

Argument in Favor of Measure \_\_

Measure \_\_ is a Real Property Transfer Tax (“Transfer Tax”) that will provide essential funding for the City of Piedmont.

Piedmont voters first approved the Transfer Tax in 1968. The current rate was set 27 years ago at \$13.00 per \$1,000 of the sales price. The rate has remained unchanged and is significantly lower than Berkeley or Oakland.

Measure \_\_ increases the rate to \$17.50 per \$1,000 of sales price, a rate still lower than neighboring cities. Measure \_\_ is assessed only on property when it is sold. The average number of home sales in Piedmont is 138 annually, so relatively few residents will be affected. Measure \_\_ is paid at close and negotiated between the buyer and seller.

Revenue from the Transfer Tax depends on the number and prices of homes sold each year. The City must forecast conservatively for this variable tax revenue to ensure budgeted expenses do not exceed expected proceeds from home sales. When tax revenue exceeds the forecast, Council allocates the excess for equipment replacement, facilities maintenance, and to address long-term liabilities. This approach has significantly strengthened the City’s financial condition. However, the age and condition of Piedmont’s streets, sidewalks and pathways, not to mention aging buildings demands attention. The citizen led Budget Advisory and Financial Planning Committee strongly recommends that the City raise additional funds to deal with these critical needs.

The proposed increase will provide necessary funds for maintaining and improving city facilities, streets, sidewalks, and parks.

The Budget Advisory and Financial Planning Committee unanimously recommends this proposal and it is endorsed by all members of the City Council.

Vote Yes on Measure \_\_.

Robert S. McBain- Mayor

Teddy Gray King- Vice Mayor

Bill Hosler- Chair, Budget Advisory and Financial Planning Committee

John Y. Chiang- Former Mayor

Chris Kwei- Member, Budget Advisory and Financial Planning Committee