Special Assessments for Stormwater, Solid Waste and Fire Services

Supplemental information for property owners inside the Gainesville, FL city limits

The City of Gainesville is implementing two separate special assessments for stormwater and solid waste services, respectively, effective Oct. 1, 2026. The City of Gainesville implemented a special assessment for fire services in Oct. 2010. Since special assessments are collected with annual property tax bills, the City of Gainesville works with the Alachua County Property Appraiser to include the special assessments in the annual Truth in Millage (TRIM) statement of proposed taxes.

The special assessments cover Oct. 1 to Sept. 30 of each fiscal year. It is a non-ad valorem amount that is payable with the annual property tax bills between Nov. 1 and March 31. The discounts and penalties applicable to ad-valorem taxes also apply to the special assessments.

Note, the city is required by Section 197.3632 (4)(b), Florida Statutes, to provide the following information:
Assessments are on the property tax bill and are treated the same as property taxes. Failure to pay the assessments will cause a tax certificate to be issued against this property and may result in loss of title.

All affected property owners have the right to appear at the Public Hearing on **Thursday, Sept. 10, 2026**, and to file written objections with the Gainesville City Commission within 20 days of this notice. The Public Hearing will be held in the City Hall Auditorium at 200 E. University Ave., Gainesville, FL at 5:30 p.m. or as soon thereafter as the matter may be heard.

Section 286.0105, Florida Statutes, requires the city to notify you that if you decide to contest any decisions made at the public hearing on these assessments, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings (a word for word written copy of the entire public hearing) is made, which includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who require assistance to participate in this meeting must notify the City of Gainesville at 352-334-5051 or call the TDD phone line at 352-334-2069 at least two business days in advance.

Stormwater Special Assessment Rates

Rate per 1 ERU (Equivalent Residential Unit): $150.65 (one ERU is the equivalent of 2,300 sq. ft. of impervious area)

Properties charged on a fixed-rate basis

Single-family: 1 ERU (plus 1 ERU per ADU)
Duplex: 2 ERUs
Mobile home: 0.6 ERU

Properties charged on a measured square-foot basis

General property (condominiums, apartment complexes, mobile home parks, commercial, mixed-use)
Number of ERUs = total square feet divided by 2,300

Stormwater FAQs

What is the purpose of the special assessment for stormwater services? It provides a dedicated and equitable funding source for the cost of providing stormwater services. Developed properties contribute stormwater runoff into the city's stormwater system, which is comprised of a network of pipes, culverts, ditches, storm drains, and detention basins designed to collect and treat stormwater runoff. It is estimated that the city will collect approximately $10,706,488 from the Stormwater Services Assessment.

How is the assessment calculated? Each parcel of developed property is assessed based upon the estimated amount of stormwater runoff generated by impervious and semi-impervious area on the property. Impervious area includes buildings, parking lots, driveways, patios, decks, walkways, and athletic courts. Semi-impervious area includes land that has been cleared, graded, graveled, filled or compacted.

What is an ERU? The amount of impervious and semi-impervious area is expressed in terms of ERUs (equivalent residential unit). One (1) ERU is defined as 2,300 square feet of impervious area. Generally, the number of ERUs for each property is calculated by dividing the impervious area by 2,300 square feet. However, certain property types are assigned a fixed rate regardless of how many square feet of impervious area they have.

What are the property types?

- Fixed-rate classifications: Single-family, duplexes, mobile homes
- Measured impervious area classifications: General property (condominiums, apartment complexes, mobile home parks, commercial and mixed-use)

*The Stormwater Assessment Resolution and Solid Waste Assessment Resolution for the City of Gainesville are available at **www.gainesvillefl.gov/SpecialAssessments**.*
*Questions may be directed to Public Works at 352-334-5070 or **pubwrk@gainesvillefl.gov**.*

Solid Waste Special Assessment Rates

20-gallon cart: $368.18 35-gallon cart: $391.58 64-gallon cart: $436.81 96-gallon cart: $486.73

Solid Waste FAQs

What is the purpose of the special assessment for solid waste services? The assessment covers the cost of providing solid waste collection, disposal and associated services. It is estimated that the city will collect approximately $12,389,454 from the Solid Waste Services Assessment.

How is the assessment calculated? Each residential property is assessed based upon the size of the garbage cart used by the property.

What does solid waste service include? Solid waste service includes the weekly collection of garbage, recycling, yard waste, white goods and bulk waste. It includes disposal costs charged by the landfill. The special assessment also includes costs associated with city staff oversight of the contracted hauler, a customer service call center, and education about proper disposal of solid waste, hazardous waste, and recycling.

How can I reduce my assessment? A residential property owner can reduce the special assessment by having a smaller garbage cart. An owner can request to change the size of the cart one time per year.

Fire Special Assessment Rates

Residential rates per square foot

Single-family/Duplex: $0.1444
Multi-family: $0.1430

Non-residential rates per square foot

Commercial: $0.1901
Industrial/Warehouse: $0.1418
Institutional: $0.3635

Mobile Home/RV Vacancy Credits: Applications for mobile home/RV vacancy credits and low-income assistance are evaluated between Jan. 1 and May 1 of the tax year **in advance** of the tax bill sent in November. To receive credit for Oct. 1, 2026-Sept. 30, 2027, applications should have been submitted between Jan. 1-May 1, 2026. A late application period will be open from Aug. 15-31, 2026.

Fire Assessment FAQs

What is the purpose of the special assessment for fire services?

It provides a dedicated and equitable funding source for a portion of the cost of providing fire protection services. It is estimated that the city will collect approximately $20,701,715 from the Fire Services Assessment.

How is the assessment calculated? Historical demand is determined for each property type, and each building is assessed for its total square footage under roof. Historical demand is the response load within each property type based on an analysis of one year of fire incident calls in the city.

What are the property types?

- Residential Rate Categories: Single-family, including duplexes; multi-family
- Non-Residential Rate Categories: Commercial, industrial/warehouse, institutional

What does total square footage include? Drive-thrus, covered walkways, carports, garages and porches are added to the main area of a building. The square footage is determined by the Alachua County Property Appraiser's staff and may be viewed on their website at **www.acpafl.org**.

Are all property types subject to the special assessment for fire services? The special assessment applies to all improved property in the city, including property owned by places of religious assembly and non-profit organizations; however, the city may pay the special assessment on behalf of qualified religious and charitable organizations. The city is not legally able to require payment for special assessments on government-owned properties; however, the city pays for the government parcels with other legally available funds and does not shift that burden to other non-government properties.

*The Fire Assessment Resolution for the City of Gainesville is available at **www.gfr.org**.*
*Questions may be directed to Gainesville Fire Rescue at 352-334-5078 or emailed to **gfrpio@gainesvillefl.gov**.*