

# COMMUNITY DEVELOPMENT DISTRICT (CDD) ASSESSMENTS

## CDD Assessments Realtor Info Sheet

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### A. Two (2) Components [Generally]

- a. Operations & Maintenance
  - i. Purpose: Administer day-to-day operations funded through budget revenues (assessments)
- b. Debt Service (I & S, Interest & Sinking Fund)
  - i. Purpose: Infrastructure development and construction through the issuance of bonds/notes

### B. Types of Assessments

- a. On-Roll (CDD)
  - i. Included on Tax Bill (Non Ad Valorem Tax section)
    1. Includes Administrative Fees to Tax Appraiser (1.5%) and Tax Collector (1.5%)
    2. Automatic enforcement (Tax Title Liens)
- b. Off-Roll (Developer)
  - i. Billed directly to Developer
    1. No Administrative Fees
    2. Active enforcement

### C. Effective Billing Cycles [Periods]

- a. Ad Valorem Taxes: October 1 - September 30, Prior Year
- b. Non-Ad Valorem Taxes:
  - i. O&M, October 1 – September 30, Prospective
  - ii. DS, October 1 – September 30, Prospective

### D. Duration of Assessments

- a. Operations & Maintenance: In perpetuity
  - i. **MYTH:** Can be paid off after a certain number of years, e.g., 10 years
  - ii. Annual Amounts: May fluctuate from year to year due to budget related funding
- b. Debt Service: Equal to life of bonds
  - i. Assessment has a finite life that is fixed by the amortization schedule of the bonds
  - ii. Payoff arrangements
    1. At time of purchase of property
    2. Anytime thereafter
      - a. Contact local entity for arrangements

### E. Disclosure

- a. The Annual Tax Bill includes both Ad Valorem and Non-Ad Valorem Taxes
- b. The Annual Tax Bill does not include any HOA/COA fees
- c. Notice of Public Financing Disclosure (**source: LWR IDA, [www.lakewoodranchgov.org](http://www.lakewoodranchgov.org)**)
- d. Amounts should be delineated on Realtor data base, i.e., web-site, MLS, brochures, etc.
- e. Resources for tax collection/assessment information:
  - Manatee: [www.taxcollector.com](http://www.taxcollector.com)
  - Sarasota: [www.sarasotataxcollector.com](http://www.sarasotataxcollector.com)