

Initial Assessments 2008

Resolution or Ordinance #	Date Adopted	MSBU Name	Improvement	Assessment / Unit	Rate Type/Term
2007- 33	09-25-07	Lake Myrtle	Lake Restoration	\$466.00 / Parcel	Fixed / 10 years Begin TY 2008; End TY 2017
2005- 3	02-08-05	Charter Oaks/Tamarak	Wall Reconstruction	\$598.00 / Abutting Parcel \$478.00 / Internal Parcel	Fixed / 10 years Begin TY 2008; End TY 2017
2008- 3	01-08-08	Bennington	Street Lighting	\$125.00/ Parcel	Variable /Annual*

*To be assessed annually according to the cost of providing service and/or improvement.

General Information

Why did I receive this notice?

The Notice of Proposed Non-Ad Valorem Assessment is mailed to the owners of property located in the unincorporated area of Seminole County for the purpose of providing advance notice of new special assessments that are proposed for inclusion on the impending property tax bill. The MSBU Program of Seminole County Government distributes this notice in accordance with Florida Statutes. The Notice is provided for special assessment districts for which the initial assessment is being levied. Annual notice is not provided for subsequent annual assessments for established districts. The Notice provides important details regarding the Public Hearing to be held by the Seminole County Board of County Commissioners in consideration of approving the assessment roll associated with these new assessments as well as the assessment roll for established districts.

What is a non-ad valorem assessment?

A non-ad valorem assessment is a fee assigned to a property to cover the cost of providing specific improvements or services that are of benefit to that property. These assessments may be for street lighting, solid waste (household garbage) collection and disposal, community specific improvements such as aquatic weed control, installation of water/sewer transmission lines, road paving, and other essential improvements.

What is expected in response to this notice?

A property owner should anticipate that the proposed assessments will be included on the property tax statement in November. A property owner should attend the public hearing or submit written response if the owner has non-ad valorem assessment related comments to be considered by the Board of County Commissioners. If additional information is needed, please contact the MSBU Program office prior to the public hearing. Otherwise, no response is required.

If this notice isn't a bill, when will these charges be billed and when will payment be due?

Non-ad valorem assessments are included in the total amount assigned to your property on Property Tax statements which are mailed by the Tax Collector at the end of October. To avoid penalty, the total amount stated on the Property Tax bill must be paid between November 1 and March 31. If property taxes are submitted to a mortgage company for payment, non-ad valorem assessments are included in the request for payment. The non-ad valorem assessments qualify for the standard early payment discounts as applied to property taxes. For additional information regarding property tax statements and early payment discounts, please refer to the Tax Collector's website at www.seminoletax.org/.

For additional information or answers to other frequently asked questions, please visit the MSBU Program website at www.seminolecountyfl.gov/msbu or contact an MSBU Program representative by email via MSBUProgram@seminolecountyfl.gov or by calling the MSBU Program office at 407-665-7178.

Please Note: The MSBU Program office is located one block south of the main County Services Building in Sanford FL at 1301 East Second Street.