

TOWN COUNCIL



STAFF REPORT

Executive Department

MEETING DATE:	May 12, 2026
PROJECT:	Consideration of a Resolution Approving the Town of Bluffton Assessment District Roll for Tax Year 2026
PROJECT MANAGER:	Heather Colin, AICP, Assistant Town Manager

RECOMMENDATION: Town Council adopt a Resolution approving the Assessment District Roll for Tax Year 2026 (Attachment 1).

BACKGROUND: On November 9, 2005, the Town of Bluffton Town Council established the Assessment District through the adoption of Town Ordinance No. 2005-25.

The Assessment District applies to certain areas within the previously established and approved Town of Bluffton Tax Increment Finance (TIF) District. A portion of the redevelopment projects in the TIF District are improvements that will be constructed within the Assessment District. All residential lots/units platted and recorded within the Assessment District are assessed a fee of \$75 per lot/unit. The Assessment District Roll is updated each year to reflect newly recorded lots and changes in ownership.

Staff worked with Beaufort County to create the Assessment District Roll for the 2026 tax bills. The total number of lots/units in the 2026 Assessment District is 5,873 with a revenue projection of \$440,475. The funds are pledged for future debt service and are a part of debt service fund balance.

ATTACHMENTS:

1. Resolution Approving the Town of Bluffton Assessment District Roll for Tax Year 2026:
 - a. Exhibit A – Town of Bluffton 2026 Assessment District Roll.
2. Proposed Motion.