

"SPECIAL ASSESSMENTS" MELLO-ROOS

Taxpayers often have questions about special assessments and other fees that appear on their property-tax bills. One such assessment is Mello-Roos fees, which appear on property-tax bills with the name of the Community Facilities District fees. If you have any questions call the Community Facilities District named on your tax bill.

Q: What are Mello-Roos districts and how did they come about?

A: Mello-Roos districts are established by local governments at the request of a developer to finance specific public facilities and services such as schools, roads and libraries. Mello-Roos districts were authorized by state law in 1982. This law allows any public agency to establish a Mello-Roos district, which then can issue the necessary tax-exempt bonds and impose fees to pay off these bonds.

Q: How are these community facilities bonds paid off?

A: These bonds are paid off by the property owners with the Mello-Roos district who are charged a separate fee on their property-tax bills. Call your Mello-Roos District for payment plans available.

Q: What is a Mello-Roos fee and how long does one last?

A: A Mello-Roos fee is a separate charge on the property-tax bill. This is in addition to the 1 percent property-tax rate allowed by Proposition 13. Mello-Roos fees may be levied only as long as they are needed to pay off the bonds. Typically, the duration is 20-25 years.

Q: How much are Mello-Roos assessment fees?

A: Mello-Roos fees range from \$174 to over \$3,000 annually. The average fee is \$1,488 per year.

Q: Where are these Mello-Roos districts located?

A: Mello-Roos districts are located throughout the County and are normally found in large, new subdivisions.

Q: How can I determine if my property is in a Mello-Roos district?

A: Your property-tax bill will identify Mello-Roos fees as a CFD (Community Facilities District) followed by a fund number and a fee amount.

Q: If I have a question about a Mello-Roos fee, whom should I call?

A: If you have questions about Mello-Roos fees, you should call the appropriate city or district identified on your tax bill.