



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

5/20/2025

Subject:

Approval, Re: Fire Assessment Rate Adjustment of up to thirty-seven percent (37%).

Fiscal Impact:

Adjustment to the current Fire Assessment rate resulting in up to \$14,322,233 in additional revenue annually.

Dept/Office:

Public Safety Group: Brevard County Fire Rescue

Requested Action:

Fire Rescue is requesting Board consideration for two actions: 1) Approve an adjustment up to 37% to the FY2025-26 Fire Assessment rate and 2) Authorize the Chairman to sign the attached proposed Fire Assessment Rate Resolution subject to changes necessary to reflect the Board of County Commissioner's approval with final review by the County Attorney's Office.

Summary Explanation and Background:

On April 22, 2025, the Board approved the advertisement of a public hearing to consider up to a 37% Fire Assessment rate adjustment using the existing approved Fire Assessment methodology with annual adjustments equal to the change in the Consumer Price Index or 3%, whichever is lower. For this public hearing, the Department has met all statutory requirements for public notifications. The attached rate resolution has been coordinated with the County Attorney's Office.

The current Fire Assessment was adjusted in 2021 upon public hearing and Board approval. Population growth contributing to increased workload, employee turnover resulting in overtime, and inflation on infrastructure and emergency equipment costs have escalated operating expenses for Fire Rescue.

Action 1: Approval of an adjustment up to 37% to the Fire Assessment Rate:

Option 1: 37% increase - \$14.32M

Captures capital and infrastructure requirements and addresses future station/crew needs not identified in the previous 7-year plan, accounts for inflation losses from 2021-2025, and covers exhausted non-reoccurring ARPA funds. This option includes a 6% annual inflation rate for capital and infrastructure. Adjustments would use the current approved methodology with annual increases equal to the CPI rate or 3%, whichever is less. This option provides for the County's proposed 1 year contract including subsequent increases for three years thereafter with STEP + CPI + aggressive additional wage adjustments.

See Table 1 for details on revenue generated, rate differences, and General Fund impacts.

Option 2: Any other increase (less than 37%) approved by the Board.

TABLE 1:

Average Residential Fire Assessment Rate (FA) Increase Impact									
<i>The average residence is defined as all single-family dwelling rates</i>									
Options	% Rate Change	Annual Rate	Monthly Difference	Annual Difference	Total FA Revenue	FA Impact	Total GF Revenue	General Fund Impact	%
	Avg Current Rate	\$ 279.57	\$ -		\$ 38,708,739	\$ -	\$ 14,740,101		
Option 1	37.00%	\$ 383.01	\$ 8.62	\$ 103.44	\$ 53,030,972	\$ 14,322,233	\$ 26,228,344	\$ 11,488,243	77.94%
Option 2	0.00%	\$ 279.57	\$ -	\$ -	\$ 38,708,739	\$ -	\$ 14,740,101	\$ -	0.00%

Action 2: Authorize the Chair to sign the attached proposed Fire Assessment Rate Resolution

Please see attachment 1 for the proposed Fire Assessment Rate Resolution.

Clerk to the Board Instructions:

Based on Board approval, a Rate Resolution for the Chair’s signature will be provided by the Fire Rescue Department.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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May 21, 2025

M E M O R A N D U M

TO: Fire Chief Patrick Voltaire, Fire Rescue

RE: Item H.3., Approval for Fire Assessment Rate Adjustment of up to Thirty-Seven Percent (37%)

The Board of County Commissioners, in regular session on May 20, 2025, approved Option 1; and executed and adopted proposed Resolution No. 25-048, Fire Assessment Rate, subject to changes necessary to reflect the Board's approval with final review by the County Attorney's Office. Enclosed is the fully-executed proposed Resolution and the Agenda Report.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: County Attorney
Public Safety
Finance
Budget

RESOLUTION NO. 2025- 048

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTING A SCHEDULE OF RATES FOR THE FIRE SERVICES SPECIAL ASSESSMENT IMPOSED AGAINST ALL IMPROVED REAL PROPERTY WITHIN THE BENEFIT AREA OF BREVARD COUNTY BEGINNING OCTOBER 1, 2025.

WHEREAS, Brevard County Fire Rescue is the primary source of fire services for all of unincorporated Brevard County as well as the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne; and

WHEREAS, the Board of County Commissioners (the "COUNTY") is responsible to fund the Brevard County Fire Rescue Department through the annual budget process; and

WHEREAS, section 197.3632, Florida Statutes, grants the Board of County Commissioners (the "COUNTY") the power to utilize the Uniform Method for collecting special non-ad valorem assessments; and

WHEREAS, on February 21, 2006, the COUNTY adopted Ordinance No. 06-045 expressing the intent of the Board to adopt a Fire Services Special Assessment, later amending it on September 9, 2008 by Ordinance 2008-35; and

WHEREAS, the Fire Services Special Assessment is currently codified at Section 98-46 through 98-59 of the Brevard County Code of Ordinances (the "Code"); and

WHEREAS, Section 98-54 of the Code states that if the assessment is increased from that imposed in the prior year, the procedures required by state law for the establishment and collection of a new non-ad valorem assessment, including a public hearing, shall be followed, and

WHEREAS, the benefit area for the imposition of the Fire Service Special Assessment includes the unincorporated areas of Brevard County, the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne; and

WHEREAS, the purpose of the Fire Services Special Assessment is to require owners of improved property within the benefit area to fund their proportionate share of the cost to the County to provide fire service which ensures the proper health, safety and welfare of each citizen, visitor and their properties; and

WHEREAS, the COUNTY has previously determined that improved real property in the benefit area is specially benefitted by the availability of fire protection services, including such benefits as lower insurance premiums and enhanced property values; and

WHEREAS, the COUNTY commissioned a report by Burton and Associates (the "Report") in 2008 to analyze the appropriate apportionment of the non-ad valorem assessment among benefited residential properties receiving fire rescue service; and

WHEREAS, the COUNTY has previously found that it is equitable and appropriate to levy annual non-ad valorem assessments upon all benefited property within its jurisdiction for the purpose of providing high quality fire services including first response capability; and

WHEREAS, the COUNTY has previously found and determined that the apportionment and assessment methodologies currently in place and set forth in the Report fairly, reasonably, and equitably distribute the costs of fire rescue services among all benefited residential properties served by Brevard County and reasonably apportion the Fire Service Non-Ad Valorem Assessment among all property categories subject to the special assessment in accordance with the benefits conferred by the availability of fire protection services; and

WHEREAS, on July 29, 2008, the COUNTY approved discounting the fire assessment rate advocated in the Report by 15 percent; and

WHEREAS, since 2008, the financial reserves for Brevard County Fire Rescue have significantly decreased; and

WHEREAS, on April 20, 2021, the COUNTY approved an increase in the fire assessment in an effort to restore it to the pre-2008 rate; however, operational costs have continued to exceed revenues, resulting in persistently low reserve levels; and

WHEREAS, in accordance with section 197.3632(4)(b), at least twenty days prior to the hearing, notice by first-class mail was sent to each person owning property subject to the assessment and notice of said public hearing was published in FLORIDA TODAY newspaper, a newspaper of general circulation in Brevard County, Florida; and

WHEREAS, the Brevard County Board of County Commissioners held a public hearing on May 20, 2025 at 9:00 am in the Brevard County Government Center, Commission Board Room, Building C, Level 1, 2725 Judge Fran Jamieson Way, Viera, Florida to consider an increase to the Fire Service Special Assessment; and

NOW THEREFORE, BE IT RESOLVED by the Brevard County Board of County Commissioners:

Section 1. RECITATIONS.

The foregoing recitations are true and correct and by this reference incorporated herein.

Section 2. FINDINGS.

It is hereby ascertained, determined and declared that:

- A) The purpose of the Fire Services Special Assessment is to require owners of improved property within the benefit area to fund their proportionate share of the cost to the County to provide fire service which ensures the proper health, safety and welfare of each citizen, visitor and their properties.
- B) The Fire Services Special Assessment will be charged to all improved real property within the benefit area of Brevard County.

- C) The effort and resources necessary to mitigate fires is dependent on the possible volume of and type of fire fuel load within the improved property, as determined by historical national data, and standards adopted by the National Fire Protection Association (NFPA).
- D) The suppression of fires on unimproved real property (vacant property) primarily benefits adjacent improved property by containing the spread of fire rather than preserving the value of the vacant parcel or the use of any surface improvements. Therefore, unimproved real properties are exempt from the Fire Services Special Assessment as defined by Brevard County Ordinances Chapter 98, Article II, Division 3, Section 98-52 7.04 and 7.05.
- E) It is equitable and appropriate to increase the levy of annual non-ad valorem assessments upon all benefited property within the benefit area for the purpose of providing and maintaining an appropriate level of fire services including first response capability.
- F) A rate increase, applied equally across all categories of the apportionment and assessment methodologies set forth in the 2008 Report, continues to fairly and reasonably apportion the costs of fire services among all benefited residential and non-residential properties served by Brevard County in accordance with the benefits conferred by the availability of fire protection services.
- G) Improved real property in the benefit area are specially benefited by the availability of fire protection services, including such benefits as lower fire insurance premiums and enhanced property values.
- H) Rates for the Fire Services Special Assessment will be increased by thirty-seven (37) percent rate increase in Fiscal Year 2026, followed by a rate adjustment equal to the Consumer Price Index (CPI) or three (3) percent, whichever is lower, on an annual basis, until such time as further action is considered by the Board of County Commissioners. The thirty-seven (37) percent rate increase will start in the fiscal year beginning October 1, 2025.

Section 3. SCHEDULE ADOPTED.

The COUNTY does hereby adopt the schedule of rates for the Fire Services Special Assessment attached hereto as Schedule "A", effective October 1, 2025 through September 30, 2026.

Section 4: DEFINITIONS.

For the purpose of this schedule of rates for the Fire Services Special Assessment, the following definitions shall apply:

- A) Improved Real Property: Refers to parcels upon which a building or structure exists.
- B) Unimproved Real Property: Refers to parcels that are vacant – no buildings or structures are shown in the Brevard County Property Appraiser's database.

- C) Multi-family: Residential properties that are connected by at least one wall to another residential property (i.e. apartment buildings, triplex, condominiums, etc.), or where more than one residential structure exists on a single parcel.
- D) Single Family: Residential buildings or structures designed or constructed for and capable of use by one family regardless of the type of structure. Such term includes single family residence, mobile home, manufactured home, a condominium parcel used for a mobile or manufactured home, manufactured home cooperative or a condominium park home that is erected on a separate parcel of property.
- E) Governmental Property: Properties owned by any governmental entity, including Federal, State, County and Municipality.
- F) Managed Land: Unimproved property that meets the Use Code description/use for agricultural purposes.
- G) Agricultural Pole Barns: Nonresidential farm building in which 70 percent or more of the perimeter walls are permanently open and allow free ingress and egress.
- H) Recreational Vehicle (RV) Park/Property: Means those parcels which are lawfully used as rental or condominium park settings for recreational vehicles and which are regulated by the Florida Department of Health pursuant to Chapter 513, Florida Statutes.
- I) Mobile Home/Manufactured Home Park Property: Means those parcels with a Use Code description which is lawfully used as a rental park setting for mobile or manufactured homes or the like.
- J) Building Area: The adjusted area of a building expressed in square feet and reflected on the Tax Roll or, in the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, that area determined by the County. For residential parcels, "Building Area" refers to the "Living Area" field in the Brevard County Property Appraiser's database.
- K) Building Area Classification Ranges (Bins): The classification of properties into ranges, or "bins", based on building area square footage.
- L) Use Code: The property use code assigned by the Property Appraiser to Tax Parcels within the Benefit Area. A list of Use Codes is attached hereto as Schedule "B".
- M) Base Rate Benefit Factor or Base Rate Factor: The multiplier (either 1.00, .58, .42, or .00) applied to fairly and reasonably apportion the Fire Service Non-Ad Valorem Special Assessment among residential properties, other than those residential uses designated "Multifamily" or "Mobile Home Park (MHP)." The Base Rate Benefit Factor derives from each parcel's "base rate", which is a value maintained in the Brevard County Property Appraiser's database, and which represents the building cost per square foot which serves as the basis for the Property Appraiser's periodic appraisal of the value of the parcels within Brevard County.
- N) Billing Unit: The number of residential, commercial or improved parcels within the benefit area.

- O) Fire Services: Provides for 24 hour a day, 7 day a week fire services on standby for first response to medical and fire emergencies.
- P) “Special Assessment” or “Fire Services Special Assessment” or “non-ad valorem assessment”: The Fire Service Non-Ad Valorem Special Assessment that may be used to pay for all and/or a portion of the cost to the County for providing fire services within the Benefit Area.
- Q) Hazard Code: The Hazard Codes developed by the National Fire Protection Association (NFPA) for the fire service using research and historical data to determine the water flow needed for fire suppression. Hazard Codes are based on the risk, occupancy and contents, associated with the use of the property. The Hazard Codes are .08 (light hazard), .13 (ordinary hazard, group 1), .18 (ordinary hazard, group 2) and .30 (extra hazard). See Schedule B.
- R) Benefit Area: The unincorporated area of Brevard County, the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne.
- S) Tax Parcel: A parcel of property located within the Benefit Area to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

Section 5: CALCULATION OF FIRE SERVICES ASSESSMENT.

A) Residential Parcel Apportionment.

- 1) Building Area. The variation in Building Area of residential properties affects the benefit conferred by the availability of fire protection services. Typically, the greater the Building Area of a dwelling unit, the greater the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). Therefore, apportioning the special assessment among residential properties relative to Building Area is a fair and reasonable method of apportionment.
 - a) Residential Building Area Classification Ranges (Bins). All residential properties were evaluated and seven (7) primary residential Building Area Classification Ranges, or “bins”, were defined that resulted in a rational distribution of residential properties among the bins such that similar numbers of properties fall above the median building size and below the median building size. This approach results in a fair and reasonable distribution of the residential parcels among the bins.
- 2) Base Rate Benefit Factor. The variation in relative building value of residential properties affects the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). The Base Rate Benefit Factor assigned to residential properties (derived from each parcel’s Base Rate, which is a value maintained in the Brevard

County Property Appraiser's database and which represents the building cost per square foot which serves as the basis for the Property Appraiser's periodic appraisal of the value of parcels within Brevard County) reflects the proportionate difference in typical building value between various types of residential property. For example, the building value of manufactured and mobile home residential property is typically lower than for conventional single-family residential property, and therefore manufactured and mobile home assessments should be proportionately lower than single-family home assessments to reflect the lower special benefit received by manufactured and mobile home units. Therefore, apportioning the Fire Services Special Assessment among residential properties relative to Base Rate Benefit Factor is a fair and reasonable method of apportionment.

- 3) Residential Assessment Rates. Residential assessment rates shall be developed by deriving an equivalent residential unit (ERU) value for each residential property which is the product of its ERU size factor (based on Building Area Classification Ranges) and its Base Rate Benefit Factor. A residential Fire Services Special Assessment value per ERU shall be determined and a schedule of residential Fire Services Special Assessment rates by Building Area Classification Range (Bin) and Base Rate Benefit Factor shall be developed. Within each Building Area Classification Range (Bin), parcels in the base rate groups with lower Base Rate Benefit Factors will have lower assessments than parcels in the same Bin but with a higher Base Rate Benefit Factor. Likewise, within each base rate group, parcels in smaller size Bins will have a lower assessment and parcels in the larger size Bins will have a larger assessment. Using this apportionment methodology, the distribution of the Fire Services Special Assessment is fairly and reasonably representative of the benefit derived by the parcels within the Benefit Area, in consideration of the finding that benefit is derived by protection against loss of the square footage and economic value of the primary residential building on the parcel, reduction of casualty insurance premiums, and enhanced property value conferred by virtue of the County's being ready, willing and able to respond to and suppress fires with the proper equipment and manpower and within a reasonable range of response time.
- B) Non-Residential Parcel Apportionment. The variation in Building Area of non-residential properties affects the benefit conferred by the availability of fire protection services. Typically, the greater the Building Area of a dwelling unit, the greater the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). Further, the variation in the Hazard Code of non-residential properties affects the benefit conferred by availability of fire

protection services, and the cost of provision of those services. Hazard Codes are based on the risk, occupancy, and contents associated with the use of the property. Therefore, apportioning the Fire Service Non-Ad Valorem Special Assessment among non-residential properties relative to Building Area and Hazard Code is a fair and reasonable method of apportionment. Hazard (Haz) Codes have been broken down into 4 categories of properties: Light Hazard, Ordinary Hazard-Group 1, Ordinary Hazard-Group 2, and Extra Hazard. The primary property use as designated by the Property Appraiser is the determining factor of the Haz Code and rates assigned to the parcel.

Section 6. EXEMPTION.

- A) Based on the current methodology of property use, the County will not assess unimproved parcels (vacant land and managed vacant agricultural properties) as defined by Brevard County Ordinances Chapter 98, Article II, Division 3, Section 98-52 7.04 and 7.05 for the Fire Services Special Assessment. The financial burden of responding to fires at these properties will fall upon the Fire Fighter Support Referendum MSTU. Each previous year's costs for wild land/vacant land firefighting will be documented and added to the MSTU in the amount necessary to recoup the expended funds.
- B) The Board designated certain governmental and non-for-profit property uses be exempt from the Fire Services Special Assessment. The property use codes are shown on Schedule "B".
- C) The Board is also authorized to approve Errors and Insolvencies for those properties not provided a special benefit by the Fire Service.
- D) To the extent allowable by law or judicial decision, in the event any exemption, partial exemption, or credit provided for in this resolution is determined to be invalid for any reason, the Board directs the County Manager to transfer sufficient monies from a reserve or contingency fund, as a loan to be repaid from future assessments or other revenue sources, to provide funding for the portion of the fire services budget represented by the revenues that would have been collected if the exemption had not been enacted.

Section 7. SPECIAL USER RATES REMAIN IN EFFECT.

The user fees and charges for hazardous materials special operations team response and fire prevention and inspection for the Fiscal Year beginning October 1, 2025 remain in effect until further consideration by the Board as part of the Fiscal Year 2026 budget process.

Section 8. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

Section 9. EFFECTIVE DATE.

This Resolution shall take effect October 1, 2025.

Done and Adopted in regular session by the Brevard County Board of County Commissioners, this 20th day of May, 2025.

**BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS**

By: 

Rob Feltner, Chairman

As approved by the Board on: MAY 20 2025

ATTEST:


Rachel Sadoff, Clerk

Reviewed for legal form and content:


Assistant County Attorney

SCHEDULE "A"

ANNUAL FIRE SERVICES SPECIAL ASSESSMENT

OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Section 1. SINGLE FAMILY RESIDENTIAL IMPROVED REAL PROPERTY:

The following schedules provide the Building Area Classification Ranges (Bins), Base Rate Factor, and assessment rate for residential properties based on Use Codes.

Sq-Ft Based Adjusted by Base Rate Benefit Factor for Specific Residential Property
as Defined Below

-Schedule 1 of 4-

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	1.00	83.55
701	1100	0.56	1.00	212.68
1101	1400	0.78	1.00	296.20
1401	1800	1.00	1.00	379.75
1801	2200	1.25	1.00	474.70
2201	2600	1.50	1.00	569.65
2601	1000000	1.75	1.00	664.57

Use Code Descriptions:

Use Code	Code Description
0110	SINGLE FAMILY RESIDENCE
0121	½ DUPLEX USED AS SFR
0135	TOWNHOUSE
0164	RESIDENTIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
0414	CONDOMINIUM UNIT
0421	TIME SHARE CONDO
0430	CONDOMINIUM- RESIDENTIAL UNIT USED IN CONJUNCTION WITH ANOTHER UNIT
0437	CONDO MANUFACTURED HOUSING RENTAL LOT W/IMPROVEMENTS (WITH MANUFACTURED HOME)
0464	CONDOMINIUM NOT SUITABLE FOR OCCUPANCY

Use Code	Code Description
0514	COOPERATIVE
0522	CO-OP MANUFACTURED HOME-IMPROVED
0564	CO-OP NOT SUITABLE FOR OCCUPANCY
0815	HOUSE AND IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
5110	CROPLAND-SOIL CAPABILITY CLASS I WITH RESIDENCE
5210	CROPLAND-SOIL CAPABILITY CLASS II WITH RESIDENCE
5310	CROPLAND-SOIL CAPABILITY CLASS III WITH RESIDENCE
6010	GRAZING LAND – SOIL CAPABILITY CLASS I WITH RESIDENCE
6110	GRAZING LAND – SOIL CAPABILITY CLASS II WITH RESIDENCE
6210	GRAZING LAND – SOIL CAPABILITY CLASS III WITH RESIDENCE
6310	GRAZING LAND – SOIL CAPABILITY CLASS IV WITH RESIDENCE
6410	GRAZING LAND – SOIL CAPABILITY CLASS V WITH RESIDENCE
6510	GRAZING LAND – SOIL CAPABILITY CLASS VI WITH RESIDENCE
6680	COMBINATION-PART ORCHARD GROVES AND PART PASTURE LAND WITH RESIDENCE
6691	MIXED TROPICAL FRUITS WITH RESIDENCE

-Schedule 2 of 4 -

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	0.58	48.46
701	1100	0.56	0.58	123.35
1101	1400	0.78	0.58	171.81
1401	1800	1.00	0.58	220.25
1801	2200	1.25	0.58	275.34
2201	2600	1.50	0.58	330.40
2601	1000000	1.75	0.58	385.45

Use Code Descriptions:

Use Code	Code Description
0113	SINGLE FAMILY – MODULAR
0213	MANUFACTURED HOUSING – DOUBLE
0214	MANUFACTURED HOUSING – TRIPLE

- Schedule 3 of 4 -

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	0.42	35.11
701	1100	0.56	0.42	89.33
1101	1400	0.78	0.42	124.41
1401	1800	1.00	0.42	159.50
1801	2200	1.25	0.42	199.36
2201	2600	1.50	0.42	239.24
2601	1000000	1.75	0.42	279.10

Use Code Descriptions:

Use Code	Code Description
0041	CONDOMINIUM/RV UNIT WITH UTILITIES
0212	MANUFACTURED HOUSING-SINGLE
0232	RESIDENTIAL RELATED AMMENITY ON MANUFACTURED HOME SITE
0237	MANUFACTURED HOUSING RENTAL LOT W/ IMPROVEMENTS (WITH MANUFACTURED HOME)
0264	MANUFACTURED HOME NOT SUITABLE FOR OCCUPANCY
0422	CONDOMINIUM – MANUFACTURED HOME PARK
0438	CONDOMINIUM – IMPROVED WITH NO MANUFACTURED HOME
0441	CONDOMINIUM WITH SITE IMPROVEMENTS
0537	COOPERATIVE-MFGD HOUSING RENTAL LOT W/HOME
0538	CO-OP IMPROVED (WITHOUT MANUFACTURED HOME)
6610	ORCHARD GROVES – ALL GROVES WITH RESIDENCE

Use Code	Code Description
6640	ORCHARD GROVES - PART GROVE AND PART NOT PLANTED WITH RESIDENCE
6810	DAIRIES WITH RESIDENCE
6910	NURSERY- WITH RESIDENCE

-Schedule 4 of 4-

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	0.00	0.00
701	1100	0.56	0.00	0.00
1101	1400	0.78	0.00	0.00
1401	1800	1.00	0.00	0.00
1801	2200	1.25	0.00	0.00
2201	2600	1.50	0.00	0.00
2601	1000000	1.75	0.00	0.00

Use Code Descriptions

Use Code	Code Description
0238	MANUFACTURED HOUSING RENTAL LOT WITH IMPROVEMENTS (NO MANUFACTURED HOME)
0239	MANUFACTURED HOUSING RENTAL LOT WITHOUT IMPROVEMENTS (NO MANUFACTURED HOME)
0541	CO-OP WITH SITE IMPROVEMENTS

Section 2. Rates for Multi-Family Residential (MF) based on Building Area Classification Ranges (Bins).

1) 0 - 2,500 base area	\$618.83
2) 2,501 – 5,000 base area	\$981.78
3) 5,001 – 10,000 base area	\$1743.98
4) 10,001 – 20,000 base area	\$2,306.56
5) 20,001 – 50,000 base area	\$5,046.85

6) 50,001 - 100,000 base area	\$7,315.30
7) 100,001 – 150,000 base area	\$15,118.77
8) 150,001 – 250,000 base area	\$20,926.01
9) 250,001 and up base area	\$38,166.24

Section 3. Rates for Recreational Vehicle (RV) Property without utilities:

All sites	\$0.00
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Section 4. Rates for Mobile Home/Manufactured Home Parks:

1) 4 - 9 spaces (MHP1)	\$500.88
2) 10 – 25 spaces (MHP2)	\$866.49
3) 26 – 50 spaces (MHP3)	\$1,272.15
4) 51 – 100 spaces (MHP4)	\$3,277.47
5) 101 – 150 spaces (MHP5)	\$4,366.32
6) 151 – 200 spaces (MHP6)	\$6,589.40
7) 201 and up spaces (MHP7)	\$15,663.20

Section 5. NON-RESIDENTIAL PROPERTIES:

Each parcel will have one (1) billing unit, and the Building Area of all structures on the site will determine the range the parcel falls into for rates. When a Building Area is not available, but the Property Appraiser indicates structures exist on the parcel, the minimum charge by category will apply. Please see schedule B for the listing of property uses (use codes) and Haz Code assignments.

- a. Non-residential properties assigned the Light Hazard Code (0.08) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 508.13
501 - 1,999	1,000	\$ 609.77
2,000 - 3,499	2,000	\$ 754.95
3,500 - 4,999	3,500	\$ 972.72
5,000 - 9,999	5,000	\$ 1,190.49
10,000 - 19,999	10,000	\$ 1,916.40
20,000 - 29,999	20,000	\$ 3,368.20
30,000 - 39,999	30,000	\$ 4,820.01
40,000 - 49,999	40,000	\$ 6,271.82

Base Area Range	Rate Based on Base Area of	Rate
>= 50,000	50,000	\$ 8,364.14

- b. Non-residential properties assigned the Ordinary Hazard-Group 1 Hazard Code (0.13) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 535.36
501 - 1,999	1,000	\$ 700.51
2,000 - 3,499	2,000	\$ 936.42
3,500 - 4,999	3,500	\$ 1,290.29
5,000 - 9,999	5,000	\$ 1,644.18
10,000 - 19,999	10,000	\$ 2,823.78
20,000 - 29,999	20,000	\$ 5,182.97
30,000 - 39,999	30,000	\$ 7,542.16
40,000 - 49,999	40,000	\$ 9,901.34
>= 50,000	50,000	\$12,260.53

- c. Non-residential properties assigned the Ordinary Hazard-Group 2 Hazard Code (0.18) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 562.58
501 - 1,999	1,000	\$ 791.24
2,000 - 3,499	2,000	\$ 1,117.90
3,500 - 4,999	3,500	\$ 1,607.89
5,000 - 9,999	5,000	\$ 2,097.87
10,000 - 19,999	10,000	\$ 3,731.16
20,000 - 29,999	20,000	\$ 6,997.73
30,000 - 39,999	30,000	\$10,264.30

Base Area Range	Rate Based on Base Area of	Rate
40,000 - 49,999	40,000	\$13,530.87
>= 50,000	50,000	\$ 16,797.44

- d. Non-residential properties assigned the Extra Hazard Code (0.3) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 627.92
501 - 1,999	1,000	\$ 1,009.02
2,000 - 3,499	2,000	\$ 1,553.44
3,500 - 4,999	3,500	\$ 2,370.09
5,000 - 9,999	5,000	\$ 3,186.73
10,000 - 19,999	10,000	\$ 5,908.87
20,000 - 29,999	20,000	\$11,353.15
30,000 - 39,999	30,000	\$ 16,797.44
40,000 - 49,999	40,000	\$ 22,241.72
>= 50,000	50,000	\$ 27,686.00

SCHEDULE "B"

ANNUAL FIRE SERVICES SPECIAL ASSESSMENT
LISTING OF PROPERTY USE CODES WITH BASE RATE BENEFIT FACTOR,
MULTI-FAMILY RESIDENTIAL, MANUFACTURED/MOBILE HOME PARK
(MHP) OR HAZARD CODE ASSIGNMENT

In the event that a new property use code is established by the Property Appraiser, and it is not included within this schedule, the Fire Rescue Fire Chief has the authority to designate the Base Rate Benefit Factor, Multi-Family Residential, Manufactured/Mobile Home Park (MHP) or Hazard Code based on the "best fit" of property uses included in this schedule.

PROPERTY/USE CODE	USE DESCRIPTION	<u>BASE RATE BENEFIT FACTOR (BF),</u> <u>HAZ CODE (HC), MULTI-FAMILY</u> <u>(MF) OR MAN. HOME PARK</u> <u>(MHP) RESIDENTIAL CATEGORY:</u>
41	CONDOMINIUM /RECREATIONAL VEHICLE UNIT WITH UTILITIES	BF 0.42
110	SINGLE FAMILY RESIDENCE	BF 1.00
113	MODULAR HOME	BF 0.58
121	1/2 DUPLEX USED AS SINGLE FAMILY RESIDENCE	BF 1.00
135	TOWNHOUSE	BF 1.00
164	RESIDEN. IMPRVMT NOT SUITABLE FOR OCCUPANCY	BF 1.00
212	MANUFACTURED HOUSING-SINGLE	BF 0.42
213	MANUFACTURED HOUSING-DOUBLE	BF 0.58
214	MANUFACTURED HOUSING-TRIPLE	BF 0.58
232	RESIDENTIAL RELATED AMMENITY ON MFG HOME SITE	BF 0.42
237	MANUFACTURED HOUSING RENTAL LOT IMPRVMT W/HOME	BF 0.42
238	MANUFACTURED HOUSING RENTAL LOT W/IMPROVEMENTS	BF 0.00
239	MANUFACTURED HOUSING RENTAL LOT NO HOME	BF 0.00
264	MANUFACTURED HOME NOT SUITABLE FOR OCCUPANCY	BF 0.42
351	GARDEN APARTMENTS – 1 STORY – 10 TO 49 UNITS	MF MULTI-FAMILY
352	GARDEN APARTMENTS – 1 STORY – 50 UNITS AND UP	MF MULTI-FAMILY
353	LOW RISE APARTMENTS 10-49 UNITS 2/3 STORIES	MF MULTI-FAMILY
354	LOW RISE APARTMENTS 50 UNITS AND UP 2/3 STORIES	MF MULTI-FAMILY
355	HIGH RISE APARTMENTS- 4 STORIES AND UP	MF MULTI-FAMILY

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
356	TOWNHOUSE APARTMENTS	MF MULTI-FAMILY
414	CONDOMINIUM UNIT	BF 1.00
421	TIME SHARE CONDO	BF 1.00
422	CONDOMINIUM-MANUFACTURED HOME PARK	BF 0.42
430	CONDOMINIUM – RES USED IN CONJUNCTION W/OTH UNIT	BF 1.00
437	CONDO MANUFACTURED HOUSING RENTAL LOT W/HOME	BF 1.00
438	CONDOMINIUM – IMPROVED R.V. LOT – NO R.V	BF 0.42
441	CONDOMINIUM UNIT WITH SITE IMPROVEMENTS	BF 0.42
464	CONDOMINIUM NOT SUITABLE FOR OCCUPANCY	BF 1.00
514	COOPERATIVE UNIT	BF 1.00
522	COOPERATIVE-MANUFACTURED HOME-IMPROVED	BF 1.00
537	COOPERATIVE-MFGD HOUSING RENTAL LOT W/HOME	BF 0.42
538	COOPERATIVE-IMPROVED (W/OUT MANUF. HOME)	BF 0.42
541	CO-OP WITH SITE IMPROVEMENTS	BF 0.00
564	CO-OP NOT SUITABLE FOR OCCUPANCY	BF 1.00
719	BED AND BREAKFAST	MF MULTI-FAMILY
815	HOUSE AND IMPROVEMENT NOT SUITABLE FOR OCCUPANCY	BF 1.00
817	HOUSE AND MOBILE HOME	MF MULTI-FAMILY
818	TWO OR THREE MOBILE HOMES – NOT A PARK	MF MULTI-FAMILY
819	TWO RESIDENTIAL UNITS-NOT ATTACHED	MF MULTI-FAMILY
820	DUPLEX	MF MULTI-FAMILY
830	TRIPLEX	MF MULTI-FAMILY
834	TOWNHOUSE – TWO OR MORE UNITS	MF MULTI-FAMILY
837	TWO OR MORE MFGD HOUSING RENTAL LOTS W/HOMES	MF MULTI-FAMILY
838	TWO OR MORE MFGD HOUSING RENTAL LOTS W/IMPRVMT	MF MULTI-FAMILY
839	THREE OR FOUR LIVING UNITS – NOT ATTACHE	MF MULTI-FAMILY
840	QUADRUPLEX	MF MULTI-FAMILY
850	MULTIPLE LIVING UNITS (5 TO 9 UNITS)	MF MULTI-FAMILY
855	MULTIPLE LIVING UNITES – CONVERTED – 2 TO 9 UNITS	MF MULTI-FAMILY

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
859	MULTIPLE LIVING UNITS (5 TO 9 UNITS) NOT ATTACHED	MF MULTI-FAMILY
860	MISC RESIDENTIAL (MIGRANT CAMPS, ETC)	MF MULTI-FAMILY
864	MULTI-FAMILY IMPROVEMENT NOT SUITABLE FOR OCCUP	MF MULTI-FAMILY
5110	CROPLAND – SOIL CAPABILITY CLASS I W/RESIDENCE	BF 1.00
5210	CROPLAND – SOIL CAPABILITY CLASS II W/RESIDENCE	BF 1.00
5310	CROPLAND – SOIL CAPABILITY CLASS III W/RESIDENCE	BF 1.00
6010	GRAZING LAND – SOIL CLASS I W/RESIDENCE	BF 1.00
6110	GRAZING LAND – SOIL CAPABILITY CLASS II W/RESIDENCE	BF 1.00
6210	GRAZING LAND – SOIL CLASS III W/RESIDENCE	BF 1.00
6310	GRAZING LAND – SOIL CAPABILITY CLASS IV W/RESIDENCE	BF 1.00
6410	GRAZING LAND-SOIL CAPABILITY CLASS V W/RESIDENCE	BF 1.00
6510	GRAZING LAND-SOIL CAPABILITY CLASS VI W/RESIDENCE	BF 1.00
6610	ORCHARD GROVE – ALL GROVE W/RESIDENCE	BF 0.42
6640	ORCHARD GROVE – PT GROVE & PT NOT PLANTED W/RESID	BF 0.42
6680	COMBINATION – PT ORCHARD GROVE & PT PASTURE W/RESID	BF 1.00
6691	MIXED TROPICAL FRUITS W/RESIDENCE	BF 1.00
6810	DAIRIES-WITH RESIDENCE	BF 0.42
6910	NURSERY WITH RESIDENCE	BF 0.42
MOBILE HOME/MANUFACTURED HOME PARKS:		

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
2890	MANUF. HOUSING PARK RENTALS – 4 TO 9 SPACES	MHP1 MHP 4-9 SPACES
2891	MANUF. HOUSING PARK RENTALS – 10 TO 25 SPACES	MHP2 MHP 10-25 SPACES
2892	MANUF. HOUSING PARK RENTALS – 26 TO 50 SPACES	MHP3 MHP 26-50 SPACES
2893	MANUF. HOUSING PARK RENTALS – 51 TO 100 SPACES	MHP4 MHP 51-100 SPACES
2894	MANUF. HOUSING PARK RENTALS – 101 TO 150 SPACES	MHP5 MHP 101-150 SPACES
2895	MANUF. HOUSING PARK RENTALS – 151 TO 200 SPACES	MHP6 MHP 151-200 SPACES

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
2896	MANUF. HOUSING PARK RENTALS – 201 AND UP SPACES	MHP7 MHP ≥201 SPACES

COMMERCIAL CATEGORY:

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
433	IMPROVED CONDOMINIUM COMMON AREA	HC 0.08 LIGHT HAZARD
465	CONDOMINIUM – MISC.(NOT COVERED BY ANY OTH CODE	HC 0.08 LIGHT HAZARD
616	RETIREMENT HOME	HC 0.13 ORDINARY HAZ GRP 1
700	MIGRANT CAMPS BOARDING HOMES	HC 0.08 LIGHT HAZARD
913	IMPROVED RESIDENTIAL COMMON AREA	HC 0.08 LIGHT HAZARD
1100	RETAIL STORES – 1 UNIT	HC 0.18 ORDINARY HAZD GRP 2
1104	CONDOMINIUM / STORE	HC 0.18 ORDINARY HAZD GRP 2
1105	RETAIL DRUG STORES – (NOT ATTACHED)	HC 0.18 ORDINARY HAZD GRP 2
1110	RETAIL STORE – MULTIPLE UNITS	HC 0.18 ORDINARY HAZD GRP 2
1115	RETAIL TIRE STORE	HC 0.18 ORDINARY HAZD GRP 2
1125	CONVENIENCE STORE	HC 0.18 ORDINARY HAZD GRP 2
1130	CONVENIENCE STORE – WITH GAS PUMPS	HC 0.18 ORDINARY HAZD GRP 2
1138	RETAIL- SHELL BUILDING	HC 0.18 ORDINARY HAZD GRP 2
1150	WAREHOUSE DISCOUNT STORE	HC 0.18 ORDINARY HAZD GRP 2
1204	COMMERCIAL SHELL BUILDING (CONDO)	HC 0.18 ORDINARY HAZD GRP 2
1210	MIXED USE – COMMERCIAL PROPERTY	HC 0.18 ORDINARY HAZD GRP 2
1222	COMMERCIAL RELATED AMENITIES	HC 0.18 ORDINARY HAZD GRP 2
1233	IMPROVED COMMERCIAL COMMON AREA	HC 0.18 ORDINARY HAZD GRP 2
1238	COMMERCIAL SHELL BUILDING (OTHER)	HC 0.18 ORDINARY HAZD GRP 2
1264	COMMER. IMPROVE. NOT SUITABLE FOR OCCUPANCY	HC 0.18 ORDINARY HAZD GRP 2
1300	DEPARTMENT STORE	HC 0.18 ORDINARY HAZD GRP 2
1400	SUPERMARKET	HC 0.18 ORDINARY HAZD GRP 2
1500	SHOPPING MALL	HC 0.18 ORDINARY HAZD GRP 2

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
1600	SHOPPING COMPLEX-COMMUNITY/NEIGHBORHOOD	HC 0.18 ORDINARY HAZD GRP 2
1610	SHOPPING CENTER - NEIGHBORHOOD	HC 0.18 ORDINARY HAZD GRP 2
1700	OFFICE BUILDING – 1 STORY – SINGLE TENAN	HC 0.08 LIGHT HAZARD
1704	CONDOMINIUM OFFICE UNIT	HC 0.08 LIGHT HAZARD
1710	OFFICE BUILDING – MULTI TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1715	OFFICE BUILDING-MODULAR	HC 0.18 ORDINARY HAZD GRP 2
1738	OFFICE- SHELL BUILDING	HC 0.18 ORDINARY HAZD GRP 2
1800	OFFICE BUILDING – SINGLE TENANT – 2+ STORIES	HC 0.08 LIGHT HAZARD
1810	OFFICE BUILDING-MULTI TENANT-2 + STORIES	HC 0.08 LIGHT HAZARD
1900	PROFESSIONAL BLDG-SINGLE TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1910	PROFESSIONAL BLDG-MULTI TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1920	PROFESSIONAL BUILDING-SINGLE TENANT – 2+STORIES	HC 0.08 LIGHT HAZARD
1930	PROFESSIONAL BUILDING- MULTI TENANT- 2+STORIES	HC 0.18 ORDINARY HAZD GRP 2
1940	PROFESSIONAL/OFFICE COMPLEX	HC 0.08 LIGHT HAZARD
1950	DAY CARE CENTER	HC 0.08 LIGHT HAZARD
1960	RADIO OR T.V. STATION	HC 0.08 LIGHT HAZARD
2000	AIRPORTS – PRIVATE	HC 0.30 EXTRA HAZARD
2010	AIRPORTS – COMMERCIAL	HC 0.30 EXTRA HAZARD
2015	MARINAS	HC 0.18 ORDINARY HAZD GRP 2
2100	RESTAURANT / CAFETERIA	HC 0.13 ORDINARY HAZD GRP 1
2104	RESTAURANT – CONDOMINIUM	HC 0.13 ORDINARY HAZD GRP 1
2110	FAST FOOD RESTAURANT	HC 0.13 ORDINARY HAZD GRP 1
2300	FINANCIAL INSTITUTION	HC 0.08 LIGHT HAZARD
2310	FINANCIAL INSTITUTION – BRANCH FACILITY	HC 0.08 LIGHT HAZARD
2400	INSURANCE CO. – OFFICE	HC 0.08 LIGHT HAZARD
2500	SERVICE SHOP RADIO AND T.V. REPAIR REF	HC 0.08 LIGHT HAZARD
2600	SERVICE STATION	HC 0.08 LIGHT HAZARD
2700	DEALERSHIP SALES / SERVICE CENTER	HC 0.18 ORDINARY HAZD GRP 2
2710	GARAGE / AUTO BODY/AUTO PAINT SHOP	HC 0.18 ORDINARY HAZD GRP 2
2715	MINI-LUB SERVICE SPECIALIST	HC 0.18 ORDINARY HAZD GRP 2

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) <u>RESIDENTIAL CATEGORY:</u>
2720	CAR WASH	HC 0.08 LIGHT HAZARD
2730	USED AUTOMOBILE SALES	HC 0.08 LIGHT HAZARD
2740	RECREATIONAL VEHICLE SALES/NEW OR USED	HC0.08 LIGHT HAZARD
2800	PARKING LOT – COMMERCIAL	HC 0.18 ORDINARY HAZD GRP 2
2810	PARKING LOT – PATRON	HC 0.18 ORDINARY HAZD GRP 2
2900	WHOLESALE OUTLET	HC 0.18 ORDINARY HAZD GRP 2
2910	PRODUCE HOUSE	HC 0.18 ORDINARY HAZD GRP 2
3000	FLORIST	HC 0.08 LIGHT HAZARD
3010	GREENHOUSE	HC 0.08 LIGHT HAZARD
3020	NURSERY (NON-AGRIC. CLASSIFICATION)	HC 0.08 LIGHT HAZARD
3030	HORSE STABLE	HC 0.18 ORDINARY HAZD GRP 2
3040	DOG KENNEL	HC 0.13 ORDINARY HAZD GRP 1
3100	THEATRE (DRIVE-IN)	HC 0.08 LIGHT HAZARD
3120	STADIUM – (NOT ENCLOSED)	HC 0.08 LIGHT HAZARD
3200	AUDITORIUM (ENCLOSED)	HC 0.08 LIGHT HAZARD
3210	THEATER – (ENCLOSED)	HC 0.08 LIGHT HAZARD
3220	RECREATION HALL	HC 0.08 LIGHT HAZARD
3230	FITNESS CENTER	HC 0.08 LIGHT HAZARD
3300	NIGHT CLUBS COCKTAIL LOUNGES BARS	HC 0.08 LIGHT HAZARD
3400	BOWLING ALLEYS SKATING RINKS AND POOL HALLS	HC 0.08 LIGHT HAZARD
3430	ARENA (ENCLOSED)	HC 0.08 LIGHT HAZARD
3440	ARENA – (OPEN AIR) WITH SUPPORTING FACILITY	HC 0.08 LIGHT HAZARD
3450	FLEA MARKET	HC 0.18 ORDINARY HAZD GRP 2
3500	TOURIST ATTRACTION	HC 0.08 LIGHT HAZARD
3510	PERMANENT EXHIBIT	HC 0.08 LIGHT HAZARD
3600	CAMP – (OTHER THAN FOR MOBILE HOMES)	HC 0.08 LIGHT HAZARD
3610	CAMPGROUND (TRAILERS CAMPERS AND TENTS)	HC 0.08 LIGHT HAZARD
3693	LABOR CAMP	HC 0.08 LIGHT HAZARD
3700	RACE TRACK / WAGERING ATTRACTION	HC 0.08 LIGHT HAZARD
3710	CORRECTIONAL FACILITY	HC 0.18 ORDINARY HAZD GRP 2

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
3720	POSTAL FACILITY	HC 0.18 ORDINARY HAZD GRP 2
3800	GOLF COURSE	HC 0.08 LIGHT HAZARD
3810	DRIVING RANGE	HC 0.08 LIGHT HAZARD
3820	COUNTRY CLUB / SUPPORT FACILITIE	HC 0.08 LIGHT HAZARD
3900	MOTOR INN	HC 0.08 LIGHT HAZARD
3905	BED AND BREAKFAST	HC 0.08 LIGHT HAZARD
3910	LIMITED SERVICE HOTEL	HC 0.08 LIGHT HAZARD
3920	FULL SERVICE HOTEL	HC 0.08 LIGHT HAZARD
3930	EXTENDED STAY OR SUITE HOTEL	HC 0.08 LIGHT HAZARD
3940	LUXURY HOTEL/RESORT	HC 0.08 LIGHT HAZARD
3950	CONVENTION HOTEL/RESORT	HC 0.08 LIGHT HAZARD
3970	MOTEL	HC 0.08 LIGHT HAZARD
3972	MOTEL – WITH RESTAURANT	HC 0.13 ORDINARY HAZD GRP 1
4100	LIGHT MANUFACTURING – SMALL EQUIP. MFG. PLANTS/SHOP	HC 0.18 ORDINARY HAZD GRP 2
4200	HEAVY INDUSTRIAL – HEAVY EQUIP.MFG. LAR, MACH SHOPS	HC 0.18 ORDINARY HAZD GRP 2
4300	LUMBER YARD SAWMILL PLANING MILL	HC 0.30 EXTRA HAZARD
4400	PACKING PLANT – FRUIT AND VEGETABLE PACK	HC 0.18 ORDINARY HAZD GRP 2
4500	CANNERIES FRUIT AND VEGETABLE BOTTLERS	HC 0.18 ORDINARY HAZD GRP 2
4600	OTH FOOD PROCESSING – CANDY, BAKERY, POTATO CHIP	HC 0.18 ORDINARY HAZD GRP 2
4700	MINERAL PROCESSING PHOSPHATE, ROCKS, GRAVEL	HC 0.08 LIGHT HAZARD
4710	CONCRETE / ASPHALT PLANT	HC 0.08 LIGHT HAZARD
4800	WAREHOUSING DISTRIB TERMINALS, TRUCK TERM, VAN & ST	HC 0.13 ORDINARY HAZD GRP 1
4804	CONDOMINIUM – WAREHOUSING	HC 0.13 ORDINARY HAZD GRP 1
4810	MINI – WAREHOUSING	HC 0.13 ORDINARY HAZD GRP 1
4830	WAREHOUSING – FLEX SPACE	HC 0.13 ORDINARY HAZD GRP 1
4840	COLD STRG & WAREHS DISTRIB CTR	HC 0.30 EXTRA HAZARD
4900	OPEN STORAGE-NEW/USED BLDG SUPPLY, JUNKYD, AUTO WR	HC 0.13 ORDINARY HAZD GRP 1

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) <u>RESIDENTIAL CATEGORY:</u>
5120	CROP LAND – SOIL CAPABILITY CLASS I –W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5220	CROP LAND – SOIL CAPABILITY CLASS II – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5320	CROPLAND – SOIL CAPABILITY CLASS III – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5410	TIMBERLAND-SLASH PINE INDEX 90 & ABOVE W/IMPVMT	HC 0.08 LIGHT HAZARD
5510	TIMBERLAND-SLASH PINE INDEX 80 TO 89 W/IMPVMT	HC 0.08 LIGHT HAZARD
5610	TIMBERLAND-SLASH PINE INDEX 70 TO 79 W/IMPVMT	HC 0.08 LIGHT HAZARD
5710	TIMBERLAND-SLASH PINE INDEX 60 TO 69 W/IMPVMT	HC 0.08 LIGHT HAZARD
5810	TIMBERLAND-SLASH PINE INDEX 50 TO 59 WITH IMPVMT	HC 0.08 LIGHT HAZARD
5910	TIMBERLAND- NOT CLASSIFIED BY SITE INDEX W/IMPVMT	HC 0.08 LIGHT HAZARD
6020	GRAZING LAND – SOIL CAPABILITY CLASS I – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6120	GRAZING LAND – SOIL CAPABILITY CLASS II W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6220	GRAZING LAND – SOIL CAPABILITY CLASS III W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6320	GRAZING LAND-SOIL CAPABILITY CLASS IV W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6420	GRAZING LAND-SOIL CAPABILITY CLASS V W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6520	SOIL CAPABILITY CLASS VI WITH BUILDINGS O/T RES	HC 0.08 LIGHT HAZARD
6620	ORCHARD GROVES – ALL GROVES W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6650	ORCHARD GROVE-PT GROVE & PT NOT PLANTED W/BLDG	HC 0.08 LIGHT HAZARD
6670	COMBIN. – PT ORCHARD GROVE & PT PASTURE W/BLDG	HC 0.08 LIGHT HAZARD
6692	MIXED TROPICAL FRUITS W/BUILDINGS O/T RES	HC 0.08 LIGHT HAZARD
6700	POULTRY FARMS	HC 0.08 LIGHT HAZARD
6720	TROPICAL FISH FARMS	HC 0.08 LIGHT HAZARD

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
6730	BEE (HONEY) FARMS	HC 0.08 LIGHT HAZARD
6800	DAIRIES-WITH BUILDINGS OTHER THAN RESIDENCE	HC 0.08 LIGHT HAZARD
6920	NURSERY W/BUILDING OTHER THAN RESIDENCE	HC 0.08 LIGHT HAZARD
7200	SCHOOL – PRIVATE	HC 0.08 LIGHT HAZARD
7210	SCHOOL – PRIVATE CHURCH OWNED	HC 0.08 LIGHT HAZARD
7220	COLLEGE –PRIVATE	HC 0.08 LIGHT HAZARD
7230	FRATERNITY OR SORORITY HOME	HC 0.08 LIGHT HAZARD
7300	HOSPITAL –GENERAL-PRIVATELY OWNED	HC 0.08 LIGHT HAZARD
7400	HOME FOR THE AGED	HC 0.08 LIGHT HAZARD
7500	ASSISTED CARE LIVING FACILITY	HC 0.08 LIGHT HAZARD
7510	CHILDRENS HOME	HC 0.08 LIGHT HAZARD
7515	NON-PROFIT OR CHARITABLE SERVICES	HC 0.08 LIGHT HAZARD
7600	MORTUARY	HC 0.08 LIGHT HAZARD
7610	CEMETERY	HC 0.08 LIGHT HAZARD
7620	CREMATORIUM	HC 0.18 ORDINARY HAZD GRP 2
7700	CLUBS LODGES AND UNION HALLS	HC 0.08 LIGHT HAZARD
7800	GYMNASIUM	HC 0.08 LIGHT HAZARD
7820	LIBRARY	HC 0.08 LIGHT HAZARD
7841	CONVALESCENT HOME (NURSING HOME)	HC 0.08 LIGHT HAZARD
8500	HOSPITAL	HC 0.08 LIGHT HAZARD
9100	UTILITY – GAS COMPANIES – IMPROVED	HC 0.08 LIGHT HAZARD
9120	UTILITY – ELECTRIC COMPANIES – IMPROVED	HC 0.08 LIGHT HAZARD
9140	UTILITY – TEL AND TEL – IMPROVED	HC 0.08 LIGHT HAZARD
9465	IMPROVEMENT – NOT SUITABLE FOR ANY OTHER CODE	HC 0.08 LIGHT HAZARD

PROPOSED

RESOLUTION NO. 2025- 048

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTING A SCHEDULE OF RATES FOR THE FIRE SERVICES SPECIAL ASSESSMENT IMPOSED AGAINST ALL IMPROVED REAL PROPERTY WITHIN THE BENEFIT AREA OF BREVARD COUNTY BEGINNING OCTOBER 1, 2025.

WHEREAS, Brevard County Fire Rescue is the primary source of fire services for all of unincorporated Brevard County as well as the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne; and

WHEREAS, the Board of County Commissioners (the "COUNTY") is responsible to fund the Brevard County Fire Rescue Department through the annual budget process; and

WHEREAS, section 197.3632, Florida Statutes, grants the Board of County Commissioners (the "COUNTY") the power to utilize the Uniform Method for collecting special non-ad valorem assessments; and

WHEREAS, on February 21, 2006, the COUNTY adopted Ordinance No. 06-045 expressing the intent of the Board to adopt a Fire Services Special Assessment, later amending it on September 9, 2008 by Ordinance 2008-35; and

WHEREAS, the Fire Services Special Assessment is currently codified at Section 98-46 through 98-59 of the Brevard County Code of Ordinances (the "Code"); and

WHEREAS, Section 98-54 of the Code states that if the assessment is increased from that imposed in the prior year, the procedures required by state law for the establishment and collection of a new non-ad valorem assessment, including a public hearing, shall be followed, and

WHEREAS, the benefit area for the imposition of the Fire Service Special Assessment includes the unincorporated areas of Brevard County, the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne; and

WHEREAS, the purpose of the Fire Services Special Assessment is to require owners of improved property within the benefit area to fund their proportionate share of the cost to the County to provide fire service which ensures the proper health, safety and welfare of each citizen, visitor and their properties; and

WHEREAS, the COUNTY has previously determined that improved real property in the benefit area is specially benefitted by the availability of fire protection services, including such benefits as lower insurance premiums and enhanced property values; and

WHEREAS, the COUNTY commissioned a report by Burton and Associates (the "Report") in 2008 to analyze the appropriate apportionment of the non-ad valorem assessment among benefited residential properties receiving fire rescue service; and

PROPOSED

WHEREAS, the COUNTY has previously found that it is equitable and appropriate to levy annual non-ad valorem assessments upon all benefited property within its jurisdiction for the purpose of providing high quality fire services including first response capability; and

WHEREAS, the COUNTY has previously found and determined that the apportionment and assessment methodologies currently in place and set forth in the Report fairly, reasonably, and equitably distribute the costs of fire rescue services among all benefited residential properties served by Brevard County and reasonably apportion the Fire Service Non-Ad Valorem Assessment among all property categories subject to the special assessment in accordance with the benefits conferred by the availability of fire protection services; and

WHEREAS, on July 29, 2008, the COUNTY approved discounting the fire assessment rate advocated in the Report by 15 percent; and

WHEREAS, since 2008, the financial reserves for Brevard County Fire Rescue have significantly decreased; and

WHEREAS, on April 20, 2021, the COUNTY approved an increase in the fire assessment in an effort to restore it to the pre-2008 rate; however, operational costs have continued to exceed revenues, resulting in persistently low reserve levels; and

WHEREAS, in accordance with section 197.3632(4)(b), at least twenty days prior to the hearing, notice by first-class mail was sent to each person owning property subject to the assessment and notice of said public hearing was published in FLORIDA TODAY newspaper, a newspaper of general circulation in Brevard County, Florida; and

WHEREAS, the Brevard County Board of County Commissioners held a public hearing on May 20, 2025 at 9:00 am in the Brevard County Government Center, Commission Board Room, Building C, Level 1, 2725 Judge Fran Jamieson Way, Viera, Florida to consider an increase to the Fire Service Special Assessment; and

NOW THEREFORE, BE IT RESOLVED by the Brevard County Board of County Commissioners:

Section 1. RECITATIONS.

The foregoing recitations are true and correct and by this reference incorporated herein.

Section 2. FINDINGS.

It is hereby ascertained, determined and declared that:

- A) The purpose of the Fire Services Special Assessment is to require owners of improved property within the benefit area to fund their proportionate share of the cost to the County to provide fire service which ensures the proper health, safety and welfare of each citizen, visitor and their properties.
- B) The Fire Services Special Assessment will be charged to all improved real property within the benefit area of Brevard County.

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- C) The effort and resources necessary to mitigate fires is dependent on the possible volume of and type of fire fuel load within the improved property, as determined by historical national data, and standards adopted by the National Fire Protection Association (NFPA).
- D) The suppression of fires on unimproved real property (vacant property) primarily benefits adjacent improved property by containing the spread of fire rather than preserving the value of the vacant parcel or the use of any surface improvements. Therefore, unimproved real properties are exempt from the Fire Services Special Assessment as defined by Brevard County Ordinances Chapter 98, Article II, Division 3, Section 98-52 7.04 and 7.05.
- E) It is equitable and appropriate to increase the levy of annual non-ad valorem assessments upon all benefited property within the benefit area for the purpose of providing and maintaining an appropriate level of fire services including first response capability.
- F) A rate increase, applied equally across all categories of the apportionment and assessment methodologies set forth in the 2008 Report, continues to fairly and reasonably apportion the costs of fire services among all benefited residential and non-residential properties served by Brevard County in accordance with the benefits conferred by the availability of fire protection services.
- G) Improved real property in the benefit area are specially benefitted by the availability of fire protection services, including such benefits as lower fire insurance premiums and enhanced property values.
- H) Rates for the Fire Services Special Assessment will be increased by thirty-seven (37) percent rate increase in Fiscal Year 2026, followed by a rate adjustment equal to the Consumer Price Index (CPI) or three (3) percent, whichever is lower, on an annual basis, until such time as further action is considered by the Board of County Commissioners. The thirty-seven (37) percent rate increase will start in the fiscal year beginning October 1, 2025.

Section 3. SCHEDULE ADOPTED.

The COUNTY does hereby adopt the schedule of rates for the Fire Services Special Assessment attached hereto as Schedule "A", effective October 1, 2025 through September 30, 2026.

Section 4: DEFINITIONS.

For the purpose of this schedule of rates for the Fire Services Special Assessment, the following definitions shall apply:

- A) Improved Real Property: Refers to parcels upon which a building or structure exists.
- B) Unimproved Real Property: Refers to parcels that are vacant – no buildings or structures are shown in the Brevard County Property Appraiser's database.

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- C) Multi-family: Residential properties that are connected by at least one wall to another residential property (i.e. apartment buildings, triplex, condominiums, etc.), or where more than one residential structure exists on a single parcel.
- D) Single Family: Residential buildings or structures designed or constructed for and capable of use by one family regardless of the type of structure. Such term includes single family residence, mobile home, manufactured home, a condominium parcel used for a mobile or manufactured home, manufactured home cooperative or a condominium park home that is erected on a separate parcel of property.
- E) Governmental Property: Properties owned by any governmental entity, including Federal, State, County and Municipality.
- F) Managed Land: Unimproved property that meets the Use Code description/use for agricultural purposes.
- G) Agricultural Pole Barns: Nonresidential farm building in which 70 percent or more of the perimeter walls are permanently open and allow free ingress and egress.
- H) Recreational Vehicle (RV) Park/Property: Means those parcels which are lawfully used as rental or condominium park settings for recreational vehicles and which are regulated by the Florida Department of Health pursuant to Chapter 513, Florida Statutes.
- I) Mobile Home/Manufactured Home Park Property: Means those parcels with a Use Code description which is lawfully used as a rental park setting for mobile or manufactured homes or the like.
- J) Building Area: The adjusted area of a building expressed in square feet and reflected on the Tax Roll or, in the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, that area determined by the County. For residential parcels, "Building Area" refers to the "Living Area" field in the Brevard County Property Appraiser's database.
- K) Building Area Classification Ranges (Bins): The classification of properties into ranges, or "bins", based on building area square footage.
- L) Use Code: The property use code assigned by the Property Appraiser to Tax Parcels within the Benefit Area. A list of Use Codes is attached hereto as Schedule "B".
- M) Base Rate Benefit Factor or Base Rate Factor: The multiplier (either 1.00, .58, .42, or .00) applied to fairly and reasonably apportion the Fire Service Non-Ad Valorem Special Assessment among residential properties, other than those residential uses designated "Multifamily" or "Mobile Home Park (MHP)." The Base Rate Benefit Factor derives from each parcel's "base rate", which is a value maintained in the Brevard County Property Appraiser's database, and which represents the building cost per square foot which serves as the basis for the Property Appraiser's periodic appraisal of the value of the parcels within Brevard County.
- N) Billing Unit: The number of residential, commercial or improved parcels within the benefit area.

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- O) Fire Services: Provides for 24 hour a day, 7 day a week fire services on standby for first response to medical and fire emergencies.
- P) “Special Assessment” or “Fire Services Special Assessment” or “non-ad valorem assessment”: The Fire Service Non-Ad Valorem Special Assessment that may be used to pay for all and/or a portion of the cost to the County for providing fire services within the Benefit Area.
- Q) Hazard Code: The Hazard Codes developed by the National Fire Protection Association (NFPA) for the fire service using research and historical data to determine the water flow needed for fire suppression. Hazard Codes are based on the risk, occupancy and contents, associated with the use of the property. The Hazard Codes are .08 (light hazard), .13 (ordinary hazard, group 1), .18 (ordinary hazard, group 2) and .30 (extra hazard). See Schedule B.
- R) Benefit Area: The unincorporated area of Brevard County, the Town of Grant-Valkaria, the Town of Melbourne Village, the Town of Palm Shores, and the City of West Melbourne.
- S) Tax Parcel: A parcel of property located within the Benefit Area to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

Section 5: CALCULATION OF FIRE SERVICES ASSESSMENT.

- A) Residential Parcel Apportionment.
 - 1) Building Area. The variation in Building Area of residential properties affects the benefit conferred by the availability of fire protection services. Typically, the greater the Building Area of a dwelling unit, the greater the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). Therefore, apportioning the special assessment among residential properties relative to Building Area is a fair and reasonable method of apportionment.
 - a) Residential Building Area Classification Ranges (Bins). All residential properties were evaluated and seven (7) primary residential Building Area Classification Ranges, or “bins”, were defined that resulted in a rational distribution of residential properties among the bins such that similar numbers of properties fall above the median building size and below the median building size. This approach results in a fair and reasonable distribution of the residential parcels among the bins.
 - 2) Base Rate Benefit Factor. The variation in relative building value of residential properties affects the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). The Base Rate Benefit Factor assigned to residential properties (derived from each parcel's Base Rate, which is a value maintained in the Brevard

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County Property Appraiser's database and which represents the building cost per square foot which serves as the basis for the Property Appraiser's periodic appraisal of the value of parcels within Brevard County) reflects the proportionate difference in typical building value between various types of residential property. For example, the building value of manufactured and mobile home residential property is typically lower than for conventional single-family residential property, and therefore manufactured and mobile home assessments should be proportionately lower than single-family home assessments to reflect the lower special benefit received by manufactured and mobile home units. Therefore, apportioning the Fire Services Special Assessment among residential properties relative to Base Rate Benefit Factor is a fair and reasonable method of apportionment.

- 3) Residential Assessment Rates. Residential assessment rates shall be developed by deriving an equivalent residential unit (ERU) value for each residential property which is the product of its ERU size factor (based on Building Area Classification Ranges) and its Base Rate Benefit Factor. A residential Fire Services Special Assessment value per ERU shall be determined and a schedule of residential Fire Services Special Assessment rates by Building Area Classification Range (Bin) and Base Rate Benefit Factor shall be developed. Within each Building Area Classification Range (Bin), parcels in the base rate groups with lower Base Rate Benefit Factors will have lower assessments than parcels in the same Bin but with a higher Base Rate Benefit Factor. Likewise, within each base rate group, parcels in smaller size Bins will have a lower assessment and parcels in the larger size Bins will have a larger assessment. Using this apportionment methodology, the distribution of the Fire Services Special Assessment is fairly and reasonably representative of the benefit derived by the parcels within the Benefit Area, in consideration of the finding that benefit is derived by protection against loss of the square footage and economic value of the primary residential building on the parcel, reduction of casualty insurance premiums, and enhanced property value conferred by virtue of the County's being ready, willing and able to respond to and suppress fires with the proper equipment and manpower and within a reasonable range of response time.

- B) Non-Residential Parcel Apportionment. The variation in Building Area of non-residential properties affects the benefit conferred by the availability of fire protection services. Typically, the greater the Building Area of a dwelling unit, the greater the benefit conferred by the availability of fire protection services (protection against loss, lower property casualty insurance rates and premiums, and enhancement of property value). Further, the variation in the Hazard Code of non-residential properties affects the benefit conferred by availability of fire

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protection services, and the cost of provision of those services. Hazard Codes are based on the risk, occupancy, and contents associated with the use of the property. Therefore, apportioning the Fire Service Non-Ad Valorem Special Assessment among non-residential properties relative to Building Area and Hazard Code is a fair and reasonable method of apportionment. Hazard (Haz) Codes have been broken down into 4 categories of properties: Light Hazard, Ordinary Hazard-Group 1, Ordinary Hazard-Group 2, and Extra Hazard. The primary property use as designated by the Property Appraiser is the determining factor of the Haz Code and rates assigned to the parcel.

Section 6. EXEMPTION.

- A) Based on the current methodology of property use, the County will not assess unimproved parcels (vacant land and managed vacant agricultural properties) as defined by Brevard County Ordinances Chapter 98, Article II, Division 3, Section 98-52 7.04 and 7.05 for the Fire Services Special Assessment. The financial burden of responding to fires at these properties will fall upon the Fire Fighter Support Referendum MSTU. Each previous year's costs for wild land/vacant land firefighting will be documented and added to the MSTU in the amount necessary to recoup the expended funds.
- B) The Board designated certain governmental and non-for-profit property uses be exempt from the Fire Services Special Assessment. The property use codes are shown on Schedule "B".
- C) The Board is also authorized to approve Errors and Insolvencies for those properties not provided a special benefit by the Fire Service.
- D) To the extent allowable by law or judicial decision, in the event any exemption, partial exemption, or credit provided for in this resolution is determined to be invalid for any reason, the Board directs the County Manager to transfer sufficient monies from a reserve or contingency fund, as a loan to be repaid from future assessments or other revenue sources, to provide funding for the portion of the fire services budget represented by the revenues that would have been collected if the exemption had not been enacted.

Section 7. SPECIAL USER RATES REMAIN IN EFFECT.

The user fees and charges for hazardous materials special operations team response and fire prevention and inspection for the Fiscal Year beginning October 1, 2025 remain in effect until further consideration by the Board as part of the Fiscal Year 2026 budget process.

Section 8. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

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Section 9. EFFECTIVE DATE.

This Resolution shall take effect October 1, 2025.

Done and Adopted in regular session by the Brevard County Board of County Commissioners, this 20th day of May, 2025.

**BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS**

By: 

Rob Feltner, Chairman

As approved by the Board on: MAY 20 2025

ATTEST:


Rachel Sadoff, Clerk

Reviewed for legal form and content:

Assistant County Attorney

PROPOSED

SCHEDULE "A"

ANNUAL FIRE SERVICES SPECIAL ASSESSMENT
 OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Section 1. SINGLE FAMILY RESIDENTIAL IMPROVED REAL PROPERTY:

The following schedules provide the Building Area Classification Ranges (Bins), Base Rate Factor, and assessment rate for residential properties based on Use Codes.

Sq-Ft Based Adjusted by Base Rate Benefit Factor for Specific Residential Property as Defined Below

-Schedule 1 of 4-

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	1.00	83.55
701	1100	0.56	1.00	212.68
1101	1400	0.78	1.00	296.20
1401	1800	1.00	1.00	379.75
1801	2200	1.25	1.00	474.70
2201	2600	1.50	1.00	569.65
2601	1000000	1.75	1.00	664.57

Use Code Descriptions:

Use Code	Code Description
0110	SINGLE FAMILY RESIDENCE
0121	½ DUPLEX USED AS SFR
0135	TOWNHOUSE
0164	RESIDENTIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
0414	CONDOMINIUM UNIT
0421	TIME SHARE CONDO
0430	CONDOMINIUM- RESIDENTIAL UNIT USED IN CONJUNCTION WITH ANOTHER UNIT
0437	CONDO MANUFACTURED HOUSING RENTAL LOT W/IMPROVEMENTS (WITH MANUFACTURED HOME)
0464	CONDOMINIUM NOT SUITABLE FOR OCCUPANCY

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Use Code	Code Description
0514	COOPERATIVE
0522	CO-OP MANUFACTURED HOME-IMPROVED
0564	CO-OP NOT SUITABLE FOR OCCUPANCY
0815	HOUSE AND IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
5110	CROPLAND-SOIL CAPABILITY CLASS I WITH RESIDENCE
5210	CROPLAND-SOIL CAPABILITY CLASS II WITH RESIDENCE
5310	CROPLAND-SOIL CAPABILITY CLASS III WITH RESIDENCE
6010	GRAZING LAND – SOIL CAPABILITY CLASS I WITH RESIDENCE
6110	GRAZING LAND – SOIL CAPABILITY CLASS II WITH RESIDENCE
6210	GRAZING LAND – SOIL CAPABILITY CLASS III WITH RESIDENCE
6310	GRAZING LAND – SOIL CAPABILITY CLASS IV WITH RESIDENCE
6410	GRAZING LAND – SOIL CAPABILITY CLASS V WITH RESIDENCE
6510	GRAZING LAND – SOIL CAPABILITY CLASS VI WITH RESIDENCE
6680	COMBINATION-PART ORCHARD GROVES AND PART PASTURE LAND WITH RESIDENCE
6691	MIXED TROPICAL FRUITS WITH RESIDENCE

-Schedule 2 of 4 -

Bin Range		ERU Factor	Base Rate Factor	Rate
0	700	0.22	0.58	48.46
701	1100	0.56	0.58	123.35
1101	1400	0.78	0.58	171.81
1401	1800	1.00	0.58	220.25
1801	2200	1.25	0.58	275.34
2201	2600	1.50	0.58	330.40
2601	1000000	1.75	0.58	385.45

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Use Code Descriptions:

Use Code	Code Description
0113	SINGLE FAMILY – MODULAR
0213	MANUFACTURED HOUSING – DOUBLE
0214	MANUFACTURED HOUSING – TRIPLE

- Schedule 3 of 4 -

Bin Range	ERU Factor	Base Rate Factor	Rate	
0	700	0.22	0.42	35.11
701	1100	0.56	0.42	89.33
1101	1400	0.78	0.42	124.41
1401	1800	1.00	0.42	159.50
1801	2200	1.25	0.42	199.36
2201	2600	1.50	0.42	239.24
2601	1000000	1.75	0.42	279.10

Use Code Descriptions:

Use Code	Code Description
0041	CONDOMINIUM/RV UNIT WITH UTILITIES
0212	MANUFACTURED HOUSING-SINGLE
0232	RESIDENTIAL RELATED AMMENITY ON MANUFACTURED HOME SITE
0237	MANUFACTURED HOUSING RENTAL LOT W/ IMPROVEMENTS (WITH MANUFACTURED HOME)
0264	MANUFACTURED HOME NOT SUITABLE FOR OCCUPANCY
0422	CONDOMINIUM – MANUFACTURED HOME PARK
0438	CONDOMINIUM – IMPROVED WITH NO MANUFACTURED HOME
0441	CONDOMINIUM WITH SITE IMPROVEMENTS
0537	COOPERATIVE-MFGD HOUSING RENTAL LOT W/HOME
0538	CO-OP IMPROVED (WITHOUT MANUFACTURED HOME)
6610	ORCHARD GROVES – ALL GROVES WITH RESIDENCE

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Use Code	Code Description
6640	ORCHARD GROVES - PART GROVE AND PART NOT PLANTED WITH RESIDENCE
6810	DAIRIES WITH RESIDENCE
6910	NURSERY- WITH RESIDENCE

-Schedule 4 of 4-

	Bin Range	ERU Factor	Base Rate Factor	Rate
	0 700	0.22	0.00	0.00
	701 1100	0.56	0.00	0.00
	1101 1400	0.78	0.00	0.00
	1401 1800	1.00	0.00	0.00
	1801 2200	1.25	0.00	0.00
	2201 2600	1.50	0.00	0.00
	2601 1000000	1.75	0.00	0.00

Use Code Descriptions

Use Code	Code Description
0238	MANUFACTURED HOUSING RENTAL LOT WITH IMPROVEMENTS (NO MANUFACTURED HOME)
0239	MANUFACTURED HOUSING RENTAL LOT WITHOUT IMPROVEMENTS (NO MANUFACTURED HOME)
0541	CO-OP WITH SITE IMPROVEMENTS

Section 2. Rates for Multi-Family Residential (MF) based on Building Area Classification Ranges (Bins).

1) 0 - 2,500 base area	\$618.83
2) 2,501 – 5,000 base area	\$981.78
3) 5,001 – 10,000 base area	\$1743.98
4) 10,001 – 20,000 base area	\$2,306.56
5) 20,001 – 50,000 base area	\$5,046.85

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6) 50,001 - 100,000 base area	\$7,315.30
7) 100,001 – 150,000 base area	\$15,118.77
8) 150,001 – 250,000 base area	\$20,926.01
9) 250,001 and up base area	\$38,166.24

Section 3. Rates for Recreational Vehicle (RV) Property without utilities:

All sites	\$0.00
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Section 4. Rates for Mobile Home/Manufactured Home Parks:

1) 4 - 9 spaces (MHP1)	\$500.88
2) 10 – 25 spaces (MHP2)	\$866.49
3) 26 – 50 spaces (MHP3)	\$1,272.15
4) 51 – 100 spaces (MHP4)	\$3,277.47
5) 101 – 150 spaces (MHP5)	\$4,366.32
6) 151 – 200 spaces (MHP6)	\$6,589.40
7) 201 and up spaces (MHP7)	\$15,663.20

Section 5. NON-RESIDENTIAL PROPERTIES:

Each parcel will have one (1) billing unit, and the Building Area of all structures on the site will determine the range the parcel falls into for rates. When a Building Area is not available, but the Property Appraiser indicates structures exist on the parcel, the minimum charge by category will apply. Please see schedule B for the listing of property uses (use codes) and Haz Code assignments.

- a. Non-residential properties assigned the Light Hazard Code (0.08) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 508.13
501 - 1,999	1,000	\$ 609.77
2,000 - 3,499	2,000	\$ 754.95
3,500 - 4,999	3,500	\$ 972.72
5,000 - 9,999	5,000	\$ 1,190.49
10,000 - 19,999	10,000	\$ 1,916.40
20,000 - 29,999	20,000	\$ 3,368.20
30,000 - 39,999	30,000	\$ 4,820.01
40,000 - 49,999	40,000	\$ 6,271.82

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Base Area Range	Rate Based on Base Area of	Rate
>= 50,000	50,000	\$ 8,364.14

- b. Non-residential properties assigned the Ordinary Hazard-Group 1 Hazard Code (0.13) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 535.36
501 - 1,999	1,000	\$ 700.51
2,000 - 3,499	2,000	\$ 936.42
3,500 - 4,999	3,500	\$ 1,290.29
5,000 - 9,999	5,000	\$ 1,644.18
10,000 - 19,999	10,000	\$ 2,823.78
20,000 - 29,999	20,000	\$ 5,182.97
30,000 - 39,999	30,000	\$ 7,542.16
40,000 - 49,999	40,000	\$ 9,901.34
>= 50,000	50,000	\$12,260.53

- c. Non-residential properties assigned the Ordinary Hazard-Group 2 Hazard Code (0.18) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 562.58
501 - 1,999	1,000	\$ 791.24
2,000 - 3,499	2,000	\$ 1,117.90
3,500 - 4,999	3,500	\$ 1,607.89
5,000 - 9,999	5,000	\$ 2,097.87
10,000 - 19,999	10,000	\$ 3,731.16
20,000 - 29,999	20,000	\$ 6,997.73
30,000 - 39,999	30,000	\$10,264.30

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Base Area Range	Rate Based on Base Area of	Rate
40,000 - 49,999	40,000	\$13,530.87
>= 50,000	50,000	\$ 16,797.44

- d. Non-residential properties assigned the Extra Hazard Code (0.3) will be charged the following rates:

Base Area Range	Rate Based on Base Area of	Rate
0 - 500	300	\$ 627.92
501 - 1,999	1,000	\$ 1,009.02
2,000 - 3,499	2,000	\$ 1,553.44
3,500 - 4,999	3,500	\$ 2,370.09
5,000 - 9,999	5,000	\$ 3,186.73
10,000 - 19,999	10,000	\$ 5,908.87
20,000 - 29,999	20,000	\$11,353.15
30,000 - 39,999	30,000	\$ 16,797.44
40,000 - 49,999	40,000	\$ 22,241.72
>= 50,000	50,000	\$ 27,686.00

PROPOSED

SCHEDULE "B"

ANNUAL FIRE SERVICES SPECIAL ASSESSMENT LISTING OF PROPERTY USE CODES WITH BASE RATE BENEFIT FACTOR, MULTI-FAMILY RESIDENTIAL, MANUFACTURED/MOBILE HOME PARK (MHP) OR HAZARD CODE ASSIGNMENT

In the event that a new property use code is established by the Property Appraiser, and it is not included within this schedule, the Fire Rescue Fire Chief has the authority to designate the Base Rate Benefit Factor, Multi-Family Residential, Manufactured/Mobile Home Park (MHP) or Hazard Code based on the "best fit" of property uses included in this schedule.

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:
41	CONDOMINIUM /RECREATIONAL VEHICLE UNIT WITH UTILITIES	BF 0.42
110	SINGLE FAMILY RESIDENCE	BF 1.00
113	MODULAR HOME	BF 0.58
121	1/2 DUPLEX USED AS SINGLE FAMILY RESIDENCE	BF 1.00
135	TOWNHOUSE	BF 1.00
164	RESIDEN. IMPRVMT NOT SUITABLE FOR OCCUPANCY	BF 1.00
212	MANUFACTURED HOUSING-SINGLE	BF 0.42
213	MANUFACTURED HOUSING-DOUBLE	BF 0.58
214	MANUFACTURED HOUSING-TRIPLE	BF 0.58
232	RESIDENTIAL RELATED AMMENITY ON MFG HOME SITE	BF 0.42
237	MANUFACTURED HOUSING RENTAL LOT IMPRVMT W/HOME	BF 0.42
238	MANUFACTURED HOUSING RENTAL LOT W/IMPROVEMENTS	BF 0.00
239	MANUFACTURED HOUSING RENTAL LOT NO HOME	BF 0.00
264	MANUFACTURED HOME NOT SUITABLE FOR OCCUPANCY	BF 0.42
351	GARDEN APARTMENTS – 1 STORY – 10 TO 49 UNITS	MF MULTI-FAMILY
352	GARDEN APARTMENTS – 1 STORY – 50 UNITS AND UP	MF MULTI-FAMILY
353	LOW RISE APARTMENTS 10-49 UNITS 2/3 STORIES	MF MULTI-FAMILY
354	LOW RISE APARTMENTS 50 UNITS AND UP 2/3 STORIES	MF MULTI-FAMILY
355	HIGH RISE APARTMENTS- 4 STORIES AND UP	MF MULTI-FAMILY

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY</u> <u>(MF) OR MAN. HOME PARK</u> <u>(MHP) RESIDENTIAL CATEGORY:</u>
356	TOWNHOUSE APARTMENTS	MF MULTI-FAMILY
414	CONDOMINIUM UNIT	BF 1.00
421	TIME SHARE CONDO	BF 1.00
422	CONDOMINIUM-MANUFACTURED HOME PARK	BF 0.42
430	CONDOMINIUM – RES USED IN CONJUNCTION W/OTH UNIT	BF 1.00
437	CONDO MANUFACTURED HOUSING RENTAL LOT W/HOME	BF 1.00
438	CONDOMINIUM – IMPROVED R.V. LOT – NO R.V	BF 0.42
441	CONDOMINIUM UNIT WITH SITE IMPROVEMENTS	BF 0.42
464	CONDOMINIUM NOT SUITABLE FOR OCCUPANCY	BF 1.00
514	COOPERATIVE UNIT	BF 1.00
522	COOPERATIVE-MANUFACTURED HOME-IMPROVED	BF 1.00
537	COOPERATIVE-MFGD HOUSING RENTAL LOT W/HOME	BF 0.42
538	COOPERATIVE-IMPROVED (W/OUT MANUF. HOME)	BF 0.42
541	CO-OP WITH SITE IMPROVEMENTS	BF 0.00
564	CO-OP NOT SUITABLE FOR OCCUPANCY	BF 1.00
719	BED AND BREAKFAST	MF MULTI-FAMILY
815	HOUSE AND IMPROVEMENT NOT SUITABLE FOR OCCUPANCY	BF 1.00
817	HOUSE AND MOBILE HOME	MF MULTI-FAMILY
818	TWO OR THREE MOBILE HOMES – NOT A PARK	MF MULTI-FAMILY
819	TWO RESIDENTIAL UNITS-NOT ATTACHED	MF MULTI-FAMILY
820	DUPLEX	MF MULTI-FAMILY
830	TRIPLEX	MF MULTI-FAMILY
834	TOWNHOUSE – TWO OR MORE UNITS	MF MULTI-FAMILY
837	TWO OR MORE MFGD HOUSING RENTAL LOTS W/HOMES	MF MULTI-FAMILY
838	TWO OR MORE MFGD HOUSING RENTAL LOTS W/IMPRVMT	MF MULTI-FAMILY
839	THREE OR FOUR LIVING UNITS – NOT ATTACHE	MF MULTI-FAMILY
840	QUADRUPLEX	MF MULTI-FAMILY
850	MULTIPLE LIVING UNITS (5 TO 9 UNITS)	MF MULTI-FAMILY
855	MULTIPLE LIVING UNITES – CONVERTED – 2 TO 9 UNITS	MF MULTI-FAMILY

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PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
859	MULTIPLE LIVING UNITS (5 TO 9 UNITS) NOT ATTACHED	MF MULTI-FAMILY
860	MISC RESIDENTIAL (MIGRANT CAMPS, ETC)	MF MULTI-FAMILY
864	MULTI-FAMILY IMPROVEMENT NOT SUITABLE FOR OCCUP	MF MULTI-FAMILY
5110	CROPLAND – SOIL CAPABILITY CLASS I W/RESIDENCE	BF 1.00
5210	CROPLAND – SOIL CAPABILITY CLASS II W/RESIDENCE	BF 1.00
5310	CROPLAND – SOIL CAPABILITY CLASS III W/RESIDENCE	BF 1.00
6010	GRAZING LAND – SOIL CLASS I W/RESIDENCE	BF 1.00
6110	GRAZING LAND – SOIL CAPABILITY CLASS II W/RESIDENCE	BF 1.00
6210	GRAZING LAND – SOIL CLASS III W/RESIDENCE	BF 1.00
6310	GRAZING LAND – SOIL CAPABILITY CLASS IV W/RESIDENCE	BF 1.00
6410	GRAZING LAND-SOIL CAPABILITY CLASS V W/RESIDENCE	BF 1.00
6510	GRAZING LAND-SOIL CAPABILITY CLASS VI W/RESIDENCE	BF 1.00
6610	ORCHARD GROVE – ALL GROVE W/RESIDENCE	BF 0.42
6640	ORCHARD GROVE – PT GROVE & PT NOT PLANTED W/RESID	BF 0.42
6680	COMBINATION – PT ORCHARD GROVE & PT PASTURE W/RESID	BF 1.00
6691	MIXED TROPICAL FRUITS W/RESIDENCE	BF 1.00
6810	DAIRIES-WITH RESIDENCE	BF 0.42
6910	NURSERY WITH RESIDENCE	BF 0.42
MOBILE HOME/MANUFACTURED HOME PARKS:		

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
2890	MANUF. HOUSING PARK RENTALS – 4 TO 9 SPACES	MHP1 MHP 4-9 SPACES
2891	MANUF. HOUSING PARK RENTALS – 10 TO 25 SPACES	MHP2 MHP 10-25 SPACES
2892	MANUF. HOUSING PARK RENTALS – 26 TO 50 SPACES	MHP3 MHP 26-50 SPACES
2893	MANUF. HOUSING PARK RENTALS – 51 TO 100 SPACES	MHP4 MHP 51-100 SPACES
2894	MANUF. HOUSING PARK RENTALS – 101 TO 150 SPACES	MHP5 MHP 101-150 SPACES
2895	MANUF. HOUSING PARK RENTALS – 151 TO 200 SPACES	MHP6 MHP 151-200 SPACES

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
2896	MANUF. HOUSING PARK RENTALS – 201 AND UP SPACES	MHP7 MHP ≥201 SPACES

COMMERCIAL CATEGORY:

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:</u>
433	IMPROVED CONDOMINIUM COMMON AREA	HC 0.08 LIGHT HAZARD
465	CONDOMINIUM – MISC.(NOT COVERED BY ANY OTH CODE	HC 0.08 LIGHT HAZARD
616	RETIREMENT HOME	HC 0.13 ORDINARY HAZ GRP 1
700	MIGRANT CAMPS BOARDING HOMES	HC 0.08 LIGHT HAZARD
913	IMPROVED RESIDENTIAL COMMON AREA	HC 0.08 LIGHT HAZARD
1100	RETAIL STORES – 1 UNIT	HC 0.18 ORDINARY HAZD GRP 2
1104	CONDOMINIUM / STORE	HC 0.18 ORDINARY HAZD GRP 2
1105	RETAIL DRUG STORES – (NOT ATTACHED)	HC 0.18 ORDINARY HAZD GRP 2
1110	RETAIL STORE – MULTIPLE UNITS	HC 0.18 ORDINARY HAZD GRP 2
1115	RETAIL TIRE STORE	HC 0.18 ORDINARY HAZD GRP 2
1125	CONVENIENCE STORE	HC 0.18 ORDINARY HAZD GRP 2
1130	CONVENIENCE STORE – WITH GAS PUMPS	HC 0.18 ORDINARY HAZD GRP 2
1138	RETAIL- SHELL BUILDING	HC 0.18 ORDINARY HAZD GRP 2
1150	WAREHOUSE DISCOUNT STORE	HC 0.18 ORDINARY HAZD GRP 2
1204	COMMERCIAL SHELL BUILDING (CONDO)	HC 0.18 ORDINARY HAZD GRP 2
1210	MIXED USE – COMMERCIAL PROPERTY	HC 0.18 ORDINARY HAZD GRP 2
1222	COMMERCIAL RELATED AMENITIES	HC 0.18 ORDINARY HAZD GRP 2
1233	IMPROVED COMMERCIAL COMMON AREA	HC 0.18 ORDINARY HAZD GRP 2
1238	COMMERCIAL SHELL BUILDING (OTHER)	HC 0.18 ORDINARY HAZD GRP 2
1264	COMMER. IMPROVE. NOT SUITABLE FOR OCCUPANCY	HC 0.18 ORDINARY HAZD GRP 2
1300	DEPARTMENT STORE	HC 0.18 ORDINARY HAZD GRP 2
1400	SUPERMARKET	HC 0.18 ORDINARY HAZD GRP 2
1500	SHOPPING MALL	HC 0.18 ORDINARY HAZD GRP 2

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
1600	SHOPPING COMPLEX-COMMUNITY/NEIGHBORHOOD	HC 0.18 ORDINARY HAZD GRP 2
1610	SHOPPING CENTER - NEIGHBORHOOD	HC 0.18 ORDINARY HAZD GRP 2
1700	OFFICE BUILDING – 1 STORY – SINGLE TENAN	HC 0.08 LIGHT HAZARD
1704	CONDOMINIUM OFFICE UNIT	HC 0.08 LIGHT HAZARD
1710	OFFICE BUILDING – MULTI TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1715	OFFICE BUILDING-MODULAR	HC 0.18 ORDINARY HAZD GRP 2
1738	OFFICE- SHELL BUILDING	HC 0.18 ORDINARY HAZD GRP 2
1800	OFFICE BUILDING – SINGLE TENANT – 2+ STORIES	HC 0.08 LIGHT HAZARD
1810	OFFICE BUILDING-MULTI TENANT-2 + STORIES	HC 0.08 LIGHT HAZARD
1900	PROFESSIONAL BLDG-SINGLE TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1910	PROFESSIONAL BLDG-MULTI TENANT – 1 STORY	HC 0.08 LIGHT HAZARD
1920	PROFESSIONAL BUILDING-SINGLE TENANT – 2+STORIES	HC 0.08 LIGHT HAZARD
1930	PROFESSIONAL BUILDING- MULTI TENANT- 2+STORIES	HC 0.18 ORDINARY HAZD GRP 2
1940	PROFESSIONAL/OFFICE COMPLEX	HC 0.08 LIGHT HAZARD
1950	DAY CARE CENTER	HC 0.08 LIGHT HAZARD
1960	RADIO OR T.V. STATION	HC 0.08 LIGHT HAZARD
2000	AIRPORTS – PRIVATE	HC 0.30 EXTRA HAZARD
2010	AIRPORTS – COMMERCIAL	HC 0.30 EXTRA HAZARD
2015	MARINAS	HC 0.18 ORDINARY HAZD GRP 2
2100	RESTAURANT / CAFETERIA	HC 0.13 ORDINARY HAZD GRP 1
2104	RESTAURANT – CONDOMINIUM	HC 0.13 ORDINARY HAZD GRP 1
2110	FAST FOOD RESTAURANT	HC 0.13 ORDINARY HAZD GRP 1
2300	FINANCIAL INSTITUTION	HC 0.08 LIGHT HAZARD
2310	FINANCIAL INSTITUTION – BRANCH FACILITY	HC 0.08 LIGHT HAZARD
2400	INSURANCE CO. – OFFICE	HC 0.08 LIGHT HAZARD
2500	SERVICE SHOP RADIO AND T.V. REPAIR REF	HC 0.08 LIGHT HAZARD
2600	SERVICE STATION	HC 0.08 LIGHT HAZARD
2700	DEALERSHIP SALES / SERVICE CENTER	HC 0.18 ORDINARY HAZD GRP 2
2710	GARAGE / AUTO BODY/AUTO PAINT SHOP	HC 0.18 ORDINARY HAZD GRP 2
2715	MINI-LUB SERVICE SPECIALIST	HC 0.18 ORDINARY HAZD GRP 2

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
2720	CAR WASH	HC 0.08 LIGHT HAZARD
2730	USED AUTOMOBILE SALES	HC 0.08 LIGHT HAZARD
2740	RECREATIONAL VEHICLE SALES/NEW OR USED	HC0.08 LIGHT HAZARD
2800	PARKING LOT – COMMERCIAL	HC 0.18 ORDINARY HAZD GRP 2
2810	PARKING LOT – PATRON	HC 0.18 ORDINARY HAZD GRP 2
2900	WHOLESALE OUTLET	HC 0.18 ORDINARY HAZD GRP 2
2910	PRODUCE HOUSE	HC 0.18 ORDINARY HAZD GRP 2
3000	FLORIST	HC 0.08 LIGHT HAZARD
3010	GREENHOUSE	HC 0.08 LIGHT HAZARD
3020	NURSERY (NON-AGRIC. CLASSIFICATION)	HC 0.08 LIGHT HAZARD
3030	HORSE STABLE	HC 0.18 ORDINARY HAZD GRP 2
3040	DOG KENNEL	HC 0.13 ORDINARY HAZD GRP 1
3100	THEATRE (DRIVE-IN)	HC 0.08 LIGHT HAZARD
3120	STADIUM – (NOT ENCLOSED)	HC 0.08 LIGHT HAZARD
3200	AUDITORIUM (ENCLOSED)	HC 0.08 LIGHT HAZARD
3210	THEATER – (ENCLOSED)	HC 0.08 LIGHT HAZARD
3220	RECREATION HALL	HC 0.08 LIGHT HAZARD
3230	FITNESS CENTER	HC 0.08 LIGHT HAZARD
3300	NIGHT CLUBS COCKTAIL LOUNGES BARS	HC 0.08 LIGHT HAZARD
3400	BOWLING ALLEYS SKATING RINKS AND POOL HALLS	HC 0.08 LIGHT HAZARD
3430	ARENA (ENCLOSED)	HC 0.08 LIGHT HAZARD
3440	ARENA – (OPEN AIR) WITH SUPPORTING FACILITY	HC 0.08 LIGHT HAZARD
3450	FLEA MARKET	HC 0.18 ORDINARY HAZD GRP 2
3500	TOURIST ATTRACTION	HC 0.08 LIGHT HAZARD
3510	PERMANENT EXHIBIT	HC 0.08 LIGHT HAZARD
3600	CAMP – (OTHER THAN FOR MOBILE HOMES)	HC 0.08 LIGHT HAZARD
3610	CAMPGROUND (TRAILERS CAMPERS AND TENTS)	HC 0.08 LIGHT HAZARD
3693	LABOR CAMP	HC 0.08 LIGHT HAZARD
3700	RACE TRACK / WAGERING ATTRACTION	HC 0.08 LIGHT HAZARD
3710	CORRECTIONAL FACILITY	HC 0.18 ORDINARY HAZD GRP 2

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
3720	POSTAL FACILITY	HC 0.18 ORDINARY HAZD GRP 2
3800	GOLF COURSE	HC 0.08 LIGHT HAZARD
3810	DRIVING RANGE	HC 0.08 LIGHT HAZARD
3820	COUNTRY CLUB / SUPPORT FACILITIE	HC 0.08 LIGHT HAZARD
3900	MOTOR INN	HC 0.08 LIGHT HAZARD
3905	BED AND BREAKFAST	HC 0.08 LIGHT HAZARD
3910	LIMITED SERVICE HOTEL	HC 0.08 LIGHT HAZARD
3920	FULL SERVICE HOTEL	HC 0.08 LIGHT HAZARD
3930	EXTENDED STAY OR SUITE HOTEL	HC 0.08 LIGHT HAZARD
3940	LUXURY HOTEL/RESORT	HC 0.08 LIGHT HAZARD
3950	CONVENTION HOTEL/RESORT	HC 0.08 LIGHT HAZARD
3970	MOTEL	HC 0.08 LIGHT HAZARD
3972	MOTEL – WITH RESTAURANT	HC 0.13 ORDINARY HAZD GRP 1
4100	LIGHT MANUFACTURING – SMALL EQUIP. MFG. PLANTS/SHOP	HC 0.18 ORDINARY HAZD GRP 2
4200	HEAVY INDUSTRIAL – HEAVY EQUIP.MFG. LAR, MACH SHOPS	HC 0.18 ORDINARY HAZD GRP 2
4300	LUMBER YARD SAWMILL PLANING MILL	HC 0.30 EXTRA HAZARD
4400	PACKING PLANT – FRUIT AND VEGETABLE PACK	HC 0.18 ORDINARY HAZD GRP 2
4500	CANNERIES FRUIT AND VEGETABLE BOTTLERS	HC 0.18 ORDINARY HAZD GRP 2
4600	OTH FOOD PROCESSING – CANDY, BAKERY, POTATO CHIP	HC 0.18 ORDINARY HAZD GRP 2
4700	MINERAL PROCESSING PHOSPHATE, ROCKS, GRAVEL	HC 0.08 LIGHT HAZARD
4710	CONCRETE / ASPHALT PLANT	HC 0.08 LIGHT HAZARD
4800	WAREHOUSING DISTRIB TERMINALS, TRUCK TERM, VAN & ST	HC 0.13 ORDINARY HAZD GRP 1
4804	CONDOMINIUM – WAREHOUSING	HC 0.13 ORDINARY HAZD GRP 1
4810	MINI – WAREHOUSING	HC 0.13 ORDINARY HAZD GRP 1
4830	WAREHOUSING – FLEX SPACE	HC 0.13 ORDINARY HAZD GRP 1
4840	COLD STRG & WAREHS DISTRIB CTR	HC 0.30 EXTRA HAZARD
4900	OPEN STORAGE-NEW/USED BLDG SUPPLY, JUNKYD, AUTO WR	HC 0.13 ORDINARY HAZD GRP 1

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP) RESIDENTIAL CATEGORY:
5120	CROP LAND – SOIL CAPABILITY CLASS I –W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5220	CROP LAND – SOIL CAPABILITY CLASS II – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5320	CROPLAND – SOIL CAPABILITY CLASS III – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
5410	TIMBERLAND-SLASH PINE INDEX 90 & ABOVE W/IMPVMT	HC 0.08 LIGHT HAZARD
5510	TIMBERLAND-SLASH PINE INDEX 80 TO 89 W/IMPVMT	HC 0.08 LIGHT HAZARD
5610	TIMBERLAND-SLASH PINE INDEX 70 TO 79 W/IMPVMT	HC 0.08 LIGHT HAZARD
5710	TIMBERLAND-SLASH PINE INDEX 60 TO 69 W/IMPVMT	HC 0.08 LIGHT HAZARD
5810	TIMBERLAND-SLASH PINE INDEX 50 TO 59 WITH IMPVMT	HC 0.08 LIGHT HAZARD
5910	TIMBERLAND- NOT CLASSIFIED BY SITE INDEX W/IMPVMT	HC 0.08 LIGHT HAZARD
6020	GRAZING LAND – SOIL CAPABILITY CLASS I – W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6120	GRAZING LAND – SOIL CAPABILITY CLASS II W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6220	GRAZING LAND – SOIL CAPABILITY CLASS III W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6320	GRAZING LAND-SOIL CAPABILITY CLASS IV W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6420	GRAZING LAND-SOIL CAPABILITY CLASS V W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6520	SOIL CAPABILITY CLASS VI WITH BUILDINGS O/T RES	HC 0.08 LIGHT HAZARD
6620	ORCHARD GROVES – ALL GROVES W/BLDG O/T RES	HC 0.08 LIGHT HAZARD
6650	ORCHARD GROVE-PT GROVE & PT NOT PLANTED W/BLDG	HC 0.08 LIGHT HAZARD
6670	COMBIN. – PT ORCHARD GROVE & PT PASTURE W/BLDG	HC 0.08 LIGHT HAZARD
6692	MIXED TROPICAL FRUITS W/BUILDINGS O/T RES	HC 0.08 LIGHT HAZARD
6700	POULTRY FARMS	HC 0.08 LIGHT HAZARD
6720	TROPICAL FISH FARMS	HC 0.08 LIGHT HAZARD

PROPOSED

PROPERTY/USE CODE	USE DESCRIPTION	BASE RATE BENEFIT FACTOR (BF), <u>HAZ CODE (HC), MULTI-FAMILY (MF) OR MAN. HOME PARK (MHP)</u> <u>RESIDENTIAL CATEGORY:</u>
6730	BEE (HONEY) FARMS	HC 0.08 LIGHT HAZARD
6800	DAIRIES-WITH BUILDINGS OTHER THAN RESIDENCE	HC 0.08 LIGHT HAZARD
6920	NURSERY'S W/BUILDING OTHER THAN RESIDENCE	HC 0.08 LIGHT HAZARD
7200	SCHOOL – PRIVATE	HC 0.08 LIGHT HAZARD
7210	SCHOOL – PRIVATE CHURCH OWNED	HC 0.08 LIGHT HAZARD
7220	COLLEGE –PRIVATE	HC 0.08 LIGHT HAZARD
7230	FRATERNITY OR SORORITY HOME	HC 0.08 LIGHT HAZARD
7300	HOSPITAL –GENERAL-PRIVATELY OWNED	HC 0.08 LIGHT HAZARD
7400	HOME FOR THE AGED	HC 0.08 LIGHT HAZARD
7500	ASSISTED CARE LIVING FACILITY	HC 0.08 LIGHT HAZARD
7510	CHILDRENS HOME	HC 0.08 LIGHT HAZARD
7515	NON-PROFIT OR CHARITABLE SERVICES	HC 0.08 LIGHT HAZARD
7600	MORTUARY	HC 0.08 LIGHT HAZARD
7610	CEMETERY	HC 0.08 LIGHT HAZARD
7620	CREMATORIUM	HC 0.18 ORDINARY HAZD GRP 2
7700	CLUBS LODGES AND UNION HALLS	HC 0.08 LIGHT HAZARD
7800	GYMNASIUM	HC 0.08 LIGHT HAZARD
7820	LIBRARY	HC 0.08 LIGHT HAZARD
7841	CONVALESCENT HOME (NURSING HOME)	HC 0.08 LIGHT HAZARD
8500	HOSPITAL	HC 0.08 LIGHT HAZARD
9100	UTILITY – GAS COMPANIES – IMPROVED	HC 0.08 LIGHT HAZARD
9120	UTILITY – ELECTRIC COMPANIES – IMPROVED	HC 0.08 LIGHT HAZARD
9140	UTILITY – TEL AND TEL – IMPROVED	HC 0.08 LIGHT HAZARD
9465	IMPROVEMENT – NOT SUITABLE FOR ANY OTHER CODE	HC 0.08 LIGHT HAZARD

#3.
May 20, 2025

Kristy M. Haws-Thompson
7288 Achilles RD
Cocoa, FL 32927

Brevard County Board of County Commissioners
Brevard County Fire Rescue - Fire Operations
1040 South Florida Avenue
Rockledge, Florida 32955

I Kristy M. Haws-Thompson thank the Brevard County Board of County Commissioners for giving me the opportunity to speak on the proposed Brevard County Fire Service Special Assessment Rate.

I will start off by saying I do believe that our fire department should be paid, for their services. I do support them and thank them for their services.

My objection is on the way this letter is going about funding our Fire fighters.
On the second paragraph, second sentence states:
"The Fire Services Special Assessment is an existing non-ad valorem assessment that is annually assessed."

page 1 of 3

Definition: Non-ad valorem assessment roll means a roll prepared by a local government and certified to the tax collector for collection.

*

Key characteristic of the non-ad valorem is the assessment amount remains constant regardless of changes in the property's value.

On the second paragraph, fourth sentence states: "Also proposed is an annual increase to the Fire Services Special Assessment equal to the Consumer Price Index (CPI) or 3%, whichever is less."

Definition: Consumer Price Index (CPI) is a statistical measurement of how prices for a basket of goods and services change over time for urban consumers. It's a key indicator of inflation and is used to analyze the economy. The CPI is calculated and is used to analyze the economy. The CPI is calculated by averaging price changes with weights that reflect their importance in consumer spending. The basket includes items like food, clothing, shelter, transportation, and utilities.

According to the definitions of non-ad valorem and Consumer Price Index neither one of them have anything to do with the appraisal of my property's value of today's market which is changing daily up then down.

This purposed increase is 37% not 3% this is unacceptable, as your letter state's it can go up annually.

The last sentence in this letter states: Pursuant to Chapter 197, Florida Statutes, we are required to notify you that failure to pay the assessment will cause a tax certificate to be issued against your property and may result in loss of title.

This is a threat and intimidation, since this is not a bill and is still in planning stages.

Respectively submitted.

Kristy M. Klaw-Thompson May 20, 2025

5/20/25

A.3.

Good Morning County Commissioners,

I am Kelly Gibson and I reside in Port St. John which is affected by the proposed Brevard County Fire Services Special Assessment Rate.

I understand the need for our county to pay comparable wage rates to maintain our County Fire Rescue – Fire Operations employees. It is my understanding the County lost approximately 100 employees last year and is on track to lose an additional 100 this year.

With that said, I also understand the County makes an investment in new employees with the costs of training the employee and maintaining their various certifications.

Based on the County Website, the average annual pay for a Firefighter in Brevard County is \$52,519 a year (May 2025, ZipRecruiter) and the starting salary for a Brevard County firefighter is about \$15/hour. As of May 2025, the average annual salary for employees at Brevard County Fire Rescue is \$77,675. The average Brevard County fire rescue special sched salary was \$55,664 with a range between \$37,317 and \$63,995.

Upon receipt of the Notice for today's Public Hearing on the proposed Brevard County Fire Services Special Assessment Rate, I reached out to the Brevard County Fire Rescue via phone (321.633.2056) and was informed the assessment will fund: more staff, trucks, and better equipment to meet the growing demands within Brevard County.

I also had the opportunity to speak with Tom Klein the Deputy Chief of Brevard County Fire Rescue – Fire Operations.

He provided the history of the Board decreasing the fire assessment by 15% in 2008 during the housing market crisis and over time there was not an increase until approximately 2018 – 2019 when the department was provided a 6% increase. He also shared the Fire Operations are funded by 2 ways: (1) Fire Assessment and (2) Fire MSTU (ad valorem tax).

There are some key points stated that I wish to address in the letter:

1. This is a consideration that will be included in the 2025 Property Tax Bill to support Fire Services and the calculation for the Fire Services Special Assessment on **an annual basis going forward.**
2. **Proposed is an annual increase** to the Fire Services Special Assessment **equal to the Consumer Price Index (CPI) or 3%, whichever is less.**
3. **For each fiscal year (FY) thereafter, the rate will increase by CPI or 3%, whichever is less,** until such time when further action is considered by the Board of County Commissioners.
4. **The amount of the Fire Services Special Assessment to be applied against each parcel will be based upon the property use code designated by the Property Appraiser and square footage ranges,** where applicable, as well as the applicable hazard code, as determined by the National Fire Protection Agency standard.
5. My property's current special assessment levied is \$277.19 and the proposed assessment for my residence is \$379.75 – (this is a difference of \$102.56 it will increase). That is a 37% annual increase. For me, this is a HUGE increase. *It is my understanding the CPI has been*

8.4% for the past 4 years. 3% is certainly less than 8.4%, however a 37% increase on the proposed annual assessment is not 'do-able' for me.

I want to take this opportunity to request each County Commissioner to review the budget and to propose other avenues that can make this situation a 'win-win' for both the County Fire Rescue – Fire Operations and the taxpayers.

I thank you for your time today to listen to me.

*Kelly A Gilson
7296 Achillew Road
Coconut Creek, FL 33427*

Board Meeting Date

5/20/25

Item Number: H.3.

Motion By: TG

Second By: TA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	