.**

**If another meeting is needed to finalize the tax increase, the details of the meeting (place, date, time) must be announced at the end of the public hearing.**

**Please see our website for more information.**

**<https://propertytax.utah.gov/tax-increases/>**

# TNT Future

- Rep. Peterson meeting with a committee of city, county, school district reps.
- Interested in helping patrons be notified of a potential tax increase in May/Early June.
- Would notify public of budget hearing and TNT hearing dates.
- Likely will require 2 budgets – With/out tax increase

# TNT Resources

- TNT Checklist from State Tax Commission
  - <https://propertytax.utah.gov/tax-increases/>
- TNT Requirements
  - <https://propertytax.utah.gov/tax-rates/fy-tnt-reqs.pdf>
- Matthew Hurst, Manager 385-377-9408  
[matthewhurst@utah.gov](mailto:matthewhurst@utah.gov)
- Jared Rezendes Tax Rates, Standards, BOE 385-499-0553  
[jrezendes@utah.gov](mailto:jrezendes@utah.gov)