

**Government always starts small to get you to buy into it, then immediately after says, "We need more money." This always has, and always will be the case. The minimum taxes begin at \$50 for some but many people could start out by paying \$250. Taxes will only go up from here. Continue scrolling down for additional information on tax increases, liens, foreclosure, etc.**

A. Subject to the hereinbelow stated limitations on smaller, vacant parcels of land, a service charge of \$50.00 per taxable year, (which year shall commence on the first day of October and end on the last day of September of each consecutive year hereafter), shall be levied upon and collected from each person owning non-commercial property within the District, with co-ownership or joint ownership of such property being considered on ownership, provided that the total of such parcels does not exceed 100 acres, with an additional \$25.00 annual charge being due from each property owner (or owners) for each tract, or fractional part thereof, in excess of 100 acres, provided, however, that the total amount of such charges shall not exceed the sum of \$250.00 per annum to say one ownership of such non-commercial property, regardless of the total acreage owned. Any parcel of land of any size, not exceeding 100 acres, occupied by the owner or owners thereof as his, her or their residence, or on which a dwelling house, mobile home, or other structure suitable for human habitation is maintained for a total period in excess of three months during any taxable year, as hereinabove defined, shall be subject to the above stated charge of \$50.00 per taxable year. If the tract on which said dwelling house, or other structure, as hereinabove specified, exceeds 100 acres, the owner or owners thereof shall owe an additional charge of \$25.00 for each 100 acre tract, or fractional part thereof, in excess of 100 acres, with the maximum amount of \$250.00 as hereinabove provided.

Each separate ownership actually occupied by the owner or owners thereof as his or their legal residence in any condominium building located within the District shall be considered non-commercial property subject to the annual fee of \$50.00

Each apartment in any residential apartment house located within the District shall be

considered non-commercial property subject to the annual fee of \$50.00.

Mobile homes and house trailers occupied by the property owner or owners, or by members of his, her or their immediate family shall be classified as non-commercial property subject to the service charge of \$50.00 per taxable year.

The owner or owners of the realty upon which any mobile home or house trailer is located and rented to or occupied by any person, firm or corporation not a member of the immediate family of the owner or owners of the realty upon which such mobile home or house trailer is located shall pay \$50.00 per taxable year, for each home or house trailer located on the realty, regardless of the ownership of the mobile home or house trailer, the said service charge being a charge directly upon the realty itself, and constituting a lien upon the realty, as hereinabove provided.

Government always starts small to get you to buy into it, then immediately after says, "We need more money." This always has, and always will be the case. In essence, you give the fire district the power to place a mortgage on your home and property. Do you want to relinquish your liberty and freedom or keep your home and property free from such threats? When a new fire district goes to the bank to take out loans for the latest and greatest equipment, the only assets they have for back up to get the loan approved is the law that gives them the power to place liens upon and sell your home. The bank recognizes that it will get its money no matter what, because by law the fire district has guaranteed funds – Either: 1. The people pay their mandatory fire taxes and so then the fire department pays the bank. Or: 2. The people don't pay the taxes, and so the fire department sells their property and then pays the bank.

Who will have to back up bad financial decisions made by the fire district? YOU WILL. In essence, you co-sign for the new fire truck, which in reality is a mortgage against your home. Do you really want that? If not, **Vote NO** on Tuesday, March 30<sup>th</sup>, 2010, at the American Legion Post in Sterrett.

B. A service charge of four cents (\$.04) per square foot, but in no event less than \$50.00 per taxable year, shall be levied upon any and all buildings, structures and enclosures used for commercial purposes within the District. Commercial structures shall include stores, restaurants, service stations, automobile repair garages and shops, greenhouses, nurseries, office buildings, research centers, manufacturing and assembly plants, sales offices, boat landings, airports, nightclubs, dance parlors, warehouses, cabinet shops, printing shops, quarries, and all other premises not occupied by the property owner for strictly residential purposes only. In those cases in which the living quarters of the property shall be considered commercial property, but a service charge of only \$50.00 per year shall be applied to that portion of said premises actually used and occupied for residential purposes, with the remainder of such structure being subject to the commercial service charge hereinabove set forth.

All churches, private schools and non-profit organizations, including all supportive structures on contiguous land areas, any structures which serve as residences for faculty, ministers or managers shall be subject to a service charge of \$50.00 per taxable year.

**Continued Below**



OTHER CHARGES:

C. An amount equal to one-twelfth (1/12) of the annual fee, times the remaining number of months to the end of the next fiscal year calculated to the next highest even dollar for any new service to be added. Service charges for new construction shall commence when a structure is roofed in.

D. No fee or service charge shall be assessed for entering appeal. Once a request for appeal has been filed, the Trustees shall notify and obtain agreement from the user of the services, as to a mutually satisfactory date for the appeal hearing, not sooner than ten (10) days from the date of reaching such agreement. An appeal must be requested within thirty (30) days of the original billing for the service. The trustee's decision shall be final.

E. A late fee of \$15.00 shall be added to all service charges not paid within three months of the date of billing for such charges.

F. The property owner shall be liable for all costs involved in enforcing collection, including a reasonable attorney's fee, and under foreclosure proceedings would be liable for interest at maximum legal rates in the event the property owner should pay off the debt within three years and recover possession. After three years, all rights of the property owner in the property would be extinguished.

G. Failure to pay charges subject to a Late Payment Fee shall empower the Trustees to establish liens against the property, and continuing disregard for demands for payment will result in the establishment of foreclosure proceedings.

H. So long as any Federal Government financing of the District is in force, attempts

**Liens and Foreclosure are included in the Vandiver Fire District Governing Document as mandated by State Law 99-245.**