

**CITY OF YUCAIPA
TAX ROLL BILLING QUESTIONS & ANSWERS (Q&A)**

Q. Do I have to have trash service?

A. Yes. The City's Municipal Code (Title 8, Section 8.28.050) states: Every person who owns and every person who occupies any developed real property within the city, whether at a residential, commercial or industrial location, or otherwise shall make or cause to be made with the city's authorized agent, appropriate arrangements for regular refuse collection services and it is unlawful for any such person to fail, refuse or neglect to do so.

Q. Would this affect the cost of garbage and recycling collection for residents?

A. No. Tax roll billing will not change the total annual cost for refuse and recycling service. Most customers utilizing the 60-gallon trash container currently pay about \$322.60 annually through six-bi-monthly invoices from Yucaipa Disposal. With tax roll billing, residents could either pay as a lump sum or split it into two installments, consistent with how the San Bernardino County Property Tax Bill is currently paid.

Q. How would residents know of future rate changes?

A. The City would continue to provide notice of proposed service rate increases to property owners pursuant to Proposition 218 (45-day Public Hearing Notice). Rate changes would continue to require City Council approval.

Q. I own a rental property. Would I have to pay if the property is vacant?

A. Yes. The City's Municipal Code (Title 8, Section 8.28.050) requires mandatory refuse collection service. Since the City and Yucaipa Disposal are unable to determine or track when a rental property is occupied, vacated, and then reoccupied, service must be established. However, the City's contract with Yucaipa Disposal includes a provision that allows property owners to stop trash service when the property owner shows proof that utilities have been turned off.

Q. When would I receive my tax bill?

A. In San Bernardino County, property tax bills are mailed in October with the first installment due in December the second installment due in April.

Q. Does tax roll billing apply to mobilehome parks, multi-family dwellings or commercial accounts?

A. No. Tax roll billing is **not** being proposed for mobile home parks, multi-family dwellings or commercial accounts as these subscribed services can vary significantly from month to month.

Q. Would renters still receive a bill?

A. Renters would no longer receive a bill and can no longer directly pay Yucaipa Disposal for trash and recycling collection services. Property owners may choose to address reimbursement with their renters.

Q. I own a rental property. How would I get my tenants to pay for the trash collection bill if it is on my property tax bill?

A. As the property owner, you would need to decide whether the cost of service is absorbed or passed on to the tenant through your lease agreement.

Q. Who would I contact for billing, service questions or concerns?

A. Customers can contact the Yucaipa Disposal Customer Service Department at 909-797-9125 or email at inlandempirecs@burrtec.com.

Q. What happens if I change my trash or recycling service throughout the year?

A. After July 2019, customers who request a larger trash cart or subscribe to additional services during the year would receive a bill for additional services directly from Yucaipa Disposal. The complete service level charges would be included in the following year's property tax bill. Customers who downsize to a smaller trash container would receive a credit towards the next year's property tax bill, or they may request a refund directly from Yucaipa Disposal.

Q. Do I need to discontinue automatic or recurring payments?

A. No action is required for automatic or recurring payments signed up through Yucaipa Disposal. If you signed up for automatic or recurring payments with your bank, you would need to ask your bank to discontinue the payment.

Q. What happens when I sell my house?

A. When you sell your home, any refund due will be sorted out by the title company during escrow, just as your property tax and other fees on the property tax bill are handled.

Q. I have property taxes paid through an escrow account with my lender. How would trash and recycling service billing work in this case?

A. If the property tax bill is paid by your lender, you will pay for your trash and recycling services through the same process, similar to how you pay for other fees and assessments that appear on the property tax bill. Contact your lender to adjust your escrow payments to include trash and recycling service billing.

Q. Are trash and recycling charges tax deductible since they are now on the property tax bill?

A. Consult with your tax advisor.

Q. Would this affect the bulky item pick-up program?

A. No. Residents would still have that service available. Simply call Yucaipa Disposal at (909) 797-9125 to schedule a bulky item pick-up.

Q. How would a new resident establish service?

A. New residents would contact Yucaipa Disposal at (909) 797-9125 to establish service as soon as possible and setup a service level that best fits their needs (15-gallon, 30-gallon or 60-gallon trash container); otherwise, Yucaipa Disposal may establish service based on the service provided to the previous customer or change the service to the default service level (30-gallon container).

Q. How can the City add a tax to the assessor's bill without my permission?

A. The waste disposal cost is not a tax, it is a fee for service. It is not being assessed against parcels, it is a bill for actual services to single-family residences.

Q. Is it legal to bill me this way?

A. Yes, many of California's cities and counties collect the fee for waste services this way.

Q. Why is the City proposing tax roll billing instead of Yucaipa Disposal billing me directly?

A. Tax roll billing ensures that all property owners contribute their fair share of the costs of trash service it would also reduce paper waste, which will assist the City in meeting the State Mandated Diversion requirements and would reduce the carbon footprint with electronic delivery of invoices and newsletters.

If you have any further questions, please contact Jennifer Crawford at (909) 797-2489, ext. 236.