
M E M O R A N D U M

TO: MAX ROYLE, CITY MANAGER
FROM: PATTY DOUYLLIEZ, FINANCE DIRECTOR
SUBJECT: CONDO SOLID WASTE
DATE: 10/18/2021

As discussed in the October 4th Commission meeting, I would like to propose moving the solid waste billing for condo owners to the residential non-ad valorem assessment. In 2020, changes were made to our City Code and contained within section 10-1, Residential Service Premises was defined as the following:

Residential service premises means a service premises used as a residence or dwelling unit by one (1) or more human beings; but shall not include apartment building or complexes having more than five (5) dwelling units, condominiums having more than five (5) dwelling units, motels and hotels, nor transient rentals.

As such, this removed several condo locations from the non-ad valorem tax roll and placed them on a monthly billing schedule. When this change was made, several condo owners questioned the change and have requested this be moved back to their tax invoice. It is my recommendation that the solid waste fees be added back to the non-ad valorem tax roll for each condo owner.

If you agree with this change, staff will advertise the public hearing to discuss this change over the next four weeks, and a decision can be made at the December Commission Meeting. Once the paperwork is complete, staff can notify the Tax Collector and move forward with mailing letters to the affected condo owners and hold the necessary meetings over the course of the next six months to place them back on the tax roll.