



## RESTON PROPERTY OWNERS - UNDERSTAND YOUR TAX BILL Reston Community Center Tax for Small District 5

Are you a Reston property owner? Then you most likely pay an additional tax that was enacted almost 45 years ago. See Small District 5 boundaries at this link, [bit.ly/taxdistrict5-map](https://bit.ly/taxdistrict5-map). If your property is within this district - commercial or residential - you pay an extra property tax called the Reston Community Center tax (also referred to as Small District 5 tax) in addition to the county taxes that all property owners pay. The Fairfax County Board of Supervisors established this special tax district in 1975 for Reston. Its purpose was to construct, maintain, and operate a community center paid for by Reston property owners.

The Reston Community Centers (RCC) at Hunters Woods and Lake Anne are the result of this special tax on Small District 5. You pay this *over and above* the standard county property tax. In 2019, all Fairfax County property owners paid a base \$1.15 tax rate. However, Reston properties pay 1.197 due to the additional RCC 4.7 cent tax which funds operating, maintenance and improvements for Reston's two community centers.

There is no contribution from the Fairfax County tax revenues collected from you and other County taxpayers to cover RCC's annual expenditures. More details on RCC and its funding can be found at this County website link: <https://www.fairfaxcounty.gov/budget/sites/budget/files/assets/documents/fy2019/adopted/volume2/40050.pdf>.

To find the property value upon which your taxes are calculated, please look up your address at this County website link, <https://icare.fairfaxcounty.gov/>. After you enter your address, click on "tax details."

The current Small Tax District tax rate is \$0.047 per \$100 of their property's value. To calculate the amount you contribute to the RCC, multiply \$47 per \$100,000 of your property's assessed value. The box to the right shows a few examples of the Reston Community Center taxes paid under various scenarios.

Reston Community Center Tax - \$47 per \$100,000  
*in addition to your Fairfax County Tax*

- Property assessed at \$250,000 = \$117.50/year
- Property is assessed at \$500,000 = \$235/year
- Commercial assessed at \$2 Million = \$940/year

RCC revenues have grown enormously with the new construction along Reston's Silver Line.

As Reston continues to grow and develop, its citizens will be asked to weigh in on various decisions, either by vote or by input to our County Supervisor. It is more important than ever to understand how items are funded and how the outcome can affect you and our community now and for years to come.

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Reston Citizens Association (RCA) is a non-profit, tax-exempt 501(c)3, founded in 1967. RCA promotes and protects Reston's founding principles by serving as a non-partisan forum for all residents and as an advocate for the community with County and State government. This note was developed based upon publicly available data, which have been appropriately referenced. RCA assumes that the data published by the Fairfax County have been reasonably prepared and verified for accuracies.