INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-196

To amend City Code § 26-355, concerning the levy of tax on real estate, to establish a tax rate of $1.16 for the tax year beginning Jan. 1, 2028.

Patrons – Ms. Trammell, Ms. Abubaker, and Ms. Lynch

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 28 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Section 26-355 of the Code of the City of Richmond (2020) be and hereby is **amended** as follows:

Sec. 26-355. Levy.

There shall be levied and collected for each year on all real estate located in the City not exempt from taxation a tax of [~~$1.20~~] $1.16 for the tax year beginning [~~January 1, 2025~~] January 1, 2028, and for each year thereafter, until otherwise provided by law or ordinance, for each $100.00 of assessed evaluation thereof for general purposes.

§ 2. This ordinance shall be in force and effect as of January 1, 2028.

AYES:		NOES:		ABSTAIN:	
ADOPTED:		REJECTED:		STRICKEN:	

DATE: June 10, 2026

TO: The Honorable Members of City Council

THROUGH: Reva M. Trammell, 8th District Councilmember

THROUGH: Sarah Abubaker, 4th Disctrict Councilmember

THROUGH: Stephanie Lynch, 5th Disctrict Councilmember

THROUGH: RJ Warren, Council Chief of Staff

THROUGH: Will Perkins, Senior Legislative Services Manager

FROM: Steven Taylor, Council Policy Analyst

RE: Establishing real estate tax rate of $1.16 per $100 of assessed value real property value.

CNL - 2026 – 0066

PURPOSE:

To amend City Code Section 26-355, concerning the levy of tax on real estate, establishing a tax rate of $1.16 for the tax year beginning January 1, 2028.

BACKGROUND: Since 2009 the City's real estate tax rate has been set at a rate of $1.20 per $100 of assessed value of the real estate taxpayer's/owner's land. This rate is high compared to most other localities in the State and especially high compared the City's neighboring jurisdictions. This high rate has proven exceptionally burdensome to Richmond homeowners considering huge increases in the assessed value of residential property in the City the 2019 pandemic causing the City's real estate tax revenue to surg by approximately 100% while the taxpayer has seen no relief.

FISCAL IMPACT: No additional expenditure is expected. However; Staff has previously been informed that every 1 cent in of the real estate tax revenue generates approximately $3.9M in revenue to the City (totaling approximately $16M in taxes not collected from the public). It should be noted here that the City land values have increased by more than enough to generate $16M given land value increases and new construction in recent years and that there have been surplus tax collections annually in recent years.

DESIRED EFFECTIVE DATE: January 1, 2028

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 28, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Finance Committee

AFFECTED AGENCIES: Finance Department, Budget Department

RELATIONSHIP TO EXISTING ORD. OR RES.: N/A

ATTACHMENTS: N/A

STAFF: Steven Taylor, Council Policy Analyst, (804) 646-2780