City of San Antonio

Agenda Memorandum

File Number:

POSTING LANGUAGE:
Ordinance setting the Ad Valorem Tax Rate for Maintenance and Operation of the City of San Antonio at 35.138 cents per $100 of taxable valuation for the Tax Year beginning on January 1, 2026, and ending on December 31, 2026. [Justina Tate, Assistant City Manager, Alfredo Martinez, Director, Office of Management & Budget]

Agenda Item Number: 7

Agenda Date: September 17, 2026

In Control: City Council A Session

DEPARTMENT: Office of Management & Budget

DEPARTMENT HEAD: Alfredo Martinez

COUNCIL DISTRICTS IMPACTED: Citywide

SUMMARY:

This item presents, for City Council consideration, an ordinance adopting the ad valorem City property tax rate for maintenance and operation (M&O) for the City of San Antonio at 35.138 cents per $100 of taxable valuation for the tax year beginning on January 1, 2026, and ending on December 31, 2026. The estimated property tax revenue for maintenance & operation for Tax Year 2026 (also being FY 2027) is $15,902,051 more than the FY 2026 Estimated Budget and $20,345,858 more than the FY 2026 Adopted Budget.

Property tax values are determined by the Bexar Central Appraisal District in conformance with State law. Tax Year 2026 (also being FY 2027) total taxable value for the City of San Antonio is $155.3 billion which is a decrease in net taxable value of $4.3 billion, or 2.71% less than the Tax Year 2025 (also being FY 2026 Estimated Budget) total taxable value.

The following table shows the components of the FY 2027 Proposed City Property Tax Rate.

City Property Tax Rate (Per $100 Valuation)		
	FY 2026 Adopted Budget (in cents)	**FY 2027 Proposed Budget (in cents)**
Maintenance & Operations	33.009	35.138

Debt Service	21.150	21.150
Total	**54.159**	**56.288**

The City's Tax Year 2026 (also being FY 2027) Proposed Property Tax Rate of 56.288 cents per $100 valuation reflects an increase of 3.9% as compared to Tax Year 2025 (also being FY 2026). To meet the requirements of General Fund services recommended in the Proposed Budget, the Tax Year 2026 (also being FY 2027) M&O tax rate is calculated at 35.138 cents per $100 of taxable valuation which represents a 2.13 cent increase in the M&O tax rate.

This tax rate uses the unused property tax increment from FY 2025 and FY 2026. This increment is available because the City did not increase the property tax to the State allowed 3.5% growth in FY 2025 and FY 2026.

FISCAL IMPACT:
The estimated property tax revenue for maintenance & operation for Tax Year 2026 (also being FY 2027) is $492,739,829 which is $15,902,051 more than the FY 2026 Estimated Budget and $20,345,858 more than the FY 2026 Adopted Budget.