



Notification Date: July 1, 2021

Seminole County Government • MSBU PROGRAM • Resource Management Dept.
 1101 East First Street • Sanford, FL 32771 • (407) 665-7178
www.seminolecountyfl.gov/msbu • MSBUProgram@seminolecountyfl.gov

“N.A.V.A. NOTICE” 2021

Notice of Proposed/Adopted Non-Ad Valorem Assessment

Parcel ID:

Property Address:



Scan to go to
 MSBU Non Ad Valorem
 Assessment Page

DO NOT PAY - This is not a bill.
 Assessments authorized at the public hearing will be billed in October via the Property Tax Bill.

Property Owner:

The above referenced property is included on the **Seminole County 2021 Non-Ad Valorem Assessment [N.A.V.A.] Roll**. This Notice provides assessment related information for existing and proposed assessment districts [MSBUs]. Installment billing for a capital improvement assessment is included when applicable. Additional information about assessments coordinated by the Seminole County Municipal Services Benefit Unit [MSBU] Program is provided on the reverse side of this Notice. Non-ad valorem assessment for the above parcel for tax year 2021 is noticed as follows:

Purpose	Assessment Description	Status ¹	Prior Year \$	2021		
				\$ Per Unit	# Units	Assessment

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

2021 Total: \$ _____
This is not a bill - it is an informational Notice.

NOTICE OF PUBLIC HEARING

The Seminole County Board of County Commissioners [BCC] will hold a Public Hearing on the proposed 2021 Non-Ad Valorem Assessment Roll in the BCC Chambers within the County Services Building located at 1101 E. First Street Sanford, Florida on July 27, 2021 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 2021 Property Tax bill. Per Florida Statutes, failure to pay non-ad valorem assessment(s) *when* due [March 31, 2022] 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 BCC 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/msbu, o llame el programa de MSBU al (407) 665-7178 para recibir una copia en español por correo.”

July 1, 2021

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) proposed for billing on the next annual property tax bill.

Do I need to respond to this Notice?

The Notice provides information; a response is not required. 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 within 20 days of this notice will be submitted at the hearing.

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] improvement or if it is a variable [V] rate assessment for an ongoing service.

Why might the assessment amount change?

The assessment for an ongoing service may vary annually based on service cost and budget requirements. Additional rate information is available at the MSBU Program website.

Need to update your mailing address or property 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 public service offering special benefit to 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 one-time improvements and/or ongoing public services. Water utility service line construction and neighborhood wall reconstruction are examples of capital improvements funded by assessment. Street lighting, lake management, and the collection/disposal of residential solid waste are examples of ongoing services funded by assessment.

If "Not a Bill" – when is the assessment billed?

Assessments approved at the public hearing will be billed via the property tax bill and collected 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 information available online?

Visit the Seminole County Government website:
<http://www.seminolecountyfl.gov>

For property information select:
RESIDENTS and "My Resident Info"

Solid Waste Collection & Disposal Services

407-665-2260

Do you have questions about residential solid waste collection and disposal services? The Solid Waste Management Division of the Department of Environmental Services manages the solid waste collection service contracts and disposal facilities. Customer service representatives are available weekdays [8AM to 5PM] to assist with services and inquiries.

Does your collection service option meet your needs? Owners of residential property in unincorporated Seminole County are offered a choice between two collection service options. Both options include collection of household waste and eligible recycle materials. Option 1 also includes collection of yard waste; Option 2 does not. The current collection service option is noted in the assessment description on the front of this Notice. Option changes can be made online or by calling the MSBU Program. The deadline for requesting a service option change for the next calendar year is August 15, 2021.

Street Lighting

Duke Energy
(800) 228-8485

Florida Power & Light
(800) 226-3534

Are the streetlights in your community in good working order? For corrective action, residents are encouraged to report outages or repair needs directly to the electric utility company servicing the area where the equipment is located.

LED Streetlights: Per recent update from the electric utility companies that provide the street lighting equipment funded by non-ad valorem assessment, a transition of equipment to LED compatible fixtures is planned as existing fixtures require replacement or upgrading. As there are many different types of streetlights in operation throughout the County, the assessment impact of exchanged equipment will be determined and communicated as changes occur. For communities interested in scheduling a communitywide/early transition to LED equipment, MSBU Program representatives are available to discuss the process.

Assessment Questions?

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