



2026 Property Tax Options

City of Camas

Property Tax Limitations

- ◇ Property Taxes are limited to IPD or 1% whichever is less
 - ◇ IPD rate is the % change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th
 - ◇ IPD rate for 2026 is 2.44 percent

Last Year's Levy with 1% Reduces Taxes

2025

Tax Levy \$15,710,649

Tax Rate \$1.95

Impact on \$662,107 Home = \$1,290

Increase of \$53 from 2024

0%

Tax Levy \$15,710,649

Tax Rate \$1.86 \$0.09 less than 2025

Impact on \$681,970 Home = \$1,266

Reduction of \$24 from 2025

Service reduction \$157,106 in the
General Fund for 2026

1%

Tax Levy \$15,867,755 \$157,106 more

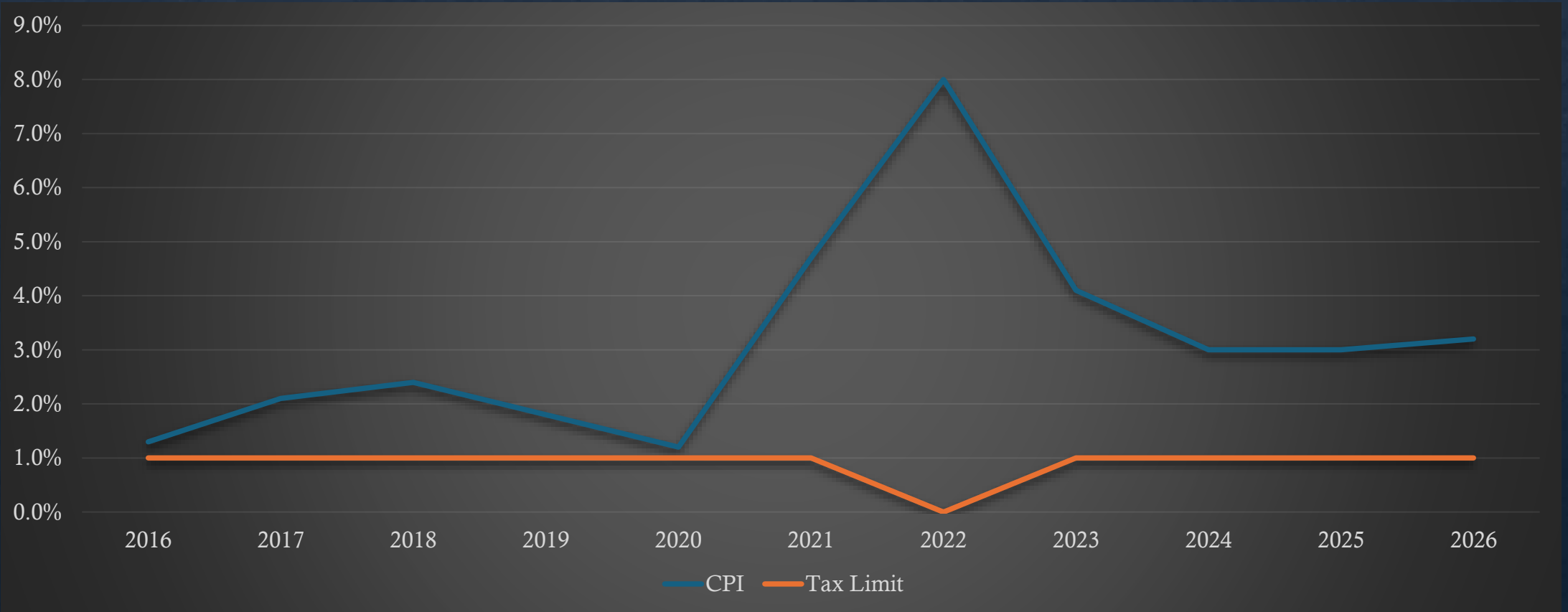
Tax Rate \$1.88 \$0.07 less than 2025

Impact on \$681,970 Home = \$1,277

Reduction of \$13 from 2025 and \$11
from 0%

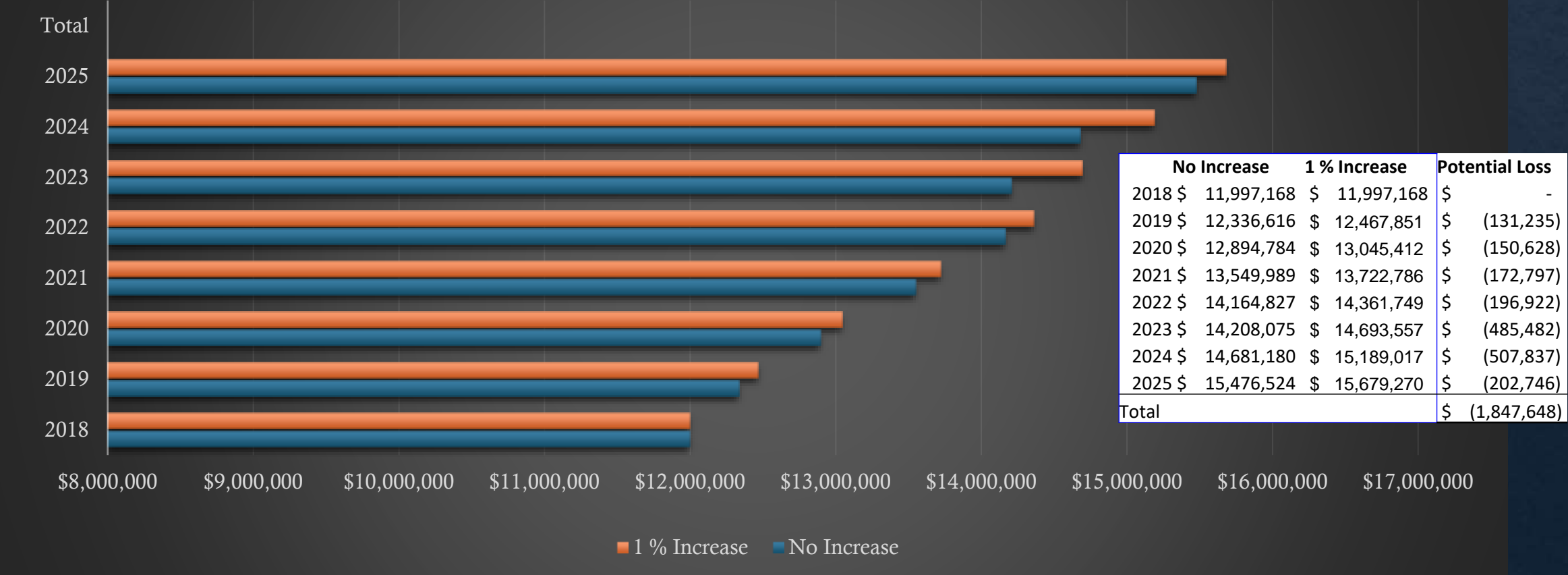
Status quo service in General Fund in
2026

CPI compared with 1% Property Tax Limit



Compounding Impact

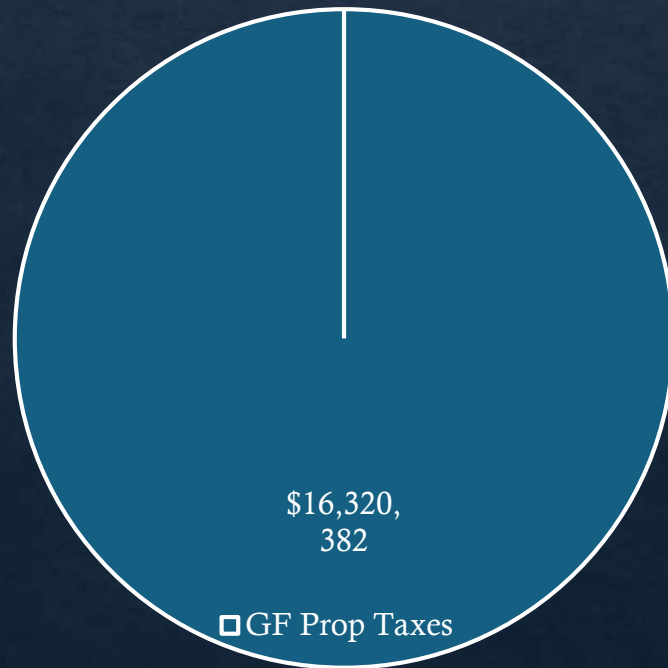
\$131,235 or 1%
compounds to
\$1,847,648 in 7 yrs



	No Increase	1 % Increase	Potential Loss
2018 \$	11,997,168	\$ 11,997,168	\$ -
2019 \$	12,336,616	\$ 12,467,851	\$ (131,235)
2020 \$	12,894,784	\$ 13,045,412	\$ (150,628)
2021 \$	13,549,989	\$ 13,722,786	\$ (172,797)
2022 \$	14,164,827	\$ 14,361,749	\$ (196,922)
2023 \$	14,208,075	\$ 14,693,557	\$ (485,482)
2024 \$	14,681,180	\$ 15,189,017	\$ (507,837)
2025 \$	15,476,524	\$ 15,679,270	\$ (202,746)
Total			\$ (1,847,648)

RFA and the 1%

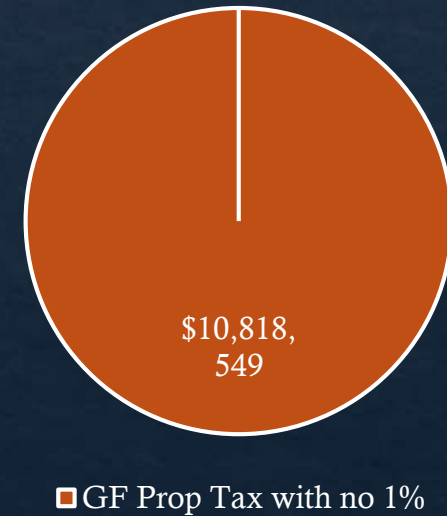
2026 Taxes no 1%



2027 RFA



2027 RFA and no 1%



Items not in the 2026 General Fund Budget

- ◇ 4 Playground structures need repair/replacement
- ◇ Police over-hires for pending retirements
- ◇ Development Engineering Manager
- ◇ Operations Project Manager
- ◇ Street Maintenance Worker
- ◇ Cross Connection Control Specialist (Streets)
- ◇ Hydrant Maintenance Program (Streets)
- ◇ Volunteer Coordinator
- ◇ Part-time Library Associate
- ◇ Repair and Maintenance to City Hall
- ◇ Replacement for Municipal Court

Balancing the 2026 Budget

- ◆ Options for Consideration
 - ◆ Reduce the Street Preservation Funding
 - ◆ Reduce the RFA contribution in 2027
 - ◆ Hold on Park field drainage, restrooms and dugouts
 - ◆ Freeze vacancies for six months for positions other than first responders