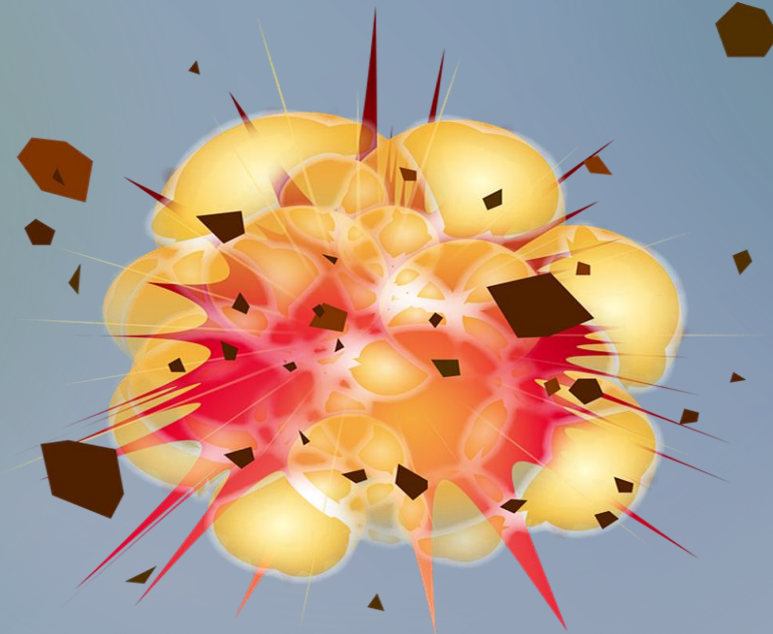


TNT

USBA - January 2026



Agenda

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



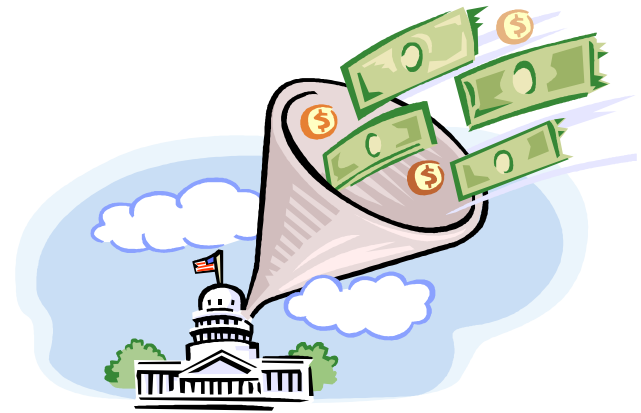
Taxes 101



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

Tax Rate Summary (693) SCH

Data Entry (Auditor) Auditor's Certified Rate Approved Data Entry (Entity) Proposed Rates Entity Approved Proposed Rates County Approved Proposed Rates UTC Approved *OK to Print* Final Tax Rates UTC Approved Rates Finalized



| FINAL TAX RATE | FINAL BUDGETED REVENUE |
|----------------|------------------------|
| 0.006306 | \$ 265,714,329 |

Truth in Taxation



Proposed Tax Rate Value: \$ 42,136,747,445
Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate


| (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 | (Please Obtain From the Assessor's Office) |
|----------------------------|---------|--|

Advertisement Information

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

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 | (At Least 10 Days After Notice Mailing) |
| Location: | Davis Admin Building | Time: | 6:00pm | (At or After 6:00 P.M.) |
| Address: | 45 East State Street | | | |
| City: | Farmington | | | |

Whom should the Tax Commission contact with questions?

| | | |
|--------|--------------|--|
| Name: | Tim Leffel | Note: Does NOT Appear on Advertisement |
| Phone: | 801-402-5257 | Note: Does NOT Appear on Advertisement |

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

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

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/)
 - Utah Legals website (newspaper) – (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 | | | | | | |
|--|--------------------------------|------------|------------|----------------------------|----------------------|--------------|
| <p>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.</p> <p>Concerned citizens are invited to attend the public hearings listed.</p> <p>FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE NUMBERS SHOWN BELOW.</p> | | | | | | |
| 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: | \$967.23 | \$1,066.89 | Aug 19, 2025 | 45 East State Street | 801-402-5258 |
| | Commercial: | \$1,758.60 | \$1,939.80 | 6:00pm | Farmington | |
| <p>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.</p> | | | | | | |
| CLEARFIELD / \$497,000 | Residential: | \$332.94 | \$352.07 | Aug 26, 2025 | 55 S State Street | 801-525-2720 |
| | Commercial: | \$605.35 | \$640.14 | 7:00 pm | Clearfield City | |
| <p>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.</p> | | | | | | |
| CLINTON / \$489,000 | Residential: | \$542.20 | \$580.66 | Aug 05, 2025 | 2267 N 1500 W | 801-614-0700 |
| | Commercial: | \$985.82 | \$1,055.75 | 6:00 PM | Clinton | |
| <p>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.</p> | | | | | | |
| <p>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".</p> | | | | | | |

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 **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**
- 2) On the Utah Public Notice Website under Section 63A-16-601 **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
- Jared Rezendes Tax Rates, Standards, BOE 385-499-0553
jrezendes@utah.gov