

## **Sewer Rates = Property Taxes**

### **190 gallons of water per day average usage per residential unit**

69,350 gallons per year, or 17,337.5 gallons per quarter

### **\$3.50 per 1,000 gallons = water bill. 80% of water bill = sewer bill.**

69,350 gallons X \$3.50 / 1000 = \$242.725 water bill per year

\$242.725 water bill X 80% sewer rate = \$194.18 sewer bill per year

### **Average 2006 property tax bill - \$3,843.14**

\$194.18 = 5.05% of average property tax bill

#### **Defined by the dictionary:**

**TAX:** A contribution for the support of the government required of persons, groups, or businesses, within the domain of that government

**FEE:** A fixed sum charged, as by an institution or by law, for a privilege

Required hookup is not a privilege, therefore it is a tax. The sewer pipe is attached to the property itself, therefore it is part of the property.

Therefore, Required Sewer Hookup is subject to Prop 2 ½.

There has been no town wide vote to override Prop 2 ½

Residents voted 3 times against required hookup. Residents never voted on water or sewer rates. The Board of Health is Non-elected.

**8.58% (\$1,462,483)** of the town budget goes toward debt.

**The property tax rate has increased for this year, from \$12.13 to \$12.57 - a 3.6% increase. That is, based on the average tax bill, a \$138.35 tax increase per household.**

\$194.18 (sewer tax) + \$138.35 (tax increase) = \$332.53.

**Average share of debt per household: \$329.74**

**However: 40B housing units (10% *must* be designated 40B) pay 80% of average tax bill.**

\$3,843.14 average tax bill X 80% (40B) = \$3,074.512

3.6% tax increase of \$3,074.512 = \$110.682

\$110.682 (40B tax increase)+ \$194.18 sewer tax = \$304.862

\$332.53 household debt X 90% regular housing = \$299.277

\$304.862 household debt X 10% (40B housing) = \$30.4862

100% of residential units average = **\$329.76**

**Total Tax Burden:** Regular Homeowner: \$4,175.67      40B unit: \$3,379.37