FLOOD CONTROL DISTRICT
The Coconino County Flood Control District (FCD) is charged with reducing the risk of flood loss, minimizing the impact of floods on human safety, health and welfare and restoring and preserving the natural and beneficial values served by floodplains.

In May 2018 the FCD Board of Directors affirmed the boundaries of the District to ensure that the District is established in accordance with Arizona Revised Statutes. Based on a recent review of FCD policies by independent legal counsel, the FCD boundaries must match the boundaries of Coconino County and include all taxable properties within it. The Flood Control District tax must be levied on all taxable properties within the County including the municipalities of Flagstaff, Fredonia and Page that administer their own floodplains and have been exempt from FCD taxation since the Flood Control District was formed in 1984.

This means that the Flood Control District tax will now appear on all tax bills within Flagstaff, Page and Fredonia. Coconino County is now taxing all private and commercial properties within all municipalities consistent with Arizona’s 14 other counties who all assess flood control district taxes on all properties within their boundaries (irrespective of floodplain administration).

For more information please contact 928-679-8188 or visit www.coconino.az.gov/2018taxes

Why were properties in Flagstaff, Page and Fredonia excluded from the Flood Control District?
At the time the FCD was established in 1984, the interpretation of state statute was that those cities and towns like Flagstaff, Page and Fredonia that administer their own floodplains could “opt out” and not be included in the taxing area for the FCD. However, the recent review by independent legal counsel determined that independent floodplain administration does not exempt communities within the County’s boundaries from their FCD tax obligations.

Does this change impact flood insurance requirements for my property?
No. The requirement for flood insurance is determined primarily by whether a property is in a Federal Emergency Management Agency (FEMA)-designated flood area. If your home or business is in a high-risk flood area (known as a Special Flood Hazard Area or SFHA) and you have a mortgage through a federally regulated or insured lender, then you are required to carry flood insurance. The FCD Board’s affirmation does not impact flood-area designation by FEMA.

What will be the resulting tax bill to homeowners and commercial properties given the boundary affirmation?
The new annual FCD tax rate for residential and commercial properties is 18.08 cents per $100 of assessed property valuation. A home valued at $300,000 will be taxed approximately $54.24. Based on the County’s 18% commercial assessment ratio, the FCD tax bill for a commercial property assessed at $500,000 would be $162.72.