

TRUTH IN TAXATION

Proposed Property Tax Increase Summary

Public Hearing: August 13, 2025 at 6:00 PM



Introduction - The Town of Alta faces an important decision.

Utah law limits property tax revenue to the amount collected in the previous year, plus “new growth” (such as new buildings or developments), unless a taxing entity follows the Truth in Taxation process. This state-mandated process promotes transparency and ensures the public has an opportunity to provide feedback before any property tax increase is adopted.

When property values rise, the certified tax rate is automatically reduced to keep total revenue approximately the same from year to year unless the taxing entity takes formal action through the Truth in Taxation process. To maintain the current property tax rate, and allow increased property values to generate additional revenue, the Town must comply with this process. This includes notifying the public, holding a hearing, and demonstrating to the State and community the needs and expenses that justify the proposed increase.

The Town of Alta is considering an adjustment as part of its Fiscal Year 2026 (FY26) General Fund budget. Property tax revenue is a stable and essential source of funding for the Town operations and services. For FY26, the Town is proposing to increase property tax revenue by \$100,000, raising the total revenue from \$405,000 to \$505,000 by adjusting the tax rate. This represents a 25% increase over last year’s budgeted property tax revenue, excluding new growth.

A public hearing will be held August 13th at 6:00 PM. Following the hearing, the Alta Town Council will vote on the FY26 General Fund Budget and proposed tax rate.

Why this increase is necessary?

Personnel Costs - One of the most significant drivers of the Town of Alta’s budget is its human resources, our dedicated staff. The Town continues to use the “Worth of Work” (WOW) compensation framework, which evaluates job value based on factors like responsibility, job knowledge, difficulty, and work environment, and benchmarks against other municipalities.

For FY26, the Town is implementing a 2.5% cost-of-living adjustment (COLA) and merit increases based on time in position and performance. The Town also joined the Utah Retirement Systems (URS) Public Safety System in February 2025, enhancing retirement benefits for sworn officers. These steps ensure Alta remains competitive in the regional and statewide public sector employment market.

Inflation, recent wage growth, and the addition of a fifth full-time officer in the Alta Marshal’s Office have increased personnel costs. Payroll is projected to increase by \$189,000 in FY26 of which \$108,971 is directly attributed to hiring the fifth officer for both scheduled and unscheduled overtime compensation.

Operating Costs and Facility Management - The Town is also experiencing increases in the cost of purchasing goods and services necessary to operate Town services and programs. We are budgeting accordingly to maintain service levels. Additionally, we remain dedicated to maintaining and improving town facilities. The Town's existing facilities are aging and require increased maintenance costs to promote safety and continuity of operations.

Long-Term Financial and Facility Planning - The Town of Alta is committed to strategic, long-term financial planning that ensures sustainable operations and responsible stewardship of taxpayer resources. Our recent focus on multi-year financial planning processes considers both immediate needs and future growth requirements, allowing us to make informed decisions about capital investments, staffing levels, and service delivery.

The Town recently achieved a significant milestone with the purchase of the Our lady of the Snows Community Center (OLS). This acquisition represents the fulfillment of a long-standing community goal to own and operate a dedicated community center. The purchase of OLS provides the Town with a centralized location for community gatherings and events and expanded programming opportunities for residents and visitors

What this means for property owners.

The Town of Alta tax on a \$1,809,000¹ property with a residential exemption² would increase from \$829.79 to \$1,030.77, which is \$200.98 per year. The Town of Alta tax on a \$1,809,000 business (or property without a residential exemption) would increase from \$1,508.71 to \$1,874.12, which is \$365.41 per year.

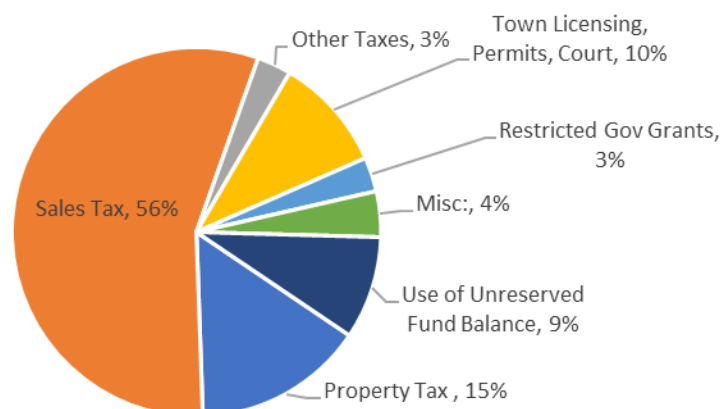
Avg. Residential Property Value in 2025 = \$1,809,000		Alta Tax w/ Residential Exemption	Alta Tax w/o Residential Exemption	Budgeted Revenue
2025 Calculated Certified Tax Rate	.000834	\$829.79	\$1,508.71	\$406,147
2025 Proposed Tax Rate	.001036	\$1,030.77	\$1,874.12	\$505,000
Proposed Increase		\$200.98	\$365.41	\$98,853

¹ The average residential value in Alta in 2025 is \$1,809,000

² In Salt Lake County, 45% of the assessed market value of primary residence is exempt from property taxation

General Fund Budget Information

FY26 Proposed General Fund Budget Revenue Sources



Here is a summary comparing the final FY25 budget adopted in June 2025 compared with the proposed FY26 budget.

General Fund Revenue	FY25 Final Budget	FY26 Proposed Budget	Difference FY25 vs FY 26	FY 26 % of Budget
Property Tax (current and previous years)	\$ 429,327	\$ 510,000	\$ 80,673	15%
Sales Tax	\$ 2,070,376	\$ 1,890,000	\$ (180,376)	56%
Other Taxes: Municipal Energy, Tele	\$ 94,072	\$ 96,000	\$ 1,928	3%
Town Services				
Permits, Licensing, Court Fines, Impact Fees	\$ 427,211	\$ 353,100	\$ (74,111)	10%
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UDOT)	\$ 108,985	\$ 99,047	\$ (9,938)	3%
Misc: interest, contributions from private sources, sundry etc.	\$ 220,227	\$ 143,950	\$ (76,277)	4%
Revenue	\$ 3,350,198	\$ 3,092,097	\$ (258,101)	
Use of Unreserved Fund Balance	\$ -	\$ 294,628	\$ 294,628	9%
Total Revenue	\$ 3,350,198	\$ 3,386,725	\$ 36,527	100%

General Fund Expenses	FY25 Final Budget	FY26 Proposed Budget	Difference FY25 vs FY 26	FY 26 % of Budget
Alta Justice Court, Code Enforcement	\$ 42,647	\$ 40,819	\$ (1,828)	1%
Economic Development	\$ 400	\$ 400	\$ -	0%
Government Administration				
Financial Preparation	\$ 127,386	\$ 133,648	\$ 6,262	4%
General Operations	\$ 278,465	\$ 286,620	\$ 8,156	8%
Town Services & Programs	\$ 177,078	\$ 214,245	\$ 37,167	6%
Land Use Planning, Building Inspections, Zonin	\$ 296,707	\$ 345,094	\$ 48,387	10%
Post Office	\$ 48,056	\$ 52,966	\$ 4,910	2%
Public Safety				
Employees: salaries and benefits	\$ 1,268,193	\$ 1,476,730	\$ 208,537	44%
Equipment: resources to complete work	\$ 240,600	\$ 238,153	\$ (2,447)	7%
Recycling	\$ 31,500	\$ 32,500	\$ 1,000	1%
Town Council: Salaries, Training, Admin	\$ 87,105	\$ 93,940	\$ 6,835	3%
Transportation	\$ 297,750	\$ 320,410	\$ 22,660	9%
Misc. Expenses	\$ 1,200	\$ 1,200	\$ -	0%
Expenses	\$ 2,897,086	\$ 3,236,725	\$ 339,639	
Transfer to Capital Improvement Fund	453,112	150,000	-303,112	4%
Total Expense	\$ 3,350,198	\$ 3,386,725	\$ 36,527	100%

Please contact Jen Clancy, 801-742-6011 or jen@townofalta.utah.gov with any questions.