



WATER AND PROPERTY TAXES

More than Tap Service

Utah's water conservancy districts do a lot more than make sure water arrives at faucets throughout the state. In addition to providing a reliable supply of water to communities, water conservancy districts also provide public health and safety, economic stability, environmental stewardship and recreation that benefit all residents of the state. These services stabilize and, in many cases, increase property values.



**Utah is one of eight
western states that
use taxes to support
water infrastructure.**



Three Funding Sources for Water

Because of the complex and costly nature of water development, Utah legislation has provided three essential revenue sources for water conservancy districts:

- Water rates
- Property taxes
- Impact fees

Many states use similar revenue sources to fund water development.



Funded by property taxes:

-  WATERSHED MANAGEMENT
-  ENDANGERED SPECIES PROTECTION
-  GROUNDWATER PROTECTION
-  FIRE PROTECTION
-  CONSERVATION PROGRAMS
-  ENVIRONMENTAL STEWARDSHIP
-  FLOOD CONTROL
-  RECREATIONAL AMENITIES
-  WATER QUALITY TESTING
-  DROUGHT PROTECTION
-  EMERGENCY PLANNING

Property Tax Uses

Tax revenues allow water conservancy districts to develop future water supplies to meet the projected demands of the communities they serve. Water infrastructure projects take decades to complete, are sized for current and future generations and incur costs long before the first customer receives water.

Property taxes may be used by water conservancy districts for developing water supplies, including:

- Planning
- Environmental analysis
- Design
- Project site or right-of-way acquisition
- Construction
- Federal obligations

In addition, property taxes fund public safety and environmental initiatives such as flood control, fire protection, water conservation programs, groundwater protection, endangered species preservation, watershed management and more. These services protect and enhance property values for all land owners.

Property taxes create generational equity in water infrastructure, meaning project costs are shared by the current and future generations of water users.



Tax Collection in Washington County, Utah

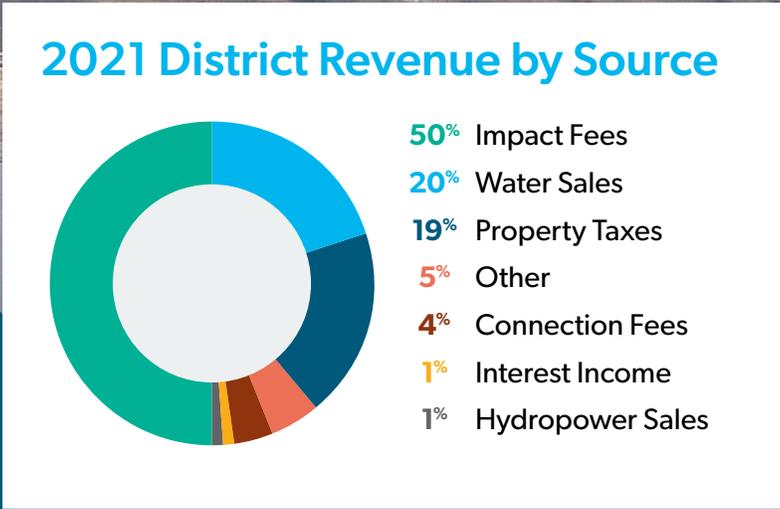
Washington County Water Conservancy District (district) was organized in 1962 at the request of local property owners who signed a petition authorizing the collection of property taxes to develop and manage the county’s water supply.

Utah code 17B-2a-1006 limits the district’s property tax collection to “a maximum of 0.001 per dollar of taxable value of taxable property in the district.”

In 2021, the district’s tax collection rate was 0.000545. During that same year, Washington County Assessor’s office reported the average assessed home market value was \$446,857. Using the tax rate and assessed home value, the average primary resident homeowner paid \$133.95 in property tax collections to the district.



District Tax Rate	
Maximum Limit	0.001000
2021 Rate	0.000545

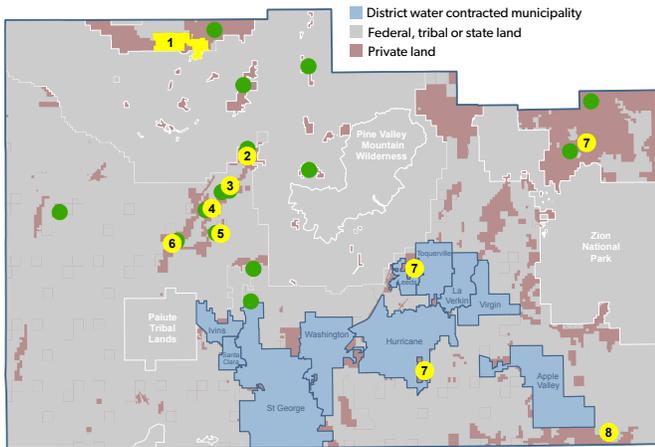




Property Tax Benefits for Communities not Contracted for Water Service

The district provides wholesale water to the cities that house 92 percent of Washington County’s population. Communities not currently contracted to receive water from the district benefit from other district-funded services such as grants, water source protection and wastewater management.

A few examples of that service are noted on the following county map, which also demonstrates land ownership to identify areas that are developed/may be developed in the future.



- Enterprise** district provided an approximately \$200,000 grant to improve the community’s water system
- Central** district invested nearly \$800,000 to provide water source protection
- Pine Valley Mountain Farms** district donated nearly \$100,000 to fund well development
- Veyo** district provided nearly \$600,000 to improve the community’s water system
- Dammeron Valley** district completed an approximately \$800,000 upgrade to the community’s wastewater system; the system is managed by the district
- Gunlock** district provided materials and resources to improve the community’s water system
- Kolob, Sky Ranch, Cliffdwellers and Casa de Oro** district serves as the retail water provider and system operator in areas not serviced by a municipality
- Hilldale** district provided engineering and technical assistance to improve the community’s water system



Washington County’s population centers that are served by the water district are the foundation of the county’s robust economy and are where residents in outlying communities work, shop, attend school, worship and recreate.

