

City Of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 29, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: BUDGET MEMO # 12: COMPARATOR JURISDICTIONS REAL PROPERTY TAX RATES

City Council requested information on the proposed real property tax rates of comparative jurisdictions. After various countywide tax levies on real property are taken into account, Alexandria residents can expect to pay the lowest real property tax rate among their Northern Virginia comparators.

The chart below shows a brief history¹ of the tax rates of these jurisdictions as well as a breakdown of their current proposed rate. The graph on the following page further depicts these rates. These rates are exclusive of any commercial tax rate increases for transportation funding.

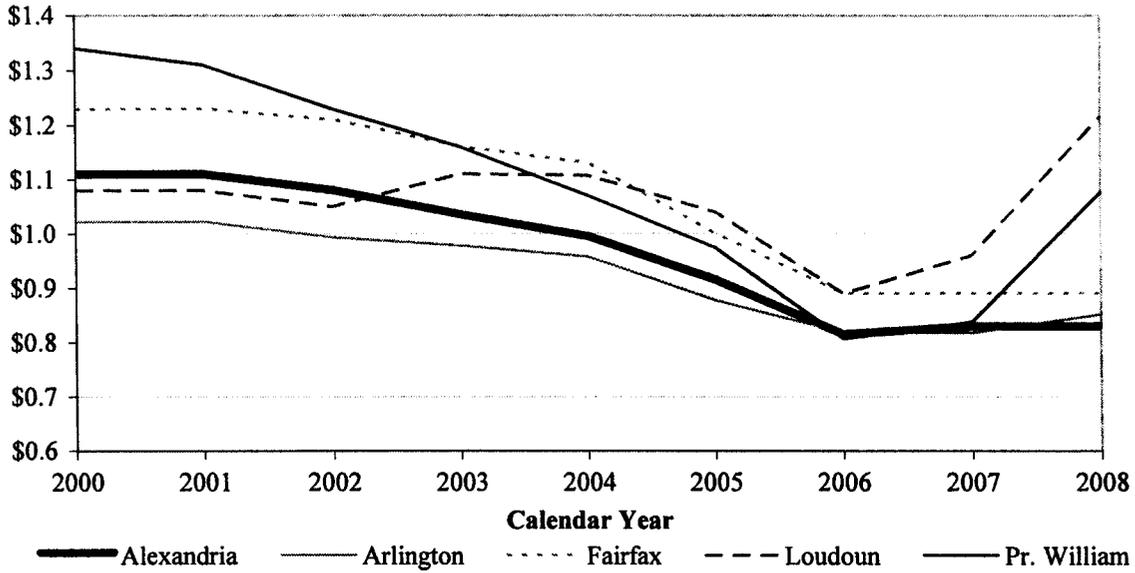
Calendar Year	Alexandria	Arlington	Fairfax	Loudoun	Pr. William
2000	1.110	1.023	1.230	1.080	1.340
2001	1.110	1.023	1.231	1.080	1.310
2002	1.080	0.993	1.211	1.050	1.230
2003	1.035	0.978	1.161	1.110	1.160
2004	0.995	0.958	1.131	1.108	1.070
2005	0.915	0.878	1.001	1.040	0.974
2006	0.815	0.818	0.890	0.890	0.807
2007	0.830	0.818	0.891	0.960	0.838
2008					
Base Real Property	0.830	0.838	0.890	1.150	1.012
Fire & EMS ³	-	-	-	0.066	0.062
Moth/Pest ³	-	-	0.001	-	0.003
Storm Water ³	-	0.014	-	-	-
2008 Combined					
Rate per \$100 AV	0.830	0.852²	0.891²	1.216	1.077
Change from 2007	-	+ 0.034 ²	- ²	+ 0.256	+ 0.239

¹ A history of these rates back to 1986 is available in the budget document on pages 7-16 and 7-17.

² Does not include proposed add-on tax for commercial and industrial projects.

³ Reflects jurisdiction-wide tax categories and excludes special tax districts which are not jurisdiction-wide.

Residential Real Property Tax Rates



Local Northern Virginia jurisdictions were recently given authority to increase the commercial real property tax rate, which had previously been held constant with the residential real property tax rate. However, revenue from this additional commercial tax can only be used in support of transportation.

Based on this new authority, Arlington and Fairfax Counties both proposed an additional levy for commercial properties. The graph below illustrates the commercial real property tax rates among Alexandria's northern Virginia comparators.

Commercial Real Property Rates

