Setting Property Tax Rate and Establishing Pass-Through Rate for Residential Tenants - FY2016-2017]

Ordinance levying property taxes at a combined rate of $1.1792 $1.1759 on each $100 valuation of taxable property for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District and establishing a pass-through rate of $0.0840 per $100 of assessed value for residential tenants pursuant to Administrative Code, Chapter 37, for the fiscal year ending June 30, 2017.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in strikethrough Arial font. Asterisks (*) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Pursuant to the laws of the State of California, a tax is hereby levied for the fiscal year ending June 30, 2017, on all property, real and personal, in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of $1.01909658 on each $100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned to the General Fund, the General Obligation Bond Fund, and the County Superintendent of Schools, and according to the provisions of Sections 16.106, 16.107, 16.108, and 16.109 of the Charter as follows:

For the General Fund, the rate of $ 0.81418319 (1)
For the Library Preservation Fund, the rate of 0.02500000
For the San Francisco Children’s Fund, the rate of 0.03500000
For the Open Space Acquisition Fund, the rate of 0.02500000
For the County Superintendent of Schools, the rate of 0.00097335
For the General Obligation Bond Fund, the rate of 0.11894004

TOTAL City and County of San Francisco $1.01909658

(1) Includes an estimated $0.25330113 for the State-mandated tax shift to the Educational Revenue Augmentation Fund.

Section 2. Pursuant to the laws of the State of California, a tax is hereby levied for San Francisco Unified School District purposes for the fiscal year ending June 30, 2017 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of $0.11681037 on each $100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of $0.07698857
For General Obligation Bond Debt Service, the rate of $0.03982180

TOTAL San Francisco Unified School District $0.11681037

Section 3. Pursuant to the laws of the State of California, a tax is hereby levied for San Francisco Community College District purposes for the fiscal year ending June 30, 2017 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of $0.02690340 on each $100 valuation of said
taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of $0.01444422
For General Obligation Bond Debt Service, the rate of $0.01245918

TOTAL San Francisco Community College District $0.02690340

Section 4. Pursuant to the laws of the State of California, a tax is hereby levied for Bay Area Rapid Transit District purposes for the fiscal year ending June 30, 2017 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of $0.01432528 $0.01098348 on each $100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of $0.00632528
For General Obligation Bond Debt Service, the rate of $0.00465790 $0.00800000

TOTAL Bay Area Rapid Transit District $0.01098348 $0.01432528

Section 5. Pursuant to the laws of the State of California, a tax is hereby levied for Bay Area Air Quality Management District purposes for fiscal year ending June 30, 2017 on all property, real and personal in the City and County of San Francisco, except such property as is by law exempt from taxation, in the sum of $0.00208539 on each $100 valuation of said taxable property as the same appears upon the secured assessment roll of the City and County for the fiscal year. The tax shall be apportioned as follows:

For General Operations, the rate of $0.00208539

TOTAL Bay Area Air Quality Management District $0.00208539
Section 6. The combined property tax rate for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District, as set forth above, shall therefore be $1.1792 $1.1759 on each $100 valuation of said taxable property.

Section 7. Pursuant to Chapter 37.3(a)(6)(A), (B) and (C) of the San Francisco Administrative Code, the Board of Supervisors hereby determines that, based on the combined property tax rate provided in Section 6, the property tax pass-through rate for residential tenants for the fiscal year ending June 30, 2017, shall be $0.0840 per $100 of assessed value. The pass-through rate is based on three factors: (1) 100% of the change in the landlord’s property tax resulting from repayment of the City’s general obligation bonds approved by voters between November 1, 1996 and November 30, 1998; (2) 50% of the change in the landlord’s property tax resulting from repayment of the City’s general obligation bonds approved by voters after November 14, 2002; and (3) 50% of the change in the landlord’s property tax resulting from repayment of the San Francisco Unified School District or San Francisco Community College District’s general obligation bonds approved by voters after November 1, 2006, payable during the fiscal year ending June 30, 2017.
Section 8. The rate for the City and County of San Francisco General Obligation Bond Fund includes a collection fee of 0.25% of the fund collected for the purpose of General Obligation Bond debt service. An amount sufficient to pay this fee is hereby appropriated within the General Obligation Bond Fund and the Controller is hereby authorized to pay this fee into the General Fund from the General Obligation Bond Fund.

Prepared By:

Approved As to Form:

Dennis J. Herrera, City Attorney

BY: Deputy City Attorney
File Number: 160890  Date Passed: September 20, 2016

Ordinance levying property taxes at a combined rate of $1.1792 on each $100 valuation of taxable property for the City and County of San Francisco, San Francisco Unified School District, San Francisco Community College District, Bay Area Rapid Transit District, and Bay Area Air Quality Management District, and establishing a pass-through rate of $0.0840 per $100 of assessed value for residential tenants pursuant to Administrative Code, Chapter 37, for the fiscal year ending June 30, 2017.

September 07, 2016 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

September 07, 2016 Budget and Finance Committee - RECOMMENDED AS AMENDED

September 13, 2016 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

September 20, 2016 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160890

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 9/20/2016 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Date Approved: 9/20/16