



Voluntary Annexation into the City of New Smyrna Beach

Frequently Asked Questions



Why should I annex into the City?

Benefits to annexation include:

- Waived annexation fees through December 31, 2017.
- Historically lower annual tax rates
- Twice-per-week trash pick-up
- Local services such as building permits and planning services.

Will my property taxes increase?

For the past five years, taxes on City properties have been lower than those levied on comparable properties in the unincorporated (County) areas.

For example, in 2014 a homesteaded property with a taxable value of \$171,000 that is incorporated into the City of New Smyrna Beach will pay \$168 less than the same property in the unincorporated area. This includes Non-Ad Valorem Assessments such as Stormwater and Garbage Pickup. The actual amount of ad valorem taxes paid will fluctuate based on the property's taxable value, which is established by the Volusia County Property Appraiser.

City/County combined taxes and assessments* (based on \$171,000 taxable value with \$25,000 homestead exemption)

Millage Code	Millage Description	2010 Final	2011 Final	2012 Final	2013 Final	2014 Final
601	New Smyrna Beach	\$3,232.94	\$3,264.49	\$3,237.14	\$3,209.96	\$3,168.24
600	Unincorporated - Southeast	\$3,375.94	\$3,422.91	\$3,379.78	\$3,362.43	\$3,336.61
	Difference in property tax bill	\$ (143.00)	\$ (158.41)	\$ (142.64)	\$ (152.47)	\$ (168.37)

**City garbage is included for comparison purposes but is billed separately on your utility bill.*

We encourage you to contact the New Smyrna Beach Finance Department at (386) 410-2650 for a tax comparison for your property.

Will annexation fees be waived?

Property owners may save between \$1,850 - \$4,350 on annexation and advertising fees through 2017. The actual amount of savings depends on the size of the property.

What about firearms?

Firearm regulations are established by State statutes. There will be no change for properties annexed into the City of New Smyrna Beach.

Will there be changes to other land uses?

All other current land uses and zoning designations in the unincorporated area will be comparable to City land uses and zoning designations. For example, areas currently zoned for farm animals will not change. Trash burning also will be allowed in the same areas as currently permitted under County regulations.

If I join the City, won't I have to pay for more services such as police and fire?

By annexing into the City, you will receive all services including police and fire as part of your annual City taxes. As an unincorporated resident, you currently pay for these services as part of your County taxes. In other words, there are no additional fees for police and fire.

However, garbage collection currently is included in your County tax bill. If you annex into the City, garbage fees are paid through your utility bill. The cost is \$231 per year. If you request a tax comparison from the City, this additional cost will be taken into consideration to provide you an accurate comparison.

What happens at the end of 10 years when the Joint Annexation Agreement with Volusia County expires?

The current annexation agreement is for five years with the option to renew for an additional five years. No formal plans have been made when the agreement expires in 2023. If you have already annexed into the City, your property will continue to remain in the City. However, once the agreement expires, the City no longer will be able to annex properties that are not contiguous to the City's boundary. If your property becomes surrounded by properties that are in the City, the City and County may adopt an agreement to administratively annex the property into the City.

Will I be required to connect to City water or sewer?

Many property owners are concerned they will be required to hook up to the Utilities Commission's sewer system as part of the annexation. Annexation will not result in a property owner being required to connect to water or sewer if such lines are not already in place. The Utilities Commission will not extend sewer service to your property unless at least 51 percent of property owners agree to the assessment for the cost of extending the line. If your neighbors agree to the assessment, the sewer line is within 100 feet of your property and you choose not to connect to the system, you will be charged by the Utilities Commission. This would be the case regardless of whether a property is annexed or remains in the unincorporated area. All questions related to changes in utilities should be directed to your current provider. The contact for the New Smyrna Beach Utilities Commission is Randy Walter at (386) 424-3026.

Will my utilities provider change?

No. You will continue to receive services from your current service provider.

Where can I get more information?

To ask specific questions on your tax savings or to schedule an additional neighborhood meeting with City staff, please send an email to planning@cityofnsb.com or call the New Smyrna Beach Planning Department at (386) 410-2830.

