

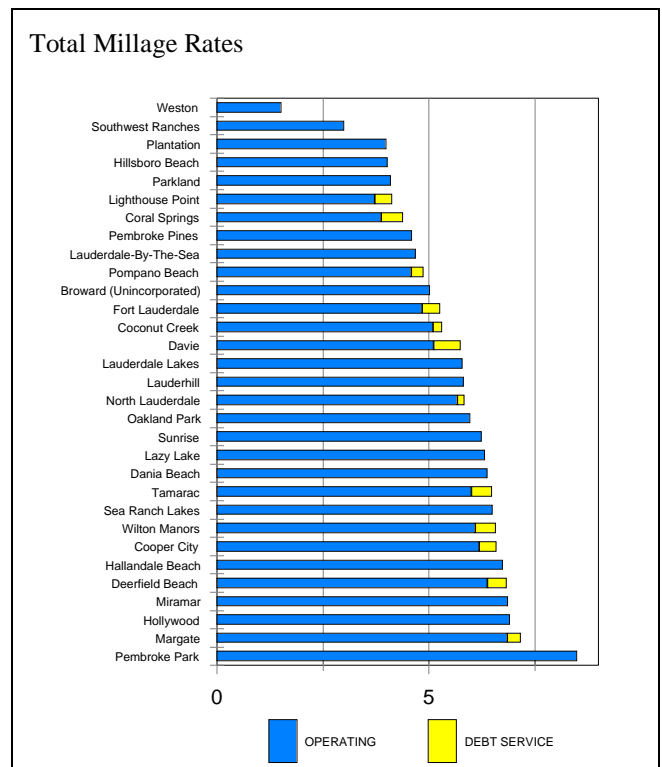
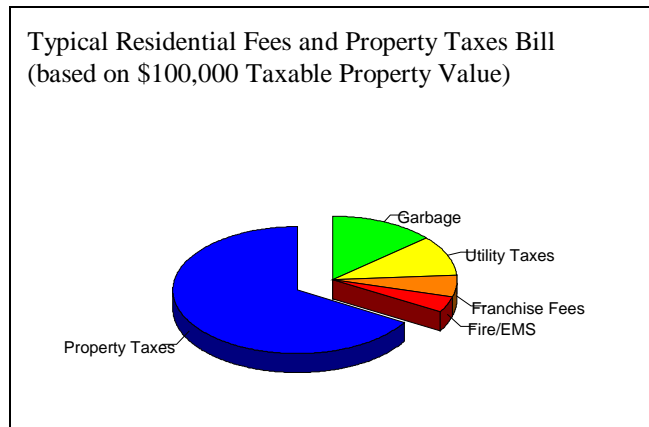
BROWARD-by-the-NUMBERS

Generalized Residential Fees for Broward County Municipalities and the Unincorporated Area

*This report is a comparison of municipal taxes and non-property fees. It is **not** a comparison of the total taxes and non-property fees charged by all taxing authorities*

Types of Residential Fees and Taxes

This report identifies property taxes and the millage rates that determine the property taxes, as well as non-property tax fees consisting of garbage and/or recycling fees, utility taxes, franchise fees, and fire/EMS assessments. The combination of these fees and taxes provide a fair basis for comparison among the municipalities and the Unincorporated Area.



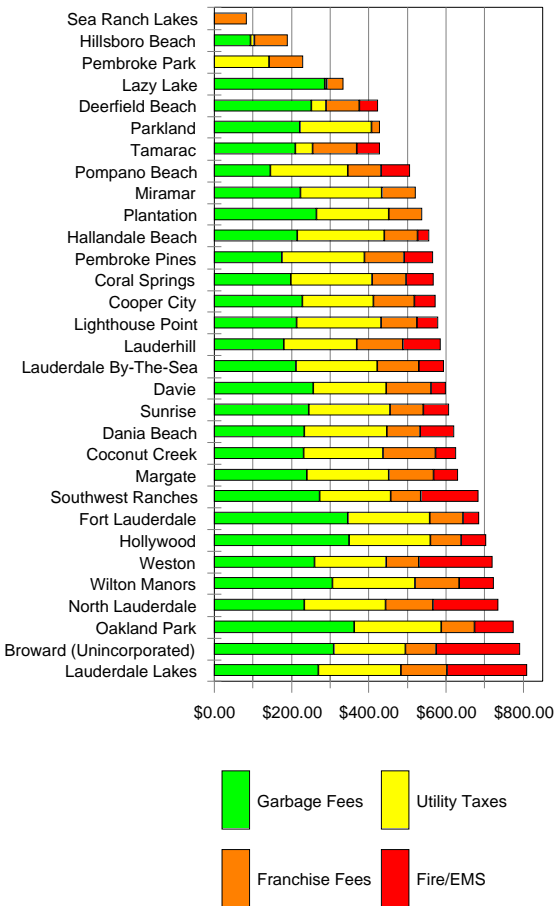
Millage Rates

The millage rates for the municipalities and the Unincorporated Area are shown in the graphic to the right. Total millage rates are the operating millage plus debt service millage (if any). Note: Some municipalities report their millage rate as the operating rate while other municipalities report their rate including all debt service. Therefore, some of the millage rates shown in the chart below may be slightly higher than the municipality's reported millage rate. Although there is a large difference between the lowest millage rate (Weston) and the highest millage rate (Pembroke Park), differences between the way public services are funded is the main reason for such a discrepancy, as will be shown below in comparing non property tax fees.

Non-Property Fees and Taxes

There are four different categories for non-property fees and taxes: garbage & recycling fees, utility taxes, franchise fees and fire & EMS assessments. To calculate utility taxes and franchise fees, an average monthly bill for each utility was created. Planning Services Division staff contacted utility companies to ensure that the monthly estimates used for this analysis are representative of single-family utility consumption rates. This average bill amount is multiplied by the utility tax or franchise fee rate to obtain a yearly tax or fee. Each municipality and the County's Office of Budget Services provided the rates to the Planning Services Division to calculate garbage & recycling and fire & EMS rates.

Non-Property Fees and Taxes

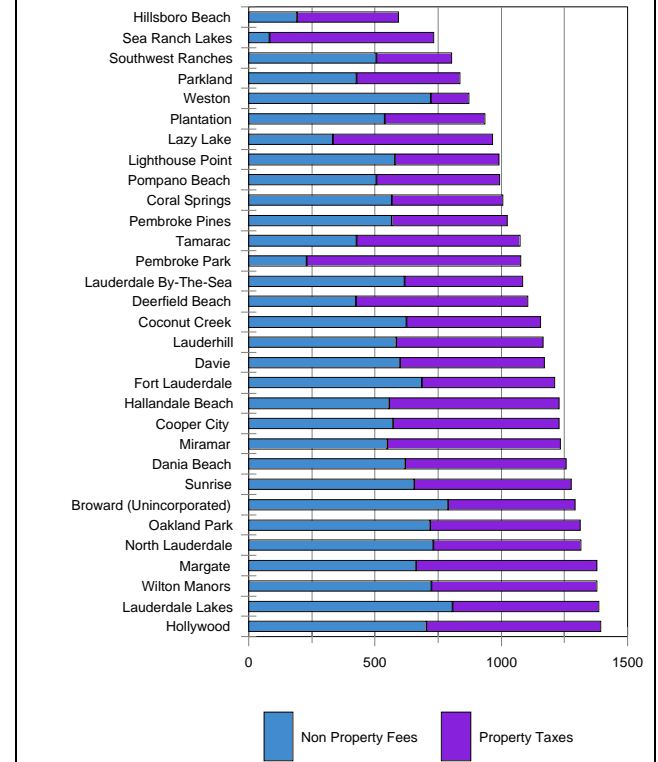


Because of the differences among the municipalities in funding services, one city may have a much higher millage rate, but a smaller amount of non-property fees and assessments, whereas another city may have low millage rates, but higher non-property fees and assessments. This difference is an important reason for compiling these various types of residential fees and taxes when comparing the costs between municipalities and/or the unincorporated area.

Combined Non-Property Fees and Property Taxes

The combination of non-property fees and property taxes offers the best tool for comparing residential costs associated with property ownership in Broward County. This combination of property taxes, garbage fees, utility taxes, franchise fees, and fire/EMS assessments identifies the costs common to all property owners in Broward County.

Combined Non-Property Fees and Property Taxes
(based on \$100,000 Taxable Property Value)



Need More Information?

A detailed report of Generalized Residential Fees including specific data for each municipality is available from the Planning Services Division in a PDF format.

Broward-by-the-Numbers is a publication from

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Table 1. Property Taxes (in dollars)

Municipality	Total Millage Rate	Taxable Value of Property					
		\$25,000	\$50,000	\$75,000	\$100,000	\$125,000	\$150,000
Broward Unincorporated	5.0307	125.77	251.54	377.30	503.07	628.84	754.61
Coconut Creek	5.3107	132.77	265.54	398.30	531.07	663.84	796.61
Cooper City	6.5990	164.98	329.95	494.93	659.90	824.88	989.85
Coral Springs	4.3943	109.86	219.72	329.57	439.43	549.29	659.15
Dania Beach	6.3900	159.75	319.50	479.25	639.00	798.75	958.50
Davie	5.7442	143.61	287.21	430.82	574.42	718.03	861.63
Deerfield Beach	6.8369	170.92	341.85	512.77	683.69	854.61	1,025.54
Fort Lauderdale	5.2685	131.71	263.43	395.14	526.85	658.56	790.27
Hallandale Beach	6.7480	168.70	337.40	506.10	674.80	843.50	1,012.20
Hillsboro Beach	4.0378	100.95	201.89	302.84	403.78	504.73	605.67
Hollywood	6.9163	172.91	345.82	518.72	691.63	864.54	1,037.45
Lauderdale-By-The-Sea	4.7000	117.50	235.00	352.50	470.00	587.50	705.00
Lauderdale Lakes	5.7924	144.81	289.62	434.43	579.24	724.05	868.86
Lauderhill	5.8200	145.50	291.00	436.50	582.00	727.50	873.00
Lazy Lake	6.3312	158.28	316.56	474.84	633.12	791.40	949.68
Lighthouse Point	4.1308	103.27	206.54	309.81	413.08	516.35	619.62
Margate	7.1680	179.20	358.40	537.60	716.80	896.00	1,075.20
Miramar	6.8700	171.75	343.50	515.25	687.00	858.75	1,030.50
North Lauderdale	5.8409	146.02	292.05	438.07	584.09	730.11	876.13
Oakland Park	5.9715	149.29	298.58	447.86	597.15	746.44	895.73
Parkland	4.1000	102.50	205.00	307.50	410.00	512.50	615.00
Pembroke Park	8.5000	212.50	425.00	637.50	850.00	1,062.50	1,275.00
Pembroke Pines	4.5990	114.98	229.95	344.93	459.90	574.88	689.85
Plantation	4.0000	100.00	200.00	300.00	400.00	500.00	600.00
Pompano Beach	4.8800	122.00	244.00	366.00	488.00	610.00	732.00
Sea Ranch Lakes	6.5000	162.50	325.00	487.50	650.00	812.50	975.00
Southwest Ranches	3.0000	75.00	150.00	225.00	300.00	375.00	450.00
Sunrise	6.2500	156.25	312.50	468.75	625.00	781.25	937.50
Tamarac	6.4927	162.32	324.64	486.95	649.27	811.59	973.91
Weston	1.5235	38.09	76.18	114.26	152.35	190.44	228.53
Wilton Manors	6.5789	164.47	328.95	493.42	657.89	822.36	986.84
Average	5.5589	138.97	277.94	416.92	555.89	694.86	833.83
Lowest (Weston)	1.5235	38.09	76.18	114.26	152.35	190.44	228.53
Highest (Pembroke Park)	8.5000	212.50	425.00	637.50	850.00	1,062.50	1,275.00

Table 2. Typical Residential Fees and Property Taxes Bill (based on \$100,000 Taxable Property Value)

	Cost in Dollars	Percent of Total Bill
Property Taxes	1,118.75	66.53%
Garbage Fees	227.75	13.54%
Utility Taxes	172.46	10.26%
Franchise Fees	92.67	5.51%
Fire / EMS Assessment	69.98	4.16%
Total	\$1,681.61	100.00%

Table 3. Garbage/Recycling

Municipality	Yearly Rate
Broward Unincorporated	\$310.00
Coconut Creek	\$232.32
Cooper City	\$229.68
Coral Springs	\$199.92
Dania Beach	\$233.40
Davie	\$257.40
Deerfield Beach	\$252.84
Fort Lauderdale	\$347.40
Hallandale Beach	\$215.64
Hillsboro Beach	\$95.16
Hollywood	\$350.64
Lauderdale-By-The-Sea	\$211.80
Lauderdale Lakes	\$270.24
Lauderhill	\$180.72
Lazy Lake	\$287.44
Lighthouse Point	\$214.44
Margate	\$241.44
Miramar	\$224.88
North Lauderdale	\$234.24
Oakland Park	\$364.08
Parkland	\$223.20
Pembroke Park	\$0.00
Pembroke Pines	\$176.52
Plantation	\$265.80
Pompano Beach	\$145.92
Sea Ranch Lakes	\$0.00
Southwest Ranches	\$273.00
Sunrise	\$245.28
Tamarac	\$210.72
Weston	\$259.68
Wilton Manors	\$306.60
Average	\$229.44
Highest (Oakland Park)	\$364.08
Lowest (Pembroke Park & Sea Ranch Lakes)	\$0.00

Table 4. Utility Taxes

Municipality	Yearly Tax
Broward Unincorporated	\$186.60
Coconut Creek	\$204.82
Cooper City	\$183.17
Coral Springs	\$210.60
Dania Beach	\$214.68
Davie	\$189.70
Deerfield Beach	\$36.72
Fort Lauderdale	\$210.60
Hallandale Beach	\$225.12
Hillsboro Beach	\$9.79
Hollywood	\$210.60
Lauderdale-By-The-Sea	\$210.60
Lauderdale Lakes	\$213.86
Lauderhill	\$189.86
Lazy Lake	\$4.90
Lighthouse Point	\$218.76
Margate	\$211.41
Miramar	\$210.60
North Lauderdale	\$210.60
Oakland Park	\$225.12
Parkland	\$185.62
Pembroke Park	\$143.40
Pembroke Pines	\$212.23
Plantation	\$186.60
Pompano Beach	\$201.00
Sea Ranch Lakes	\$0.00
Southwest Ranches	\$183.98
Sunrise	\$210.60
Tamarac	\$44.23
Weston	\$186.60
Wilton Manors	\$213.86
Average	\$164.68
Highest (Hallandale Beach & Oakland Park)	\$225.12
Lowest (Sea Ranch Lakes)	\$0.00

Table 5. Franchise Fees

Municipality	Fee
Broward Unincorporated	\$79.20
Coconut Creek	\$135.65
Cooper City	\$107.14
Coral Springs	\$122.39
Dania Beach	\$86.40
Davie	\$115.31
Deerfield Beach	\$86.40
Fort Lauderdale	\$86.40
Hallandale Beach	\$86.40
Hillsboro Beach	\$86.40
Hollywood	\$79.20
Lauderdale-By-The-Sea	\$108.35
Lauderdale Lakes	\$118.83
Lauderhill	\$117.96
Lazy Lake	\$43.20
Lighthouse Point	\$92.83
Margate	\$115.10
Miramar	\$86.40
North Lauderdale	\$121.54
Oakland Park	\$86.40
Parkland	\$20.76
Pembroke Park	\$86.40
Pembroke Pines	\$104.05
Plantation	\$86.40
Pompano Beach	\$84.96
Sea Ranch Lakes	\$84.96
Southwest Ranches	\$79.20
Sunrise	\$86.40
Tamarac	\$114.77
Weston	\$84.39
Wilton Manors	\$114.96
Average	\$95.41
Highest(Coconut Creek)	\$135.65
Lowest (Parkland)	\$20.76

Table 6. Fire/EMS

Municipality	Fee
Broward Unincorporated	\$217.00
Coconut Creek	\$53.82
Cooper City	\$53.61
Coral Springs	\$71.87
Dania Beach	\$87.00
Davie	\$37.94
Deerfield Beach	\$49.00
Fort Lauderdale	\$42.00
Hallandale Beach	\$30.35
Hillsboro Beach	\$0.00
Hollywood	\$65.00
Lauderdale-By-The-Sea	\$65.00
Lauderdale Lakes	\$207.05
Lauderhill	\$98.00
Lazy Lake	\$0.00
Lighthouse Point	\$54.85
Margate	\$63.00
Miramar	\$0.00
North Lauderdale	\$169.00
Oakland Park	\$101.00
Parkland	\$0.00
Pembroke Park	\$0.00
Pembroke Pines	\$74.98
Plantation	\$0.00
Pompano Beach	\$75.00
Sea Ranch Lakes	\$0.00
Southwest Ranches	\$148.00
Sunrise	\$66.50
Tamarac	\$60.00
Weston	\$190.98
Wilton Manors	\$88.54
Average	\$69.98
Highest (Unincorp. Area)	\$217.00
Lowest (7 Municipalities)	\$0.00

Table 7 . Non Property Fees and Total Taxes Including Non Property Fees (in dollars)

Municipality	Garbage / Recycling	Utility Taxes	Franchise Fees	Fire / EMS Fee	Total Non-Property	Total Non-Property Fees and Property Taxes Taxable Property Value					
						\$25,000	\$50,000	\$75,000	\$100,000	\$125,000	\$150,000
Broward (Unincorp.)	310.00	186.60	79.20	217.00	792.80	918.56	1,044.33	1,170.10	1,295.87	1,421.63	1,547.40
Coconut Creek	232.32	204.82	135.65	53.82	626.60	759.37	892.14	1,024.91	1,157.67	1,290.44	1,423.21
Cooper City	229.68	183.17	107.14	53.61	573.59	738.57	903.54	1,068.52	1,233.49	1,398.47	1,563.44
Coral Springs	199.92	210.60	86.40	71.87	568.79	678.64	788.50	898.36	1,008.22	1,118.07	1,227.93
Dania Beach	233.40	214.68	86.40	87.00	621.48	781.23	940.98	1,100.73	1,260.48	1,420.23	1,579.98
Davie	257.40	189.70	115.31	37.94	600.34	743.95	887.55	1,031.16	1,174.76	1,318.37	1,461.97
Deerfield Beach	252.84	36.72	86.40	49.00	424.96	595.88	766.81	937.73	1,108.65	1,279.57	1,450.50
Fort Lauderdale	347.40	210.60	86.40	42.00	686.40	818.11	949.82	1,081.53	1,213.25	1,344.96	1,476.67
Hallandale Beach	215.64	225.12	86.40	30.35	557.51	726.21	894.91	1,063.61	1,232.31	1,401.01	1,569.71
Hillsboro Beach	95.16	9.79	86.40	0.00	191.35	292.30	393.24	494.19	595.13	696.08	797.02
Hollywood	350.64	210.60	79.20	65.00	705.44	878.34	1,051.25	1,224.16	1,397.07	1,569.97	1,742.88
Lauderdale By-The-Sea	211.80	210.60	108.35	65.00	595.74	713.24	830.74	948.24	1,065.74	1,183.24	1,300.74
Lauderdale Lakes	270.24	213.86	118.83	207.05	809.98	954.79	1,099.60	1,244.41	1,389.22	1,534.03	1,678.84
Lauderhill	180.72	189.86	117.96	98.00	586.54	732.04	877.54	1,023.04	1,168.54	1,314.04	1,459.54
Lazy Lake	287.44	4.90	43.20	0.00	335.54	493.82	652.10	810.38	968.66	1,126.94	1,285.22
Lighthouse Point	214.44	218.76	92.83	54.85	580.88	684.15	787.42	890.69	993.96	1,097.23	1,200.50
Margate	241.44	211.41	115.10	63.00	630.95	810.15	989.35	1,168.55	1,347.75	1,526.95	1,706.15
Miramar	224.88	210.60	86.40	0.00	521.88	693.63	865.38	1,037.13	1,208.88	1,380.63	1,552.38
North Lauderdale	234.24	210.60	121.54	169.00	735.37	881.39	1,027.42	1,173.44	1,319.46	1,465.48	1,611.51
Oakland Park	364.08	225.12	86.40	101.00	776.60	925.89	1,075.18	1,224.46	1,373.75	1,523.04	1,672.33
Parkland	223.20	185.62	20.76	0.00	429.58	532.08	634.58	737.08	839.58	942.08	1,044.58
Pembroke Park	0.00	143.40	86.40	0.00	229.80	442.30	654.80	867.30	1,079.80	1,292.30	1,504.80
Pembroke Pines	176.52	212.23	104.05	74.98	567.78	682.75	797.73	912.70	1,027.68	1,142.65	1,257.63
Plantation	265.80	186.60	86.40	0.00	538.80	638.80	738.80	838.80	938.80	1,038.80	1,138.80
Pompano Beach	145.92	201.00	84.96	75.00	506.88	628.88	750.88	872.88	994.88	1,116.88	1,238.88
Sea Ranch Lakes	0.00	0.00	84.96	0.00	84.96	247.46	409.96	572.46	734.96	897.46	1,059.96
Southwest Ranches	273.00	183.98	79.20	148.00	684.18	759.18	834.18	909.18	984.18	1,059.18	1,134.18
Sunrise	245.28	210.60	86.40	66.50	608.78	765.03	921.28	1,077.53	1,233.78	1,390.03	1,546.28
Tamarac	210.72	44.23	114.77	60.00	429.72	592.03	754.35	916.67	1,078.99	1,241.30	1,403.62
Weston	259.68	186.60	84.39	190.98	721.65	759.74	797.82	835.91	874.00	912.09	950.17
Wilton Manors	306.60	213.86	114.96	88.54	723.96	888.43	1,052.90	1,217.38	1,381.85	1,546.32	1,710.79