

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6882

AN ORDINANCE establishing the amount of property taxes to be levied for the year 2026, the second year of the City of Bellevue's 2025-2026 biennium; and establishing an effective date.

WHEREAS, RCW 35A.34.230 requires the City Council and the City Manager or designee to consider the City's total anticipated financial requirements for the ensuing mid-biennium, the City Council to determine and fix by ordinance the amount to be raised the second year of the biennium by ad valorem property taxes (for 2026), and the City Clerk to certify the same to the Clerk of the King County Council; and

WHEREAS, the City Council held a final public hearing on November 12, 2025 to consider the 2025-2026 Mid-Biennial Budget, including revenue sources, and the City Manager or designee has considered the same; and

WHEREAS, after hearing and duly considering all relevant evidence and testimony presented, the City Council has determined that the City requires an increase in property tax revenue from the previous year, in addition to that resulting from the addition of new construction and improvements to property and other permitted adjustments, in order to discharge the expected expenses and obligations of the City in its best interest; and

WHEREAS, the estimated assessed valuation of all taxable property within the City as determined by the King County Assessor is \$98,915,427,006 for 2026; and

WHEREAS, the Bellevue voters approved a \$4,049,000 parks and natural areas property tax levy lid lift in 2008 that included a 20-year capital component and an ongoing operating component; and

WHEREAS, the Bellevue voters approved a 20-year levy lid lift in 2017 for the purpose of fire facilities improvements at a rate of \$0.125 for the first year and increases in the levy as allowed by Chapter 84.55 RCW for the remaining 19 years; and

WHEREAS, the Bellevue voters approved a 20-year levy lid lift in 2017 for the purpose of transportation neighborhood safety, connectivity and congestion improvements at a rate of \$0.15 for the first year and increases in the levy as allowed by Chapter 84.55 RCW for the remaining 19 years; and

WHEREAS, the Bellevue voters approved a 9-year levy lid lift in 2022 for parks, community/recreation facility and open spaces purposes at a rate of \$0.20 for the first year and increases in the levy as allowed by Chapter 84.55 RCW for the remaining eight (8) years; and

WHEREAS, in 2026, with the passage of this legislation, the City intends to collect these authorized levy lid lifts including a statutorily available one (1) percent increase plus the effects of new construction and other increases allowed under RCW 84.55.010, and refunds; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. There is hereby levied, and established to be raised by regular ad valorem property taxes for 2026 the amount of \$95,487,103, This property tax levy includes an increase of \$1,178,874 from new construction and other increases allowed under RCW 84.55.010 and refunds, and includes the statutorily available one (1) percent increase of \$929,940.

2026 Regular & Voted Levy	\$95,487,103
Less Parks & Natural Area Voted Levy	(4,049,000)
Less Fire Facilities Voted Levy	(7,703,338)
Less Neighborhood Safety, Connectivity, & Congestion Voted Levy	(9,243,998)
Less 2025 Regular Property Tax Levy	(50,890,724)
Less New Construction Levy	(1,178,874)
Less Refund Levy	(384,330)
Less 2022 Parks, Facility and Open Space Le	(21,106,899)
Property Tax Increase	<u>\$929,940</u>

% Increase due to statutorily available 1 percent	1.0%
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The total change in 2026 for property taxes levied hereunder, including the increase resulting from the addition of new construction and other allowable increases under RCW 84.55.010 and refunds is \$1,178,874 from new construction and \$384,330 from refund amounts, including the statutorily available 1 percent increase of \$929,940, a 2.7 percent increase over the 2025 property tax levy, as shown below.

2025 Regular Property Tax Levy	\$50,890,724
Plus Parks & Natural Area Voted Levy	4,049,000
Plus Fire Facilities Voted Levy	7,703,338
Plus 2022 Parks, Facilities, and Open Space Levy	21,106,899
Plus Neighborhood Safety, Connectivity, & Congestion Voted Levy	9,243,998
Plus New Construction Levy	1,178,874
Plus Refund Levy	384,330
Plus 1% Annual Available*	929,940
2026 Regular & Voted Levies	\$95,487,103
Changes from 2025	\$2,493,144
% Change	2.7%

NOTE: Final assessed value to establish the property tax levy and banked capacity information is not yet available from the King County Assessor's Office. As a result, the 2026 assessed value, property tax levy and banked capacity amounts are based on preliminary numbers provided by the County. The 2026 regular property tax levy reflects the preliminary state-assessed value certified by the King County Assessor's Office. See Section 7 below.

Section 2. There is hereby levied a voted property tax of \$4,049,000 as passed by the voters in the November 4, 2008 general election for the Parks and Natural Areas measure. This measure includes a capital component of \$3,389,000 annually for 20 years and a maintenance and operating component of \$660,000 annually with no time limitation.

Section 3. There is hereby levied a voted property tax of \$0.125 per \$1,000 of assessed value for collection in 2017 (and for the 19 years thereafter increases as allowed by chapter 84.55 RCW) for the Fire Facilities measure as passed by the voters in the November 8, 2016 general election.

Section 4. There is hereby levied a voted property tax of \$0.15 per \$1,000 of assessed value for collection in 2017 (and for the 19 years thereafter increases as allowed by chapter 84.55 RCW) for Neighborhood Safety, Connectivity and Congestion measure as passed by the voters in the November 8, 2016 general election.

Section 5. There is hereby levied a voted property tax of \$0.20 per \$1,000 of assessed value for collection in 2023 (and for the 8 years thereafter increases as allowed by chapter 84.55 RCW) for the Parks, Community/Recreation Facility and Open Space measure as passed by the voters in the November 8, 2022 general election.

Section 6. The City Clerk is directed to transmit a certified copy of this ordinance to the Office of the Auditor of the State of Washington, Division of Municipal Corporations. The City Clerk is directed to transmit to the Council Administrator – Clerk of the King County Council and to the King County Assessor 1) on or before December 1, 2025 an estimate of the Property Tax Levy and 2) a certified copy of this Ordinance showing its adoption.

Section 7. Should King County determine the actual amounts of the 2026 assessed property valuation and/or Property Tax Levy to be more or less than the amounts estimated herein, the City Manager or his designee is hereby authorized to adjust the Budget to reflect the same.

Section 8. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Passed by the City Council this _____ day of _____, 2025 and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Monica Buck, Deputy City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____