

Municipal Service Benefit Unit (MSBU) Program

MISSION:

“To assist property owners in unincorporated areas of Seminole County with the opportunity to acquire essential public health and safety improvements or services for their communities.”



What is the MSBU Program?

- ❖ Offers opportunities to communities to secure essential public health and safety improvements through an assessment district or “MSBU”
- ❖ Targeted towards meeting the needs of residential communities located in unincorporated areas
- ❖ Funded by non-ad valorem assessments paid by benefiting property owners according to level of benefit received/available

AN MSBU...

- ❖ Consists of a group of properties that receive benefit from a common improvement.
- ❖ Distributes improvement costs equitably (according to benefit) among benefiting properties.
- ❖ Is authorized by the Board of County Commissioners (BCC).
- ❖ Is established by County Ordinance.

What are the basic requirements for establishing an MSBU?

- ❖ Adhere to MSBU Program Guidelines & Procedures
- ❖ Located in unincorporated Seminole County
- ❖ Publicly owned property (improvements)
- ❖ Two or more participating parcels
- ❖ BCC approval

Meeting Community Needs...standard project types qualified under the MSBU Program:



Solid Waste Collection & Disposal

over 66,000 customers



Street Lighting

over 380 MSBUs and
over 50,000 customers

Construction:

5 active MSBUs

- Water/Sewer Extension (2 active)
- Road Paving/Drainage – Retention Pond Renovation (0 active)
- Sidewalks (0 active)
- Wall Reconstruction (3 active)



Aquatic Weed Control & Lake Restoration

12 active AWC MSBUs
1 active Lake Rest.

Non-Ad Valorem Assessment:

- ❖ Assessment is included on property tax bill
- ❖ Reflects a property's cost share assigned for a specific service or improvement from which the property receives benefit
- ❖ Differs from ad valorem taxes (standard property taxes) because property taxes are assessed according to "millage" and "property value" rather than specific "benefit"
- ❖ Two types: Fixed Term & Variable Rate

What Staff activities support the MSBU Program?

- ❖ Customer Service – Inquiry, Changes, Direction
- ❖ Site Evaluations
- ❖ Project Coordination
- ❖ Public Relations – site visits, HOA presentations
- ❖ BCC and Commissioner based interactions
- ❖ Preparation/coordination of legal documentation
- ❖ Program tracking & maintenance activities

M-F 8:00 AM to 5:00 PM

Send mail or visit us in person:

**1101 East First Street
3rd Floor, Room 3301
Sanford, Florida 32771**

Call or fax us:

**Phone 407-665-7178
Fax 407-665-7185**

Email:

MSBUPROGRAM@seminolecountyfl.gov

Website:

www.seminolecountyfl.gov/msbu

MSBU PROGRAM

**Thank you
For allowing
Us this
Opportunity to
share
the program!**