

City of Key West Fire Assessment Program

April 1, 2026



What is a Fire Assessment?

Charge imposed against real property to pay for fire protection services.

- Does **NOT** Include EMS-type service above level of first responder

Case Law Requirements

1. Special benefit to property
2. Fair and reasonable apportionment



Purpose and Goals of Assessment Program

Revenue

- Will generate revenue for fire protection services

Diversification

- Non-ad valorem revenue source
- Dependent on cost of services, not taxable values
- Broadens “tax base” of those paying for fire protection services

Accountability

- Legally restricted funds for the provision of fire protection services, facilities and programs

Equity

- Property value bears no relationship to the provision of or demand for fire services
- Fire assessments are driven by service costs and demand
- All property fairly and reasonably pays for the availability and provision of fire protection services regardless of taxable value or available exemptions

Historical Demand Methodology*

Court tested
and approved

Most widely
adopted

Historical
demand is the
driving factor

*Methodology was upheld by the Fourth District Court of Appeals in [Desiderio Corporation, et al. vs. The City of Boynton Beach, Florida, et al.](#), 39 So.3d 487 (Fla. 4th DCA 2010).

Data Components

1. Service Delivery

- ALS with transport
- Fire flow available – 12,000 GPM – unlimited non-residential square foot
- Benefit Area
 - Incorporated Key West, minus Naval Base

2. Fire Department Budget

- Developed 5-Year Average Assessable Budget
 - Remove EMS costs

3. Develop Cost Apportionment

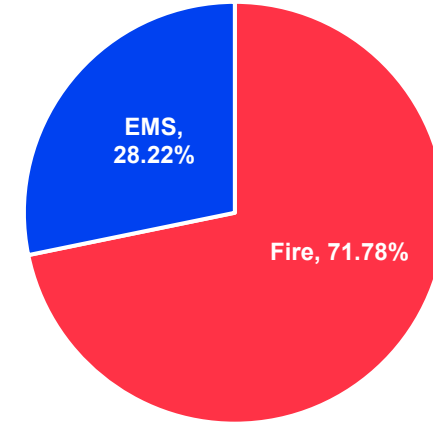
- Call data
 - Fiscal Year 2024-25

4. Develop Parcel Apportionment/Preliminary Assessment Roll

- Ad Valorem Tax Roll Data
 - Building/Property Use
 - Dwelling Units
 - Square Footage

5-Year Average Assessable Budget

- Start with FY 2025/26 Adopted Budget
 - Split between Fire and EMS* to determine assessable expenditures
- Applied Annual Increases
 - 5% personnel
 - 3% operating
 - Apparatus Replacement and CIP based on actual projected
 - Added 6 FF positions
- Revenues used to reduce expenditures
- Included Miscellaneous Assessment Expenditures
 - Study and Implementation Costs
 - Notice Costs
 - Statutory Discount
 - Tax Collector
 - Property Appraiser
- Total Net Expenditures
- **Total 5-Year Average Assessable Costs – \$19,022,308**



* In June 2000, in the case of SMM Properties, Inc. v. City of North Lauderdale, the Fourth District Court of Appeals concluded that EMS did not provide a special benefit to property; however, it reaffirmed that fire suppression, fire prevention, fire/building inspections and first response medical services do provide a special benefit to property. Methodology was upheld by the 4th DCA in Desiderio Corporation, et al. vs. The City of Boynton Beach, Florida, et al., 39 So.3d 487(Fla. 4th DCA Jan. 2010).

Fire Call Data Analysis

Fiscal Year 2024-25

Situation Found	Description	EMS Type Call	
100	Fire, Other	No	
111	Building Fire	No	
112	Fires in structures other than in a building	No	EMS Type Call
118	Trash or rubbish fire, contained	No	No
121	Fire in mobile home used as a fixed residence	No	No
123	Fire in portable building, fixed location	No	No
131	Passenger vehicle fire	No	No
132	Road freight or transport vehicle fire	No	No
134	Water vehicle fire	No	No
140	Natural vegetation fire	No	No
141	Forest, woods or wildland fire	No	No
142	Brush, or brush and grass mixture fire	No	No
143	Grass fire	No	No
150	Outside rubbish fire, other	No	No
151	Outside rubbish, trash or waste fire	No	No
154	Dumpster or other outside trash receptacle fire	No	No
160	Special outside fire, other	No	No
162	Outside equipment fire	No	No
200	Overpressure rupture, explosion, overheat, other	No	No
251	Excessive heat, scorch burns with no ignition	No	No
300	Rescue, EMS call, other	Yes	No
311	Medical assist, assist EMS crew	Yes	No
320	Allergic reaction	Yes	Yes
321	EMS call, excluding vehicle accident with injury	Yes	No
322	Vehicle accident with injuries	Yes	No
323	Motor vehicle/pedestrian accident (MV Ped)	Yes	Yes
324	Motor Vehicle Accident, No Injuries	No	No
331	Lock-in (if lock out, use 511)	No	No
342	Search for person in water	No	No
350	Extrication, rescue, other	No	No
352	Extrication of victim(s) from vehicle	No	Yes
353	Removal of victim(s) from stalled elevator	No	No
360	Water & ice related rescue, other	No	No
363	Swift water rescue	No	No
365	Watercraft rescue	No	No
381	Rescue or EMS standby	Yes	No
400	Hazardous condition, other	No	No
411	Gasoline or other flammable liquid spill	No	No
412	Gas leak	No	No
413	Oil or other combustible liquid spill	No	No
422	Chemical spill or leak	No	No
424	Carbon monoxide incident	No	No
440	Electrical wiring/equipment problem, other	No	No
744	Detector activation, no fire - unintentional		No
745	Alarm system sounded, no fire - unintentional		No
746	Carbon monoxide detector activation, no CO		No
900	Special type of incident, other, Dumpster fire		No
911	Citizen complaint		No

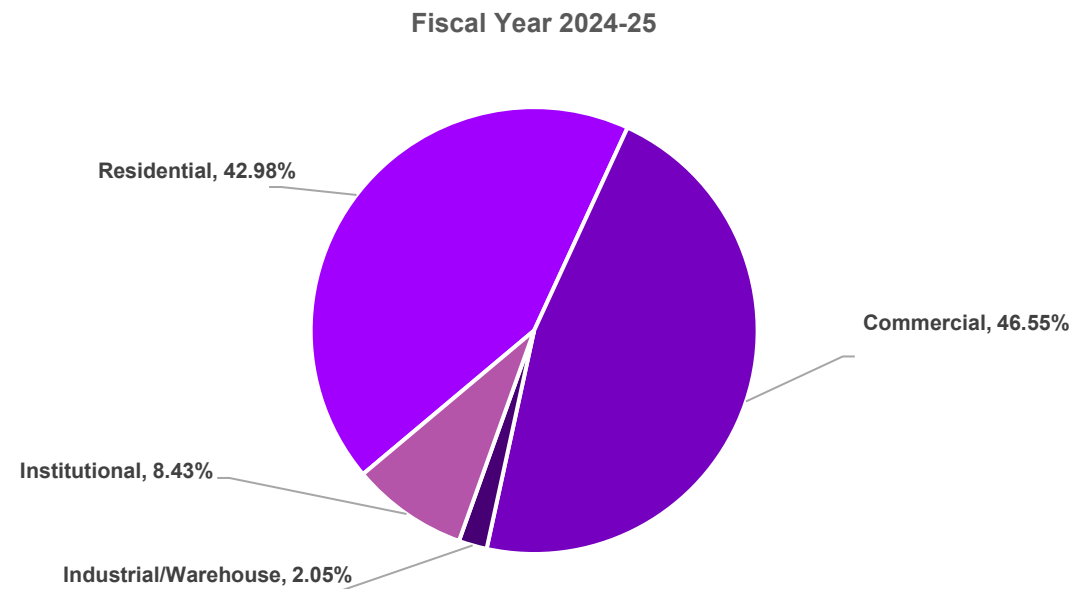
Type of Call	# Calls
EMS	5,097
Non-Specific	189
Land	6
Fire	1,120
Total Calls	6,412

Fixed Property Use	Description	Category Assigned		Category Assigned
000	FIXED PROP USE UNDETERMINED	NON-SPECIFIC		
100	UNKNOWN OTHER	NON-SPECIFIC		
110	FIXED USE RECREATION, OTHER	COMMERCIAL		
116	SWIMMING FACILITY	COMMERCIAL		
120	VARIABLE USE AMUSEMENT/RECREATION	COMMERCIAL		
121	BALLROOM,GYMNASIUM	COMMERCIAL		RESIDENTIAL
122	EXHIBITION HALL	COMMERCIAL		RESIDENTIAL
123	ARENA/STADIUM	COMMERCIAL		RESIDENTIAL
124	PLAYGROUND	COMMERCIAL	TELS	
129	AMUSEMENT CENTER INDOOR/OUTDOOR	COMMERCIAL		RESIDENTIAL
130	PLACES OF WORSHIP,CHURCH,FUNERAL PARLOR	INSTITUTIONAL		INSTITUTIONAL
131	CHURCH/CHAPEL	INSTITUTIONAL		RESIDENTIAL
140	CLUBS, OTHER	COMMERCIAL		COMMERCIAL
141	ATHLETIC CLUB/YMCA	INSTITUTIONAL		COMMERCIAL
142	CLUB HOUSE	COMMERCIAL	ORE	COMMERCIAL
143	YACHT CLUB	COMMERCIAL		COMMERCIAL
150	PUBLIC, GOVT, OTHER	INSTITUTIONAL		COMMERCIAL
151	LIBRARY	INSTITUTIONAL		COMMERCIAL
152	MUSEUM, ART GALLERY	INSTITUTIONAL		COMMERCIAL
155	COURT ROOM	INSTITUTIONAL	VICES	COMMERCIAL
160	EATING/DRINKING PLACES	COMMERCIAL	ET STORE	COMMERCIAL
161	RESTAURANT	COMMERCIAL	3	COMMERCIAL
162	NIGHTCLUB	COMMERCIAL		COMMERCIAL
170	TERMINALS OTHER	COMMERCIAL		COMMERCIAL
173	BUS TERMINAL	COMMERCIAL	/REPAIRS	COMMERCIAL
180	THEATER, STUDIO OTHER	COMMERCIAL		COMMERCIAL
183	MOVIE THEATER	COMMERCIAL		COMMERCIAL
200	EDUCATIONAL PROPERTY OTHER	INSTITUTIONAL	Y	COMMERCIAL
210	SCHOOLS NON-ADULT OTHER	INSTITUTIONAL		INSTITUTIONAL
211	PRE-SCHOOL	INSTITUTIONAL		COMMERCIAL
213	ELEMENTARY SCHOOL	INSTITUTIONAL	HER	INDUSTRIAL/WAREHOUSE
215	HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL	INSTITUTIONAL	:	INDUSTRIAL/WAREHOUSE
241	COLLEGE/UNIVERSITY	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
254	DAY CARE-IN COMMERCIAL PROPERTY	COMMERCIAL	EM	INDUSTRIAL/WAREHOUSE
256	DAY CARE-IN RESIDENCE-UNLICENSED	COMMERCIAL		INDUSTRIAL/WAREHOUSE
300	HEALTHCARE/DETENTION OTHER	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
311	CARE OF THE AGED/NURSING STAFF	INSTITUTIONAL	3ING	INDUSTRIAL/WAREHOUSE
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
322	ALCOHOL/SUBSTANCE ABUSE RECOVERY CENTER	INSTITUTIONAL		NON-SPECIFIC
323	ASYLUM/MENTAL INSTITUTION	INSTITUTIONAL		VACANT LAND
331	HOSPITAL-MEDICAL/PSYCHIATRIC	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
340	CLINICS, OTHER	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
341	CLINIC, CLINIC-TYPE INFIRMARY	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
342	DOCTOR/DENTIST/SURGEONS OFFICE	COMMERCIAL		INDUSTRIAL/WAREHOUSE
343	HEMODIALYSIS UNIT	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
361	JAIL/PRISON - NOT JUVENILE	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
363	REFORMATORY, JUVENILE DETENTION CENTER	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
365	POLICE STATION	INSTITUTIONAL		INDUSTRIAL/WAREHOUSE
900	OUTSIDE, SPECIAL PROPERTIES, OTHER			NON-SPECIFIC
921	BRIDGE, TRESTLE			NON-SPECIFIC
926	OUTBUILDING, EXCLUDING GARAGE			NON-SPECIFIC



Cost Apportionment

Based on Historical Demand for Fire Services – Fiscal Year 2024-25 Call Data



Call Data	# Calls	Average Duration	Factor	Weighted Calls	% Weighted Calls
Residential	435	20.75	1.00	435.00	42.98%
Commercial	564	17.33	0.84	471.10	46.55%
Industrial/Warehouse	23	18.70	0.90	20.73	2.05%
Institutional	98	18.06	0.87	85.31	8.43%
Total	1,120			1,012.14	100.00%



Parcel Apportionment

Category	Parcel Apportionment
Residential	Dwelling Unit
Non-Residential Commercial Industrial/Warehouse Institutional	Square Footage



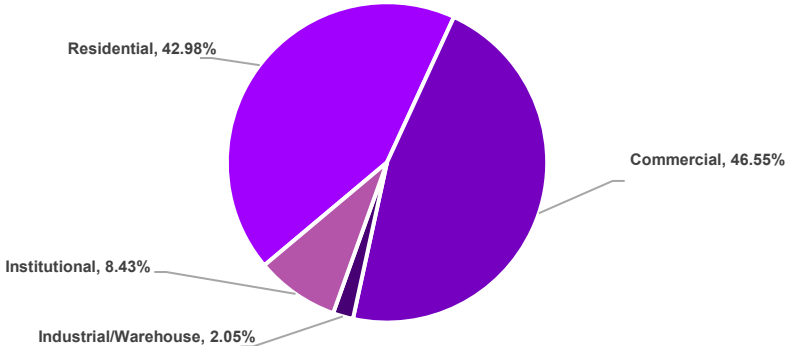
Assessment Rate Calculations

**Based on 100% Funding of 5-Year Average Assessable Budget
\$19,022,308**

Call Data	% Weighted Calls	Allocation of Budget	Billing Units	Rate
Residential	42.98%	\$8,175,453	13,367	\$612.00
Commercial	46.55%	\$8,853,947	7,228,598	\$1.23
Industrial/Warehouse	2.05%	\$389,523	974,449	\$0.40
Institutional	8.43%	\$1,603,385	2,457,359	\$0.66
Total Revenue	100.00%	\$19,022,308		
Exemption Buy-Down		\$2,934,458		
Government		\$2,638,364		
Institutional Tax Exempt		\$296,094		
Net Revenue		\$16,087,850		

Rate Scenarios

Category	100%	24.5%	16.25%	12.25%	8.1%
Residential	\$612.00	\$150.00	\$100.00	\$75.00	\$50.00
Commercial	\$1.23	\$0.31	\$0.20	\$0.16	\$0.10
Industrial/Warehouse	\$0.40	\$0.10	\$0.07	\$0.05	\$0.04
Institutional	\$0.66	\$0.16	\$0.11	\$0.08	\$0.06
Estimated Gross Revenue	\$19,022,308	\$4,660,465	\$3,091,125	\$2,330,233	\$1,540,807
Estimated Exemption Buy-Down	\$2,934,458	\$719,519	\$485,696	\$362,088	\$256,529
Government Buy-Down	\$2,638,364	\$647,739	\$436,347	\$326,197	\$229,612
Institutional Tax Exempt Buy-Down	\$296,094	\$71,780	\$49,349	\$35,890	\$26,918
Estimated Net Revenue	\$16,087,850	\$3,940,946	\$2,605,429	\$1,968,145	\$1,284,278



Critical Events Schedule

Event	Date
1 st Read of Ordinance	March 5, 2026
Advertise Ordinance (10 days prior to public hearing)	March 21, 2026
Workshop	April 1, 2026
Adopt Ordinance (2 nd readings)	April 1, 2026
Adopt Initial Assessment Resolution	May 7, 2026
Mailed and Published Notices	By June 11, 2026
Adopt Final Assessment Resolution	July 2, 2026
Certify Fire Assessment Roll to Tax Collector	By September 15, 2026
Tax Bills Mailed with City's Fire Assessment Charge	November 2026



Policy Direction

- Notice to Proceed with Implementation
 - Rates
- Exemption Policy
 - Government Parcels
 - Institutional Tax Exempt
- Other



Questions