

Proposed Planning/Zoning - Rates/Fees as of 04/01/13:

Fee schedule for Rezoning:

Properties of less than 5 acres – ~~\$500.00~~ \$750.00

Properties of 5 – 20 acres – ~~\$750.00~~ \$1,000.00

Properties greater than 20 acres – ~~\$1,000.00~~ \$1,250.00

Plus an additional \$6.00 per letter for requests with ~~50~~ 25 or more adjoining owners.

Conditional Use Permit:

Properties of less than 5 acres – ~~\$500.00~~ \$750.00

Properties of 5 – 20 acres – ~~\$750.00~~ \$1,000.00

Properties greater than 20 acres – ~~\$1,000.00~~ \$1,250.00

Plus an additional \$6.00 per letter for requests with ~~50~~ 25 or more adjoining owners.

Code Amendment fee: \$500

Major Home Occupation:

Properties of less than 5 acres – ~~\$500.00~~ \$750.00

Properties of 5 – 20 acres – ~~\$750.00~~ \$1,000.00

Properties greater than 20 acres – ~~\$1,000.00~~ \$1,250.00

Plus an additional \$6.00 per letter for requests with ~~50~~ 25 or more adjoining owners.

Increase requested because of the increased number of Planning Commission Members, now eleven, and the need for the Planning commission to meet twice on each request.

10 members X 2 meetings X \$25 per meeting =\$500 which is the current rate. This does not account for the two mailings, two advertisements, printing or any staff time for the request.

REVENUE CONSIDERATIONS

TOWN OF CHRISTIANSBURG BUDGET DISCUSSIONS FOR 2013-2014 BUDGET YEAR

		CURRENT FEE	NEW FEE	ANNUAL REVENUE INCREASE
INCREASES IN EXISTING FEES				
IN PROPOSED BUDGET	MOTOR VEHICLE LICENSE FEE	30.00	32.00	32,000
SUGGESTED	PLANNING PUBLIC HEARINGS CUP	500/750/1000 \$6 LTR >50	750/1000/1250 \$6 LTR>25	2,000
SUGGESTED	PLANNING PUBLIC HEARINGS REZONING	500/750/1000 \$6 LTR >50	750/1000/1250 \$6 LTR>25	2,000
SUGGESTED	PLANNING PUBLIC HEARINGS CODE AMEND	500/750/1000 \$6 LTR >50	750/1000/1250 \$6 LTR>25	2,000
SUGGEST STUDY	STORM WATER			
SUGGEST STUDY	WATER AVAILABILTY FEE			
POSSIBLE	Consumer utility tax raise max to 3.00	2.00	3.00	200,000

	TAX INCREASES	1CENT INCREASE		
	PERSONAL PROPERTY TAX TANGIBLE	16,400		
	PERSONAL PROPERTY TAX MACHINERY AND TOOLS	6,000		
IN PROPOSED .0474	REAL ESTATE TAX	194,514		922,000
	MOBILE HOME	375		
	PUBLIC SERVICE	4,700		
		1% INCREASE	1/2 % increase	
	MEALS TAX	800,000	400,000	

Town of Christiansburg possible water and sewer rate structure

3/25/2013

WATER

		Min/ billing fee	\$/1000		monthly bill for 5000 gal		increase in revenues
Cost if billed for ONE month							
State average based on Draper Aden's Annual Report 2012					27.25		
Christiansburg	water	17.00	4.60		22.30	4000 min	0
	water	18.00	4.85		23.55	4000 min	150000
Authority increase .13/1000	proposed	18.00	4.90		23.70	4000 min	168000
		18.00	5.00		24.00	4000 min	204000
		18.50	4.90		23.95	4000 min	198000
				2 month	one	2 month	
Water bill for TWO months with different usage				bill	month	usage	min usage
Present rate		17.00	4.60	44.60	22.30	10000	4000
		17.00	4.60	67.60		15000	4000
Possible rates		18.00	4.90	47.40	23.70	10000	4000
		18.00	4.90	71.90	35.95	15000	4000
		18.50	4.90	47.90	23.95	10000	4000
		18.50	4.90	72.40	36.20	15000	4000
Availability fees							

SEWER

RR					bill for 5000 gal		
State average based on Draper Aden's Annual Report 2012					35.34		
	2 month usage gal	min bill	\$/1000	2 month bill		min usage	increase in revenues
Current rates	4,000	27.00	7.20	27.00	13.50	4000	
	10,000	27.00	7.20	70.20	35.10	4000	
	15,000	27.00	7.20	106.20	53.10	4000	
Possible rates	4,000	28.00	7.50	28.00	14.00	4000	
	10,000	28.00	7.50	73.00	36.50	4000	159,600
	15,000	28.00	7.50	110.50	55.25	4000	
	4,000	29.00	7.50	29.00	14.50	4000	
	10,000	29.00	7.50	74.00	37.00	4000	216,600
	15,000	29.00	7.50	111.50	55.75	4000	
	4,000	30.00	7.40	30.00	15.00	4000	
	10,000	30.00	7.40	74.40	37.20	4000	239,400
	15,000	30.00	7.40	111.40	55.70	4000	

Information on tax rates
For Budget Work Session April 9, 2013

Proposed Real Property Tax rates 2013 budgets / \$100

Montgomery County	\$0.89	+02
Christiansburg	\$0.16	+0474
Total	\$1.05	

Rates 2013 / \$100

Proposed Personal Property Tax

Montgomery County	\$2.55	+10
Christiansburg	\$0.45	no change
Total	\$3.00	

For Year Ending June 30, 2012*		Real		Personal		Total	Revenue per Person
	Population	Property Revenues	Rate/ \$100	Property Revenues	Rate/ \$100		
Christiansburg	21,041	\$2,199,321	0.1126	\$517,861	0.45	\$2,717,182	\$129
Blacksburg	42,620	\$5,428,228	0.2200	\$0	0.00	\$5,428,228	\$127
Blacksburg less students living on campus (9,300)	33,320	\$5,428,228	0.2200	\$0	0.00	\$5,428,228	\$163
Pulaski	9,086	\$1,432,670	0.3000	\$380,117	0.80	\$1,812,787	\$200
Wytheville	8,211	\$1,222,436	0.1600	\$151,267	0.28	\$1,373,703	\$167
Abington	8,191	\$1,967,045	0.2800	\$292,530	0.55	\$2,259,575	\$276
Marion	5,968	\$430,903	0.1500	\$57,183	0.35	\$488,086	\$82
Vinton	8,098	\$135,470	0.0300	\$216,505	1.00	\$351,975	\$43
Town State totals/average	352,827	\$65,319,559		\$9,795,690		\$75,115,249	\$213
Montgomery County	94,996	\$55,977,691		\$8,215,285		\$64,192,976	\$676
Pulaski county	34,635	\$14,323,307		\$3,791,618		\$18,114,925	\$523
Wythe County	29,391	\$9,834,353		\$3,088,459		\$12,922,812	\$440
Roanoke County	92,687	\$87,623,443		\$14,115,048		\$101,738,491	\$1,098
Smyth County	32,104	\$9,477,842		\$2,286,921		\$11,764,763	\$366
Washington County	55,179	\$24,375,774		\$5,107,002		\$29,482,776	\$534
County State totals/average	5,612,684	\$ 6,364,450,274		\$ 1,139,510,514		\$7,503,960,788	\$1,337

* Information from the Comparative Report of Local Government Revenues and Expenditures, Year ending June 30, 2012

Real Property Tax Rate Information for Virginia Localities 2012**

	Median	First Quartile	Third Quartile
Cities	0.97	0.79	1.11
Counties	0.59	0.49	0.72
Towns	0.17	0.10	0.24

**Information from the Virginia Local Tax Rates 2012, Published by the Weldon Cooper Center for Public Service

Town of Christiansburg
Water and Sewer Utilities Service Fee Schedule
Effective June 1, 2013

Water Rates				
	For Service of 30 or Fewer Days	For Service of 31 or More Days or For Use in Excess of 4,000 Gallons		
	Minimum Rate per Month (0-4,000 gallons)	Minimum Rate per Month (0-4,000 gallons)	Rate per 1,000 gallons (4,001-100,000 gallons)	Rate per 1,000 gallons (100,001 - 6,000,000 gallons) ⁽¹⁾
Within Corporate Limits	\$9.00	\$18.00 (Bimonthly)	\$4.90 (Bimonthly)	\$2.90 (Bimonthly)
Outside Corporate Limits	\$13.50	\$27.00 (Bimonthly)	\$7.35 (Bimonthly)	\$4.35 (Bimonthly)

Water Rate Notes:

- 1) When a customer uses 6,000,000 gallons or more per two-month period, in lieu of the foregoing schedule, that customer shall pay for all the water used at a rate equal to 125 percent of that rate charged to the Towns of Blacksburg and Christiansburg and V.P.I. by the Water Authority.
- 2) When more than one building or a multifamily living unit is served on the same premises from the same water meter, the minimum of \$13.30 shall be charged for each building or family living unit and the minimum allowance of up to 4,000 gallons will apply to each minimum charge.
- 3) Consumption exceeding 4,000 gallons: Rates are the same as rates for services of 31 days or more.

Sewer Service Rates			
	For Service of 30 or Fewer Days	For Service of 31 or More Days of For Use in Excess of 4,000 Gallons	
	Minimum Rate per Month (0-4,000 gallons)	Minimum Rate per Month (0-4,000 gallons)	Rate per 1,000 gallons (+4,001 gallons)
Within Corporate Limits	\$14.00	\$28.00 (bimonthly)	\$7.50
Outside Corporate Limits	\$21.00	\$42.00 (bimonthly)	\$11.25

- 1) Consumption exceeding 4,000 gallons: Rates are the same as rates for services of 31 days or more.

Town of Christiansburg
Water and Sewer Utilities Service Fee Schedule
Effective June 1, 2013

Connection Fees		
	Water	Sewer
Within Corporate Limits	\$2,500.00 ⁽¹⁾	\$2,500 + \$5.00/linear ft. ⁽³⁾
Outside Corporate Limits	\$3,750.00 (minimum) ⁽²⁾	\$3,750.00 (minimum) ⁽⁴⁾

Connection Fee Notes:

- 1) The cost of a five-eighths-inch water connection within the corporate limits will be \$2,000.00, if the distance from the water main to the property line is not over 40 feet. Should the distance from the water main to the property line be greater than 40 feet, the property owner must pay the actual cost of service lines in excess of 40 feet. The cost of water connections larger than five-eighths-inch will be \$2,000.00 plus the difference in actual cost of materials between a five-eighths-inch connection and larger connection.
- 2) The cost of all water connections outside the corporate limits will be based on the actual cost of materials and installation plus an administrative charge equal to 20 percent of such actual cost or a minimum fee of \$3,000.00, whichever is greater.
- 3) If the distance from the sewer main to the property line is greater than 40 feet, the property owner must pay for the actual cost of the lateral which is in excess of 40 feet in addition to the regular connection charges set forth above. The charge of \$5.00 per linear foot of the width of the lot frontage of the structure to be connected is not applicable for connections to any interceptor sewer main or to an existing collector sewer main which was installed prior to September 6, 1966, or which is located in a subdivision in which the subdivision developer has installed the sewer main to the property line.
- 4) Sewer connection fees outside the corporate limits of the Town will be made at actual cost of materials and installation plus an administrative charge equal to 20 percent of the actual cost, or a minimum fee of \$3,000.00, whichever is greater.

Sewer Main Extension Fee
\$5.00 per linear foot of the frontage of the property owner's lot or lots which will be served by the extension

Sewer Main Extension Fee Note: This cost will be in addition to the regular connection fee and will be paid at the time of connection. The Town Council may require that one-third of the estimated total cost based on \$5.00 per linear foot of main be paid by the property owners prior to the extension being started. Such extension will be made only with the Council's approval after cost estimates and the need for the extension have been determined.

Town of Christiansburg
Water and Sewer Utilities Service Fee Schedule
Effective June 1, 2013

Miscellaneous Fees and Deposits	
Water Turn On Fee for All Connections	\$10.00 Fee
Domestic Service for Homeowners	\$50.00 Deposit
Domestic Service for Lessees or Tenants	\$50.00 Deposit
Industrial, Commercial and Business Services, Including Apartment Houses	A deposit in an amount equal to the average bimonthly bill, but in no case less than \$50.00.
Customer Whose Bill for Service Becomes Delinquent Twice or More in Succession	A deposit in an amount which when added to the original deposit shall equal the amount of the average bimonthly bill, but in all cases such additional service deposit shall be not less than an amount which when added to the original service deposit will equal \$50.00.
For Bills Unpaid on the 25th of the First Month After Service	10% Penalty will be added
For Bills Unpaid on the 10th of the Second Month After Service	Service will be discontinued until all bills, penalty, and a \$25.00 service charge have been paid
BOD High Strength Surcharge	\$0.30 per Pound
Suspended Solids High Strength Surcharge	\$0.30 per Pound

T.O.C. TAX RATES 1980-2012

YEAR	RE	PP	MH	MT	BFF	PCE	
2012	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 40.54%) (COUNTY 51.41%)
2011	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 45.04%) (COUNTY 54.16%)
2010	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 52%) (COUNTY 56.94%)
2009	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 60%) (COUNTY 65.16%)
2008	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 55.13%)(COUNTY 59.88%)
2007	0.1126	0.45	0.1126	0.45	0.45	0.45	PP STATE REIMB. (TOWN 60%)COUNTY (63%)
2006	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. (TOWN 64%) (COUNTY 63%)
2005	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 70%
2004	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 70%
2003	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB.70%
2002	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 70%
2001	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 70%
2000	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 47.5%
1999	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 27.5%
1998	0.144	0.45	0.144	0.45	0.45	0.45	PP STATE REIMB. 12.5%
1997	0.144	0.45	0.144	0.45	0.45	0.45	
1996	0.144	0.45	0.144	0.45	0.45		
1995	0.144	0.45	0.144	0.45	0.45		
1994	0.144	0.45	0.144	0.45	0.45		
1993	0.144	0.45	0.144	0.45	0.45		
1992	0.144	0.45	0.144	0.45	0.45		
1991	0.144	0.45	0.144	0.45	0.45		
1990	0.175	0.45	0.175	0.45	0.45		
1989	0.175	0.45	0.175	0.45	0.45		
1988	0.175	0.45	0.175	0.45			
1987	0.175	2.25	0.175	2.25			
1986	0.175	2.25	0.175	2.25			
1985	0.175	2.25	0.175	2.25			
1984	0.175	2.25	0.175	2.25			
1983	0.175	2.25	0.175	2.25			
1982	0.225	2.25	0.225	2.25			
1981	0.225	2.25	0.225	2.25			
1980	0.225	2.25	0.225	2.25			

2012 County **RE** rate: **0.87%**
2012 County **PP** rate: **2.45%**

RE: REAL ESTATE

PP: PERSONAL PROPERTY

MH: MOBILE HOME

MT: MACHINERY TOOLS

FF: FURNITURE FIXTURES

CE: COMPUTER EQUIPMENT

1990 REASSESSED

1991 EFFECTIVE

1994 REASSESSED

1995 EFFECTIVE

1998 REASSESSED

1999 EFFECTIVE

2002 REASSESSED

2003 EFFECTIVE

2006 REASSESSED

2007 EFFECTIVE

2010 REASSESSED

2011 EFFECTIVE