



Notification Date: July 11, 2013

Seminole County Government • MSBU PROGRAM • Resource Management Dept.
1101 East First Street • Sanford, FL 32771 • (407) 665-7178

www.seminolecountyfl.gov/fs/msbu/

MSBUProgram@seminolecountyfl.gov

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT

Parcel ID:

Property Address:

Property Owner:

The above referenced property is included in the 2013 Non-Ad Valorem Assessment [NAVA] Roll for unincorporated Seminole County. This Notice provides assessment related information for existing and proposed assessment districts [MSBUs]. Installment billing for a capital project (constructed improvement) assessment is included when applicable. Additional information about assessments coordinated by the Seminole County MSBU Program is included on the reverse side of this Notice. Non-ad valorem assessment for the above parcel for tax year 2013 is proposed as follows:

Purpose	Assessment Description	Status ¹	Prior Year Assessment	2013 Assessment	Units	Amount
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2013 Total: \$ _____

¹EC = Existing Capital Project Assessment - Installment Billing; EV = Existing Variable Rate Assessment; NC = New Capital Project Assessment - Installment Billing; NV = New Variable Rate Assessment

DO NOT PAY - This is not a bill.

Assessments authorized at the public hearing will be billed in October via the Property Tax Bill.

NOTICE OF PUBLIC HEARING

The Seminole County Board of County Commissioners [BCC] will hold a Public Hearing on the proposed 2013 Non-Ad Valorem Assessment Roll in the BCC Chambers within the County Services Building located at 1101 E. First Street Sanford, Florida on August 13, 2013 at 1:30 p.m. The purpose of the Public Hearing is to receive comment from the public on the proposed assessment roll *prior* to taking final action. Taxing authorities may *AMEND* or *ALTER* proposed assessments at the hearing. All authorized non-ad valorem assessments will be included on the 2013 Property Tax bill distributed in October. Per Florida Statutes, failure to pay non-ad valorem assessment(s) *when* due [payable November 1 through March 31] will cause issuance of a tax certificate against the property, which may result in loss of title. As an owner of property subject to assessment, you have the right to appear at this public hearing and/or file written objection with Seminole County Board of County Commissioners within twenty (20) days of this notice. Mail related letters to the MSBU Program.

“Para ver este aviso en español, visite por favor nuestro Web site en www.seminolecountyfl.gov/fs/msbu/, o llame el programa de MSBU al (407) 665-7178 para recibir una copia en español por correo.”

July 11, 2013

Notice of Proposed/Adopted Assessments • General Information

Why did I receive this Notice?

As an owner of property in Florida, you have a right to receive specific information about property taxes and non-ad valorem assessments. This Notice honors those rights by providing details about the assessment(s) assigned to your property and proposed for billing on the 2013 Property Tax Bill.

Do I need to respond to this Notice?

The Notice is for informational purposes; a response is not required. However, if you have assessment related comments to be considered by the Board of County Commissioners [BCC], you may address the BCC in person at the public hearing or you may file your comments in writing (email or letter) with the MSBU Program. Written comments received by August 1, 2013 will be filed with the BCC.

Are these new assessments?

The code noted in the "Status" column indicates if an assessment is new [N] or existing [E]. The status code also indicates if the amount is an installment billing for a capital [C] project or if it is a variable [V] rate assessment for an ongoing service.

Why might the assessment amount change?

The assessment amount for an ongoing service may vary annually based on operating cost and budget requirements. Example, the assessment for solid waste collection and disposal was adjusted for tax year 2013 due to increases in the contracted collection service cost. Additional rate information is available at the MSBU Program website.

Only need to update your mailing address or owner information?

Contact the Seminole County Property Appraiser at 407-665-7506.

What is a non-ad valorem assessment?

A non-ad valorem assessment represents a cost share assigned to a group of properties to pay all or part of the cost associated with a specific public service or improvement primarily benefiting those properties. Assessments are assigned on a "benefit unit" basis as defined when an assessment district (MSBU) is established. A *benefit unit* may be a parcel, dwelling, linear foot, or other equitable unit.

What services are funded by assessment?

Assessment funding may be used for constructed capital improvements and/or ongoing public services. Central water/wastewater utility service line extensions and neighborhood wall reconstruction are examples of capital projects funded by assessment. Street lighting, aquatic weed control, and the collection/disposal of residential solid waste are examples of ongoing services funded by assessment.

If "Not a Bill" - when will I be billed?

Assessments approved at the public hearing will be billed via the 2013 Property Tax Bill to be mailed late October by the Seminole County Tax Collector. To avoid penalties, the property tax bill must be paid in full to the Tax Collector by March 31. Remember, early payment discounts are offered.

Interested in online services and information?

Visit the Seminole County Government website for an introduction to available services and information:

<http://www.seminolecountyfl.gov/guide/index.aspx>

For information specific to your property, click on "My Resident Information"

Street Lighting

Are the streetlights in your community in good working order?

For corrective action, residents are encouraged to report outages or repair requests directly to the electric utility company servicing your area:

Duke Energy
(formerly Progress Energy)

(800) 228-8485

or

Florida Power & Light
(800) 226-3545

Lake Management

Did you know an assessment district may be established to assist with managing invasive aquatic plants? Or to improve the environmental qualities of a waterbody?

To learn more about these opportunities, simply contact the MSBU Program or visit our website.

If your property currently participates in an MSBU for aquatic weed control, be sure to register your email address with the MSBU Program to receive routine updates regarding lake management activities.

Solid Waste Collection & Disposal

Does your solid waste collection service option meet your needs? Owners of residential property in unincorporated Seminole County are offered a choice between four different collection service options. Your current collection service option is noted in the assessment description on the front of this Notice.

For more information about available services, collection options and rates, requesting a service change, or who to contact, please refer to the brochure enclosed with this Notice or visit the MSBU Program website.

Remember, the deadline for requesting a service option change for the next calendar year is September 1, 2013.

Questions? Need more information?

Municipal Services Benefit Unit [MSBU] Program • Department of Resource Management
(407) 665-7178 • MSBUProgram@seminolecountyfl.gov • www.seminolecountyfl.gov/fs/msbu/