



## City Council - Tax Fairness Ad Hoc Committee

Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom

Zoom Info: <https://zoom.us/j/96774800261>

Meeting ID: 967 7480 0261

### 1. Call to Order

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### 2. Agenda

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#### 2.1. Motion to amend/adopt agenda

### 3. Public Forum

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<b>Subject</b>	<b>3.1. PUBLIC FORUM - Verbal Comments</b>
Meeting	April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom
Category	3. Public Forum
Department	
Type	Action Procedural
Recommended Action	Open public forum. Close public forum.

### 4. Consent Agenda

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<b>Subject</b>	<b>4.1. Tax Fairness Memo - Proposal Modeling</b>
Meeting	April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom
Category	4. Consent Agenda
Department	Department of Finance and Administration
Type	Action (Consent)
Recommended Action	

## 5. Continued Discussion on Committee Priorities

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**Subject**                      **5.1. Scope of Tax Exemption**  
Meeting                      April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom

Category                      5. Continued Discussion on Committee Priorities

Department                      Department of Finance and Administration

Type                              Discussion

Recommended Action

**Subject**                      **5.2. Additional Tax Classifications**  
Meeting                      April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom

Category                      5. Continued Discussion on Committee Priorities

Department                      Department of Finance and Administration

Type                              Discussion

Recommended Action

**Subject**                      **5.3. Review of any other items**  
Meeting                      April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom

Category                      5. Continued Discussion on Committee Priorities

Department                      Department of Finance and Administration

Type                              Discussion

Recommended Action

## 6. Scheduling

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**Subject**                      **6.1. Scheduling for future meetings**  
Meeting                      April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom

Category                      6. Scheduling

Department                      Department of Finance and Administration

Type                              Discussion

Recommended Action

## 7. Adjournment

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<b>Subject</b>	<b>7.1. Motion to adjourn</b>
Meeting	April 30, 2026 - Tax Fairness Ad Hoc Committee - Thursday, April 30, 2026, 11:30 AM, Remotely via Zoom
Category	7. Adjournment
Department	Council and Board
Type	Action Procedural
Recommended Action	Motion to adjourn.

**TO:** Tax Fairness Ad Hoc Committee  
**FROM:** Nancy Stetson, Senior Policy and Data Analyst  
**DATE:** April 28, 2026  
**RE:** Tax Fairness Proposal Dashboard Overview

At the April 14th meeting of the City Council Tax Fairness Committee, two proposals for property tax reform were raised: limiting the previously proposed Homestead Exemption to properties valued below a specified threshold and increasing the tax rate on second homes.

The dashboard linked below was built to help the Committee understand the effect of these proposals on both overall tax revenue and individual properties.

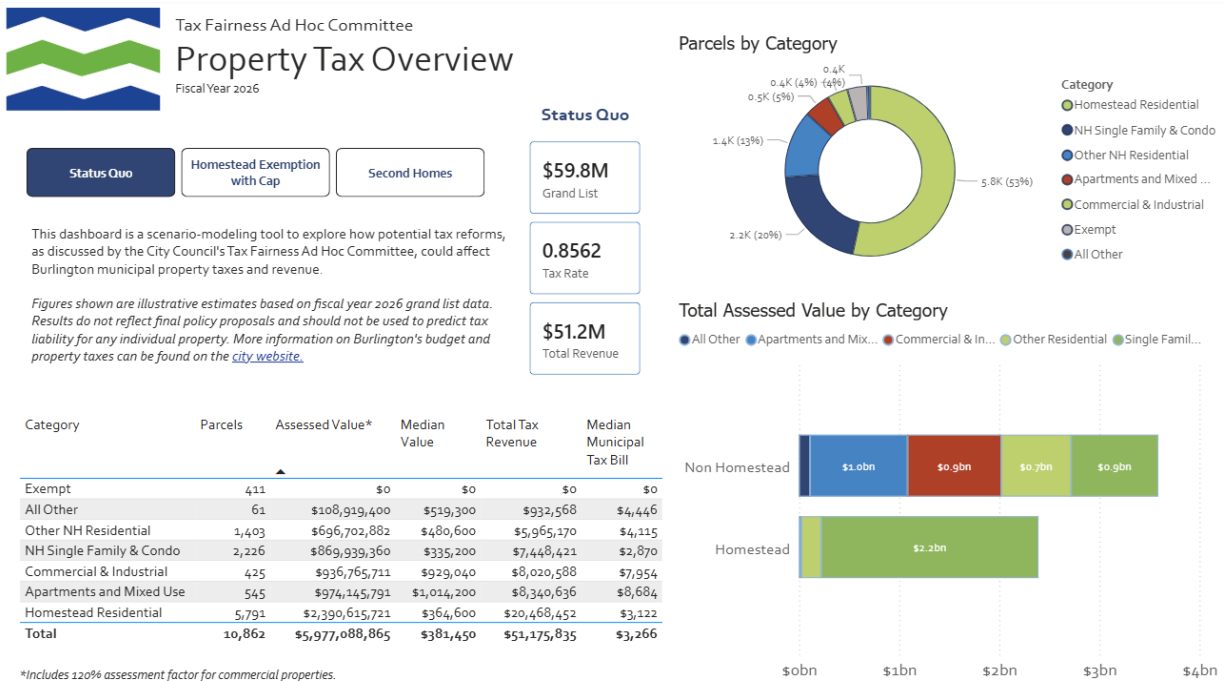
[Link to Dashboard](#)

The dashboard has three pages, which can be accessed via the buttons under the main headings or the arrow buttons at the bottom. It is best viewed in a full browser window on a desktop or laptop.

**Page 1: Status Quo**

The first page provides an overview of how property tax burden is currently distributed across property types in fiscal year 2026. While the majority of individual parcels are homesteads, the total value of non-homestead properties is larger. Homesteads are primarily single-family homes and condos, though some multifamily properties qualify as partial homesteads.

For reference, this page also includes the FY 2026 grand list, tax rate, and total property tax revenue.



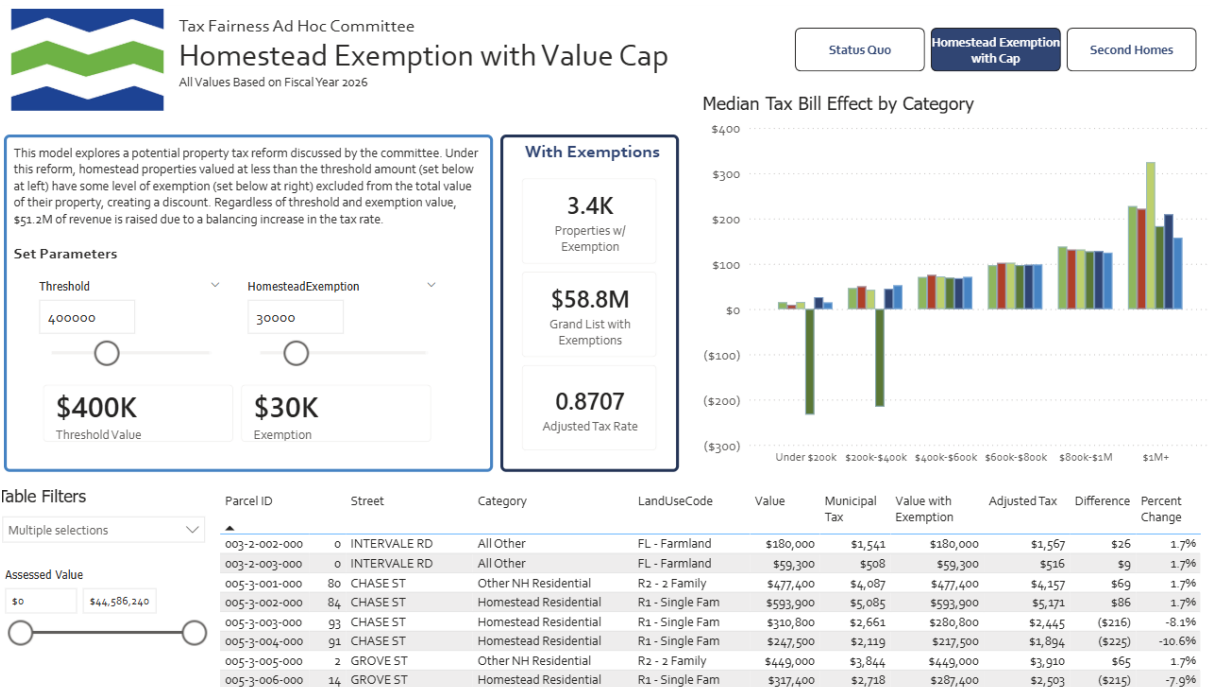
## Page 2: Homestead Exemption with Cap

This page explores a homestead exemption limited to properties below a certain value threshold.

Users can customize the model by setting two parameters: the threshold above which the exemption no longer applies, and the size of the exemption itself. The defaults are \$400,000 and \$30,000, respectively.

Raising the threshold makes more homesteads eligible for the exemption, which reduces the taxable value of the grand list. As the grand list shrinks, the tax rate must rise to keep revenues level. Similarly, increasing the exemption amount enlarges the discount for eligible properties, reducing the taxable grand list and pushing the tax rate up.

The table at the bottom of the page lists actual Burlington properties with their assessed values and calculated municipal tax, showing how each is affected by changes to the exemption structure. The table can be filtered on the left by property category and value.



## Page 3: Second Homes and Underused Residential

The final page presents a preliminary analysis of an additional tax rate on second homes and other underused residential properties. Because the City does not have a direct marker for second homes, the category was constructed by combining multiple City datasets. Using the rental registry, the analysis separates residential property into rentals, homesteads, and "other residential" (i.e. second homes). Residential property here is defined by land use code and includes single-family homes and condos, multifamily up to four units, seasonal homes, and vacant residential land.

This page allows users to explore how much revenue the City could raise by imposing an additional tax rate on the "Other Residential" category, adjustable via the "second home rate" input.

Revenue estimates here are likely somewhat higher than what such a rate would actually generate, because the underlying data probably undercounts both homesteads and rentals.

This analysis models the policy as an additional rate, but the Committee has also suggested instead increasing the assessed value of these properties, as is currently done for commercial properties. A 20% increase to the assessed value would result in the same bill as an approximately 0.17 increase to the overall municipal tax rate. The difference lies in how the resulting revenue is distributed across splinter rates.

