

City of Yuma  
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# City of Yuma Annexation Guide



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As neighborhoods around the City of Yuma grow, they often develop a need to provide structured services to their residents. One of the options these residents have is to request annexation into the City of Yuma because the City has an established system for supplying quality, cost-effective services to its residents.

The City of Yuma has developed this brochure to provide you with basic information about annexation. Please contact the Department of Community Development at (928) 373-5175, if you have further questions.

**What is the annexation process?** Annexations are typically started by the property owners within the annexation area who wish to take advantage of the services that the City provides. The process involves filing a map with the Yuma County Recorder's Office, notification to property owners within the annexation area, a Public Hearing by City Council, collection of signed annexation petitions, then the adoption of an ordinance changing the City Boundaries. Annexation requires a majority (50% +1) approval of all the property owners who own at least 50% of the property value in the annexation area.

**What services are provided by the City and how much will they cost me?** The following page notes cost estimates for City services. Many services are provided with no fee to city residents. For other services, you will usually pay much less than non-city residents.

The City provides top-notch Fire and Emergency Medical services to City residents with no subscription fee. This is often a primary reason unincorporated areas, which commonly pay premiums for fire and emergency medical services, seek annexation into the City. You may also receive lower cost mortgage insurance with YFD accreditation (check with your insurance provider).

The City of Yuma Police Department has over 275 authorized positions dedicated to serving the citizens of Yuma. Police department operations include Investigations, Communications (911), School Services, Traffic and Animal Control to respond to stray animals and noise complaints.

Once you are a City resident, you will no longer pay a private company for residential trash pickup. The City provides twice-weekly resident trash collection paid through your water utility billing for only \$14.25 a month, which includes recycling, neighborhood clean ups and quarterly hazardous waste disposal events.

Water and Sewer service is available to City residents at a lower cost. The City of Yuma provides City residents with purified water from a guaranteed Colorado River allotment.

The City cares about your safety and provides full public works services, including sidewalk and public street maintenance.

The City provides park facilities and recreation programs to the community. The City of Yuma actively plans, constructs and maintains park facilities across the City of Yuma. And City of Yuma residents pay a lower rate to rent facilities or sign up for programs.

## ANNEXATION COSTS/BENEFITS

To help your decision the City of Yuma has identified some of these cost savings.

**PROPERTY TAXES** – City of Yuma’s Primary Property tax rate is \$2.3185 per \$100 of Assessed Value. For a property with an Assessed Value of \$9,814.00 that would mean your annual property tax bill would be an **additional** \$227.54 ( $\$9,814/100 \times \$2.3185$ ). Please contact the Yuma County Assessor at (928) 373-6040 to learn about market values and assessments.

**TRASH PICK UP** – The City of Yuma provides: two (one recycling & one trash) pick ups a week. City of Yuma charges \$14.25 per month. On an annual basis that would be \$171.00. Probable cost savings is identified in the chart to the right but depends on your current private sanitation provider.

**HOME INSURANCE** - The YFD is one of only 259 accredited fire departments in the world and one of 11 in Arizona. The YFD ISO rating of 2 vs the Rural Metro rating of 5/5Y means annexation could lower your homeowners insurance.

## 2018 PROPERTY TAX NOTICE YUMA COUNTY, ARIZONA



**THIS IS THE ONLY TAX NOTICE**

If you have a MORTGAGE on your property and your taxes are paid thru

ACCOUNT NUMBER	TAX AREA CODE	PARCEL IDENT
	0120	

LOCATION ADDRESS	LEGAL DESCRIPTION OF PROPERTY
Subdivision:	Section: 11 Township: 09S Range: 22W

PROPERTY TAX CALCULATION						
ITEM	Limited Value	ASSMT%	Assessed Value	Exemption	Primary Tax Rate	Secondary Tax Rate
LAND BLDGS, ETC.	98,136	10.0	9,814	0	9.4562	2.2261
PERSONAL PROPERTY	0	0.0	0	0	9.4562	1.9739
TOTALS	98,136		9,814	0		

To estimate City property taxes Look up your Tax Bill at the Yuma County Treasurer’s website - <http://treasurer.yumacountyaz.gov/treasurer/web/> find your Assessed Value, divide that by 100 and multiply that by the City Property Tax Rate of \$2.3185.

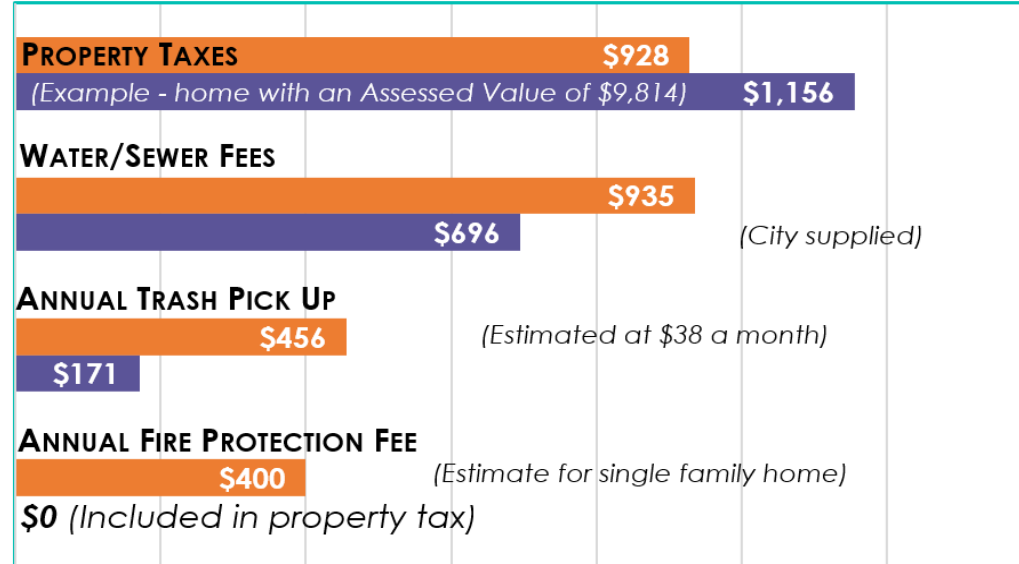
TAX SUMMARY	
Primary Ad Valorem Tax	928.04
Less State Aid To Education	-182.28
Net Primary Ad Valorem Tax	745.76
Secondary Ad Valorem Tax	218.48
Special District Tax	0.00
<b>TOTAL TAX DUE</b>	<b>964.24</b>
<b>HALF TAX</b>	<b>482.12</b>

## TOTAL FEE COMPARISON

*This fee comparison is only an example of what a city resident might save. Taxes, fees and insurance premiums may vary with value of property.*



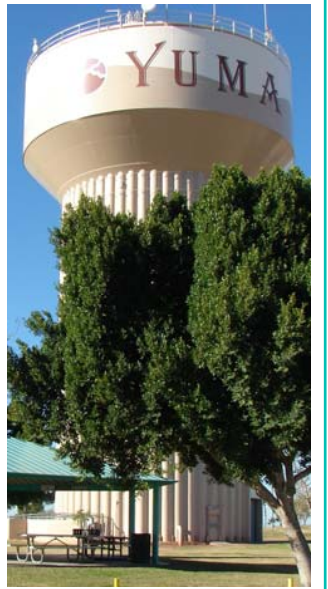
\$0 \$200 \$400 \$600 \$800 \$1,000 \$1,200 \$1,400



■ Before Annexation ■ After Annexation

## ANNEXATION COSTS/BENEFITS

**WATER/SEWER** – Properties outside the City limits pay a higher water and sewer rate. A property with a monthly bill of \$77.93 would decrease to \$57.96 when annexed. This would result in annual cost savings of \$240.00. Call City of Yuma Customer Service at (928) 373-5076 (menu option #8) if you have questions about your specific utility bill.



**FIRE PROTECTION** – Property in the City is provided fire protection for free. If you currently pay Rural Metro fire service, that contract and cost would go away.

**GRAFFITI AND ANIMAL CONTROL** – The City of Yuma Parks Department provides graffiti abatement across the City and the Police Department manages animal control to respond to stray animals and noise complaints.

## WILL ANY ZONING DIFFERENCES AFFECT MY PROPERTY? NO

Legally established uses in the County will be GRANDFATHERED and accepted when annexed into the City. The City and County have adopted similar zoning districts and building codes. Property owners who legally keep farm animals can continue to do so. If an owner does want to rezone, the City of Yuma will process a rezoning application free within six months of annexation. For Poultry, chickens are allowed on most residentially zoned properties that meet coop spacing requirements and animal quantity limitations.

Contact the City of Yuma Department of Community Development to learn more or ask about your property at (928) 373-5175 or by email at [DCDPlanning@YumaAZ.gov](mailto:DCDPlanning@YumaAZ.gov).