

TRUTH IN TAXATION

TNT Posting Requirements Checklist - [§42-17107](#) & [§48-254](#)

The following provides a checklist of the posting requirements for county and countywide special district levies subject to TNT notice statutes. Items highlighted in gray were added by [Laws 2021, Ch. 98](#).

- Publish TNT notice that meets the following requirements:
 - 1/4 page in size, surrounded by black border at least 1/8th inch in width
 - In the form prescribed by [§42-17107](#) (A)(1)(d) or [§48-254](#)(A)(1)(d), examples below
 - Included in Tentative/Proposed Budget** (§42-17103; §48-252)
 - Included in Final Adopted Budget** (§42-17105; §48-252)
 - Twice in a newspaper in general circulation
 - First notice: 14-20 days before hearing
 - Second notice: 7-10 days before hearing
 - In location other than classified or legal advertising section of newspaper
- Issue press release AND post it on county website** containing the following:
 - TNT notice
 - Name of the newspaper in which TNT notice was published
 - Dates TNT notice was published

General Fund: By February 10 of each year, the county assessor will transmit and certify to PTOC and to the BOS the total net assessed values that are required to compute the levy limit. If the proposed primary property tax levy, excluding amounts that are attributable to new construction, is greater than the amount levied by the county in the preceding tax year, the county governing body will publish a public notice. The public notice must be published twice in a newspaper of general circulation in the county. The first publication must be at least fourteen but not more than twenty days before the date of the public hearing. The second publication must be between seven and ten days before the date of the hearing. The notice cannot be published in the classified or legal advertising section of the newspaper in which it is

Truth in Taxation Hearing Notice of Tax Increase

In compliance with section 42-17107, Arizona Revised Statutes, _____ (name of county) is notifying its property taxpayers of _____ (name of county)'s intention to raise its primary property taxes over last year's level. _____ (name of county) is proposing an increase in primary property taxes of \$_____ or _____%.

For example, the proposed tax increase will cause _____ (name of county)'s primary property taxes on a \$100,000 home to be \$_____ (total proposed taxes including the tax increase). Without the proposed tax increase, the total taxes that would be owed on a \$100,000 home would have been \$_____.

This proposed increase is exclusive of increased primary property taxes received from new construction. The increase is also exclusive of any changes that may occur from property tax levies for voter approved bonded indebtedness or budget and tax overrides.

All interested citizens are invited to attend the public hearing on the tax increase that is scheduled to be held _____ (date and time) at _____ (location).

Figure 1: Truth in Taxation Notice

published, and it must be at least one-fourth page in size and surrounded by a solid black border at least one-eighth inch in width. The “truth in taxation hearing notice of tax increase” headline must be in at least eighteen-point font. (Figure 1 shows an example)

Instead of publishing the TNT notice, the BOS may mail the notice to all registered voters in the county at least ten but not more than twenty days before the date of the hearing. In addition to publishing or mailing the TNT notice, the BOS must issue a press release containing the notice. The press release must be posted on the county’s website and include the name of the newspaper of general circulation in which the TNT notice will be published and the dates on which the TNT notice will be published. Additionally, any necessary Truth in Taxation (TNT) notice must also be included in the county’s proposed and final adopted budget.

The BOS is required to consider a motion to levy the increased property taxes by roll call vote and must also hold the TNT hearing on or before the adoption of the county budget. A motion to levy increased property taxes is required and must be approved by a unanimous roll call vote of the district board “if the proposed levy, exclusive of increased property taxes received from new construction, constitutes an increase over the preceding tax year’s levy by fifteen percent or more.” Within three days after the hearing, the BOS will mail a copy of the notice, a statement of its publication or mailing and the result of the BOS’s vote to PTOC. If the BOS fails to comply with the TNT requirements, the BOS cannot fix, levy or assess an amount of primary property taxes that exceeds the preceding year's amount, except for amounts attributable to new construction.

The specific requirements of the General Fund TNT notice can be found in [A.R.S. § 42-17107](#).

Truth in Taxation for Countywide Secondary Districts: By February 10 of the tax year, the county assessor will transmit the total net assessed values needed to compute levies to the governing body of each county **flood control** district, county free **library** district, county **jail** district and **public health** services district. If the proposed secondary property tax levy of the special taxing district, minus amounts attributable to new construction, is greater than the amount levied by the special taxing district in the preceding tax year the governing body must publish a public notice. The public notice must be published twice in a newspaper of general circulation in the county and the first publication must be at least fourteen but not more than twenty days before the date of the public hearing. The second publication must be at least seven but not more than ten days before the date of the hearing. The notice cannot be published in the classified or legal advertising section of the newspaper in which it is published and it must be at least one-fourth page in size and surrounded by a solid black border at least one-eighth inch in width. The “truth in taxation hearing notice of tax increase” headline must be in at least eighteen-point font. (Figure 2 shows an example)

Instead of publishing the TNT notice, the governing body can mail the notice to all registered voters in the special taxing district at least ten but not more than twenty days before the date of the hearing on the tax estimates. The governing body is also required to issue a press release containing the truth in taxation notice. The press release must be posted on the district’s website and include the name of the newspaper of general circulation in which the TNT notice will be published and the dates on which the TNT notice will be published. Additionally, any necessary Truth in Taxation (TNT) notice must also be included in the district’s proposed and final adopted budget.

If the governing body fails to comply with the above requirements they cannot fix, levy or assess an amount of secondary property taxes that exceeds the preceding year's amount, except for amounts attributable to new construction.

The specific requirements for the secondary district TNT can be found in [A.R.S. § 48-254](#).

Truth in Taxation Hearing Notice of Tax Increase

In compliance with section 48-254, Arizona Revised Statutes, _____ (name of special taxing district) is notifying its property taxpayers of _____ (name of special taxing district)'s intention to raise its secondary property taxes over last year's level. _____ (name of special taxing district) is proposing an increase in secondary property taxes of \$_____ or _____%.

For example, the proposed tax increase will cause _____ (name of special taxing district)'s secondary property taxes on a \$100,000 home to be \$_____ (total proposed taxes including the tax increase). Without the proposed tax increase, the total taxes that would be owed on a \$100,000 home would have been \$_____.

This proposed increase is exclusive of increased secondary property taxes received from new construction. The increase is also exclusive of any changes that may occur from property tax levies for voter-approved bonded indebtedness.

All interested citizens are invited to attend the public hearing on the tax increase that is scheduled to be held _____ (date and time) at _____ (location).

Figure 2: Truth in Taxation Notice

Truth in Taxation Calculation

$$TNT\ Rate = \frac{Previous\ Year\ Levy}{(Current\ Year\ NAV - New\ Construction)}$$

Example:

- Previous year Tax Rate: \$1.0000 per \$100NAV
- Previous year NAV: \$100,000,000
- Previous year levy (Lpy): \$1,000,000
- Current year NAV (NAV_{cy}): \$110,000,000
- New Construction (NC): \$5,000,000
- Current Year NAV subject to taxation in the previous year: \$105,000,000

$$TNT\ Rate = \frac{L_{py}}{(NAV_{cy} - NC)} = \frac{\$1,000,000}{\$110,000,000 - \$5,000,000}$$

TNT Rate = \$0.9524 per \$100 NAV