



Hernando County 2024 Fire Assessment Update Study

May 6, 2024



Presentation Overview



- 1 Background/Purpose
- 2 Technical Calculations
- 3 Next Steps



Background



- ***Hernando County Fire Rescue Funding:***
 - ✓ MSBU assessment for fire rescue
 - ✓ MSTU millage for services not covered by MSBU
 - ✓ Commercial inspection fees
- ***Countywide service area, excluding Brooksville***
- ***MSBU study was last updated in 2023***
- ***Interest in alternate methodologies and updated calculations***

Purpose



*To provide results of the
MSBU Fire Assessment Study*





Overview of Fire Assessments

- Fire Assessments are used to fund fire protection services, such as fire suppression, fire prevention, fire building inspections, and first response medical services (BLS)
- Cannot fund Advanced Life Support (ALS) services
- Wide-spread use in Florida
- Florida courts have held that multiple calculation approaches may be fair and reasonable and valid

Presentation Overview



- 1 Background/Purpose
- 2 **Technical Calculations**
- 3 Next Steps





Technical Calculations

Methodology

- Calculation methodology established special benefit to property and reasonable allocation of costs
- Determining Assessable Budget
 - Fire protection & first response
 - Excluded costs related to Advanced Life Support (ALS)
- Demand Component
 - **Resource-based** (benefit from utilization of the service)
 - **Availability-based** (benefit to property)

Technical Calculations



- 1) Assessable Budget
- 2) Demand by Land Use
- 3) Budget Allocation by Land Use
- 4) Units by Land Use
- 5) Calculated Assessment Rates



Technical Calculations

1) Assessable Budget Comparison

- ✓ Fire Prevention & Basic Life Support Expenses (non-ALS)
- ✓ Less: Dedicated Revenues
- ✓ Plus: Miscellaneous Expenses

Year	Total Assessable Budget	% Change from 2023
2023 Study*	\$32,712,465	-
FY 2025	\$42,169,560	+9
FY 2026	\$47,952,135	+47%
FY 2027	\$51,603,801	+58%
FY 2028	\$54,229,208	+66%

*Basis for current adopted rates. Source: Hernando County Fire Rescue Department



Technical Calculations

2) Demand by Land Use

Land Use	Total Resources		
	2023 Study	Avg. 17-23	%
Residential	84.3%	70.2%	-16.8%
Commercial	7.6%	11.0%	+45.5%
Industrial/Warehouse	3.9%	1.3%	-66.4%
Government/Schools	3.9%	2.2%	-43.2%
Place of Worship	0.3%	0.4%	+28.6%
Hospital/Nursing Homes	2.6%	10.4%	+293.9%
Vacant Land	1.3%	3.1%	+141.2%
Agricultural	<u>0.0%</u>	<u>1.4%</u>	-
Total	100.0%	100.0%	-



Technical Calculations

3) Assessable Budget Allocation by Land Use

Land Use	Distr.	FY 2025	FY 2026	FY 2027	FY 2028
Residential	70.2%	\$29,603,032	\$33,662,398	\$36,225,869	\$38,068,903
Commercial	11.0%	\$4,638,652	\$5,274,735	\$5,676,418	\$5,965,213
Industrial/Warehouse	1.3%	\$548,204	\$623,378	\$670,849	\$704,980
Government/Schools	2.2%	\$927,730	\$1,054,947	\$1,135,284	\$1,193,043
Place of Worship	0.4%	\$168,678	\$191,809	\$206,415	\$216,917
Hospital/Nursing Homes	10.4%	\$4,385,634	\$4,987,022	\$5,366,795	\$5,639,838
Vacant Land	3.1%	\$1,307,256	\$1,486,516	\$1,599,718	\$1,681,105
Agricultural*	<u>1.4%</u>	<u>\$590,374</u>	<u>\$671,330</u>	<u>\$722,453</u>	<u>\$759,209</u>
Total Budget	100.0%	\$42,169,560	\$47,952,135	\$51,603,801	\$54,229,208

*Agricultural lands are exempt from fire assessments. This portion of the budget is excluded from subsequent fire assessment calculations.

Technical Calculations



4) Units by Land Use

Property Rate Category	Unit	Number of Units
Residential	Dwelling Unit	87,914
Commercial	Sq Ft	14,761,499
Industrial/Warehouse	Sq Ft	6,710,088
Government/Schools	Sq Ft	4,380,447
Place of Worship	Sq Ft	1,535,244
Hospital/Nursing Homes	Sq Ft	937,892
Vacant Land	Parcel	21,735

Source: Hernando County Property Appraiser's Parcel Database



Technical Calculations

Residential Fire Assessment MSBU Rate Calculation

Land Use	Unit	Assessable Budget	Number of Units	Calculated Rate per Unit
Residential; FY 2025	Du	\$29,603,032	87,914	\$336.73
Residential; FY 2026	Du	\$33,662,398	87,914	\$382.90
Residential; FY 2027	Du	\$36,225,869	87,914	\$412.06
Residential; FY 2028	Du	\$38,068,903	87,914	\$433.02



Technical Calculations

Non-Residential Fire Assessment MSBU Rate Calculation; FY 2025

Property Rate Category	Budget Allocation FY 2025	Budget Distribution	Total Sq Ft	Calculated Rate per Sq Ft
Total Non-Res. Budget	\$10,668,898			
70% of Total Budget	\$7,468,229	-	28,325,170	\$0.264
30% of Total Budget	\$3,200,669	-	-	-
Commercial	\$1,392,291	43.5%	14,761,499	\$0.094
Industrial/Warehouse	\$163,234	5.1%	6,710,088	\$0.024
Government/Schools	\$278,458	8.7%	4,380,447	\$0.064
Place of Worship	\$51,211	1.6%	1,535,244	\$0.033
Hospital/Nursing Homes	\$1,315,475	41.1%	937,892	\$1.403

FY 2025

Property Rate Category	Combined Rate per Sq Ft
Commercial	\$0.358
Industrial/Warehouse	\$0.288
Government/Schools	\$0.328
Place of Worship	\$0.297
Hospital/Nursing Homes	\$1.667



Technical Calculations

Non-Residential Fire Assessment MSBU Rate Calculation

Property Rate Category	Combined Rate per Sq Ft			
	FY 2025	FY 2026	FY 2027	FY 2028
Commercial	\$0.358	\$0.407	\$0.438	\$0.460
Industrial/Warehouse	\$0.288	\$0.328	\$0.353	\$0.370
Government/Schools	\$0.328	\$0.372	\$0.401	\$0.421
Place of Worship	\$0.297	\$0.338	\$0.364	\$0.382
Hospital/Nursing Homes	\$1.667	\$1.895	\$2.039	\$2.143



Technical Calculations

Vacant Land Fire Assessment MSBU Rate Calculation; FY 2025

Description	Figure	Budget	Assessment Rate
Vacant Land Budget		\$1,307,256	-
- Availability Based	90%	\$1,176,530	-
- Resource Based	10%	\$130,726	-
Number of Parcels	21,735	-	\$54.13
Number of Acres	46,063	-	\$2.84

FY 2025

Size	Parcels	Acreage	Flat Rate Collection	Variable Rate Collection	Total	Assessment per Parcel
<10.00 acres	21,227	18,755	\$1,149,018	\$53,265	\$1,202,283	\$56.64
10.00 acres or more	508	27,308	\$27,498	\$77,555	\$105,053	\$206.80



Technical Calculations

Vacant Land Fire Assessment MSBU Rate Calculation

Size	FY 2025	FY 2026	FY 2027	FY 2028
<10.00 acres	\$56.64	\$64.40	\$69.31	\$72.83
10.00 acres or more	\$206.80	\$235.18	\$252.77	\$265.82



Technical Calculations

Summary of Calculated MSBU Rates

Land Use	Unit	Current*	FY 2025	FY 2026	FY 2027	FY 2028
<i>Residential</i>						
Residential	Du	\$320.72	\$336.73	\$382.90	\$412.06	\$433.02
<i>Non-Residential</i>						
Commercial	Sq Ft	\$0.160	\$0.358	\$0.407	\$0.438	\$0.460
Industrial/Warehouse	Sq Ft	\$0.174	\$0.288	\$0.328	\$0.353	\$0.370
Government/Schools	Sq Ft	\$0.174	\$0.328	\$0.372	\$0.401	\$0.421
Place of Worship	Sq Ft	\$0.063	\$0.297	\$0.338	\$0.364	\$0.382
Hospital/Nursing Homes	Sq Ft	\$1.035	\$1.667	\$1.895	\$2.039	\$2.143
<i>Vacant/Unimproved Land</i>						
Vacant Land <10.00 acres	Parcel	\$34.84	\$56.64	\$64.40	\$69.31	\$72.83
Vacant Land ≥10.00 acres	Parcel	\$34.84	\$206.80	\$235.18	\$252.77	\$265.82

*Non-Residential uses are also subject to a \$17.86 base rate per parcel



Technical Calculations

Commercial Inspection Fee

- Collected to offset the County's current cost of completing commercial fire inspections
- Current rate is \$141 for first 10,000 sq ft and \$141 for each additional 10,000 sq ft
- Commercial inspection fee should be increased to \$175 per 10,000 sq ft to recover FY 2025 inspection costs

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Next Steps



- BCC Input & Direction
- Final Report
- Implementation Process



Thank You

