

Does Avery Need a Land-Transfer Tax Increase?

County already has over \$10 million in available funds

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EXECUTIVE SUMMARY

- The Avery County commissioners are asking county residents to approve a land-transfer tax increase on February 3. According to literature distributed by the county, “The Avery County Board of Commissioners has passed a resolution directing that revenue from the transfer fees be used exclusively for school capital outlay projects...”
- This resolution regarding the use of land-transfer tax revenue is not legally binding. Once passed, all new revenue, by law, can be used for any legal purpose.
- This *Regional Brief* finds that Avery County’s problems are not created by a lack of funding. The more than \$10 million in savings and revenues identified in this report total more than eight times the amount that the proposed land-transfer tax increase is estimated to produce (see Figure 1). If the county used this money instead, it could delay a land-transfer tax increase for more than eight years.
- Avery County’s cash reserves are over 24 percent of its annual budget. The state requires all counties to have eight percent of their budgets held in cash for emergencies, but Avery County has over 16 percent more than that minimum. This means that the county

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has almost \$3.7 million in cash that it can spend on pressing needs. This figure represents more than triple the amount that the proposed land-transfer tax would raise. In other words, the county could use this available cash for the next three years instead of new land-transfer tax revenue, which is estimated to be worth only about \$1.2 million per year. Based on this item alone, the county does not need to increase the land-transfer tax.

- ✦ County revenues have grown 34 percent faster than population and inflation since Fiscal Year (FY) 2002 (see Figure 2). The total amount of revenue for FY 2007 was almost \$5.5 million more than in FY 2002. By FY 2007, the average family of four paid \$1,641 more in taxes than in FY 2002. It would take a 53 percent increase in family income (current dollars) to match the increase in revenues that the county has received over those five years.
- ✦ If Avery County were to restrict its revenue increases to the increases in population and inflation, the county's revenues would increase 34 percent over the next ten years.
- ✦ Over the next ten years, the number of students in Avery County public schools will increase by 28 students or by about 1.2 percent (about one-tenth of one percent per year).

- ✦ If the school district has facility needs, the county commission and school board need to show taxpayers how they would spend the more than \$3.7 million in state money provided for capital improvements over the next ten years.
- ✦ Avery County benefited from the Medicaid swap above the state's promised "hold harmless" amount of \$500,000 a year for ten years. Avery County receives an average of \$533,000 per year for the next ten years (see Figure 1).

BACKGROUND

In its 2007 session, the North Carolina General Assembly relieved all counties of paying the portion of Medicaid expenses that had been forced on counties, in exchange for the half-cent sales tax that the counties levied to help pay those expenses.¹ In addition, the legislature voted to give counties the option to ask voters to approve new tax increases. Options include increasing the sales tax by one-quarter cent, tripling the land-transfer tax rate from 0.2 to 0.6 percent, or not hiking taxes at all.

The legislature also required counties to put those tax increases to an advisory vote of the people. If voters approved, county commissioners were allowed but not required to increase taxes. If both tax increases were

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Figure 1. Avery County Projected Revenue and Savings

Revenue Gains	1 year	10 years
Gain from Medicaid swap (FY 2008-09)	\$500,000	\$5,331,471
Estimated school capital (Avg based on projections)	\$366,859	\$3,713,714
Revenue Growth		
Revenue in excess of population and inflation (FY 2007)	\$5,479,901	\$54,799,006
TOTAL	\$6,346,760	\$63,844,191
Fund balance in excess of state requirement (FY 2008)	\$3,687,814	\$36,878,140
Potential extra availability	\$10,034,574	\$100,722,331
Revenue from Land Transfer Tax Increase	\$1,163,134	\$14,468,303

on the same ballot and both were approved, commissioners could impose only one tax increase, not both.

Since November 2007, county voters across North Carolina have voted 73 times on such tax increases, rejecting nearly all of them. Voters have approved only eight of those 73 proposed tax increases. Undeterred by voter opposition, some county commissions have put the tax increases on the ballot more than once.

There is no limit to the number of times that county commissioners can place a proposed tax increase on the ballot, or how much tax money commissions can spend on public “education” campaigns requesting that voters approve the tax increase.

PUBLIC SCHOOL SPENDING²

By far, counties spend more money on public education than any other area. Total local government spending on public education was \$2.68 billion or \$1,934 per pupil for the 2006-07 school year. Nearly 25 percent of all expenditures on public schools come from local tax revenue. Given the amount of taxpayer money involved, sympathetic appeals for school funding should not come at the

expense of sound fiscal policy

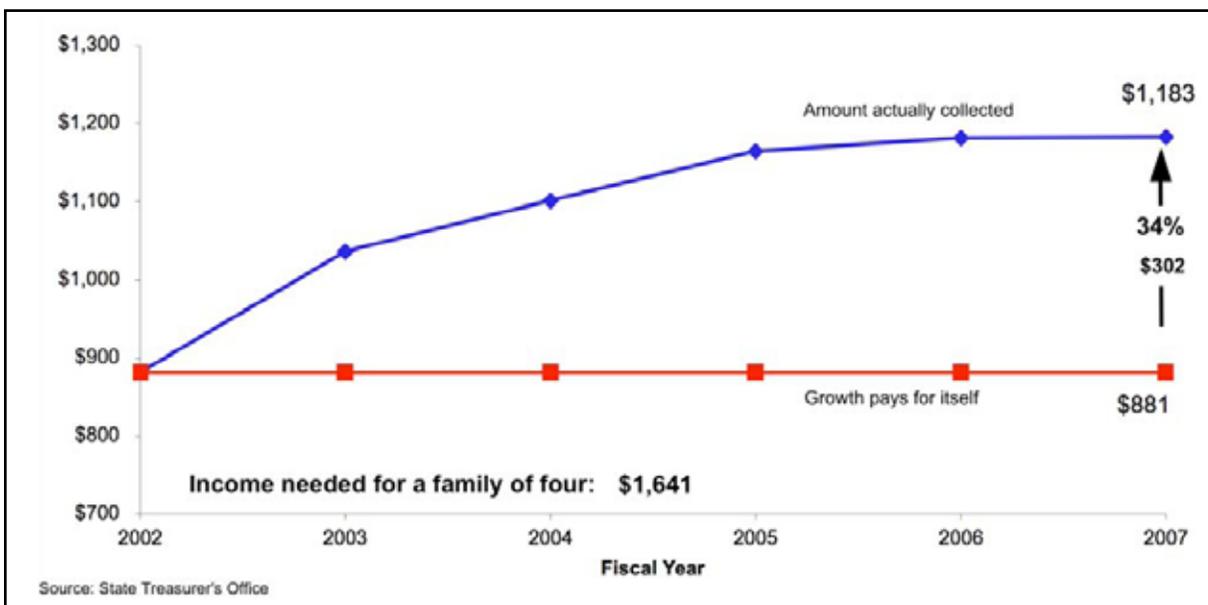
County governments and school boards should spend local tax dollars for education, as well as hire public school personnel, in proportion to changes in their school population. In Avery County, from 2002 to 2007, there was a 13 percent *decrease* in student population. At the same time, there was a 16 percent *increase* in local, inflation-adjusted per-pupil expenditures.

Over the last five years, the state increased per-pupil expenditures in Avery County by four percent, adjusted for inflation. Federal per-pupil expenditures decreased by eight percent during the same period. Thus, state and local spending on the Avery County Schools significantly outpaced enrollment growth.

The North Carolina Department of Public Instruction (DPI) projects that Avery County Schools will add just 28 students over the next ten years, an 1.2 percent increase. The state’s Public School Building Capital Fund, which includes lottery funds, will provide Avery County with an estimated \$3.7 million over the next ten years.

In the event that school construction or renovation projects are required, the school

Figure 2. Avery County Locally Generated Revenue Per Person, FY 2002–FY 2007 (adjusted for inflation, FY 2006 dollars)



system should redirect funds away from low priority projects, reduce the size of the school bureaucracy, pursue ways to reduce construction costs, redirect existing revenue streams, and implement sound facilities alternatives. With proper planning and “out of the box” thinking, the school district can manage enrollment growth using proven, cost-effective construction, renovation, and maintenance solutions that are taxpayer-friendly and enhance educational opportunities for students.

PER-CAPITA REVENUE INCREASES

Between FY 2002 and FY 2007, Avery County’s per-capita revenues have increased by 34 percent after adjusting for inflation³ (see Figure 2). This means that new county residents are contributing more than their fair share of county revenues. In other words, population growth has been “paying for itself” because county revenues are growing at a faster rate than population. In addition, if the county had lived within its means — that is, if its budget increases had been in line with population and inflation increases, rather than exceeded them — over those five years, the county’s FY 2007 revenues could have been almost \$5.5 million lower. That surplus amount could and should be returned to the taxpayers in the form of tax cuts.

If the county started living within the means of its citizens and held revenue increases in line with increases in population and inflation, county revenues would increase 34 percent over the next ten years.

MEDICAID SWAP

The state is taking over the county portion of Medicaid over three years, but it is also taking a portion of revenues from counties, too. The legislature included a “hold harmless” provision to guarantee that each county ends up with at least \$500,000 more available in its budget each year for ten years.⁴ Because Avery County’s net Medicaid savings were more than the \$500,000 “hold harmless” amount, the county will receive an average

of about \$533,000 a year over the next ten years (see Figure 1).

CONCLUSION

This report shows that Avery County is not in financial difficulty. In fact, most North Carolina counties do not face revenue crises that require tax increases. Nevertheless, county commissioners have placed tax increases on the ballot 73 times since the legislature authorized county residents to vote on tax increases.

In all the counties voting on tax increases, revenues grew faster than population and inflation between FY 2002 and FY 2007. The average increase is almost 19 percent. In addition, state government has grown six percent faster than population and inflation between FY 2002 and FY 2007. Obviously, this government growth rate rapidly outstripping population and inflation growth cannot be sustainable.

The February 3 vote provides the opportunity for Avery County citizens to be heard. The results of the 73 county tax votes since last November are informative. County voters rejected 65 of the 73 requests for tax increases. Citizens, when given the chance, are rejecting tax increases.

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NOTES

1. Over the next three years, the state will take over the 15 percent of Medicaid expenses that the counties had previously been required to fund; see State Law 2007-323 (House Bill 1473, Sections 31.16 and 31.17).
2. N.C. Department of Public Instruction (NC DPI), School Planning Division, “ADM Growth Analysis, 2007–2017,” September 2007; NC DPI, School Planning Division, “Public School Building Capital Fund: 10 Year Planning Projections, 2007–2016,” June 27, 2007; NC DPI, Division of School Business Services, “FY 2007-08 Estimated Lottery Distribution,” August 2007; NC DPI, “Statistical Profiles,” 2003–2007, accessed September 2008; NC DPI, Division of School Business, “2006–2007 Selected Financial Data,” accessed September 2008; NC DPI, Education Statistics Access System, “Final ADM,” accessed September 2008. Inflation adjustments used the GDP Deflator published by the Federal Reserve Bank of St. Louis. Public School

Building Capital Fund projections are based on 10 years of corporate income tax and lottery funding at the 2008-2009 level (estimated), adjusted for projected enrollment growth over ten years.

3. County Annual Financial Information Report (AFIR) from the N.C. Department of the State

Treasurer, www.nctreasurer.com/lgc/units/unitlistjs.htm.

4. North Carolina General Assembly, Fiscal Research Division, "Medicaid 3 Year 500K" projections, 2007.