

East Manchester Township

Proposed Real Estate Tax Increase – Informational Guide

Why is a tax increase being considered?

- The Township's budget has been running a yearly deficit. Reserves used to cover shortfalls will be gone within 2–3 years.
- Costs for public safety, stormwater compliance, and road maintenance keep rising, while revenues remain flat.
- To make costs fair for everyone, the Township plans to **eliminate the Fire Hydrant Tax** (currently charged only to properties within 780 feet of a hydrant) and instead spread this cost evenly across all taxpayers. Fire hydrants benefit the entire community, not just those nearby.

Additionally, the Township is not responsible for School Tax or County Tax. You may attend the Northeastern Area School District and York County board meetings for those items.

What has the Township already done?

- **No real estate tax increase in over 20 years.** Revenue from residential and business development growth had carried us until now.
- **Significant cost reductions:**
 - Capital expenses: \$1M → \$100K
 - Government purchases: \$1.3M → \$100K
 - Fire protection: \$500K → \$350K
 - Highway maintenance: \$2.7M → \$1.5M
 - Recreation: \$135K → \$25K
- **Overall spending cut from \$8.5M to \$6.2M.**
- Held public financial review and budget workshops for transparency and accountability.

What happens if we do nothing?

Without new revenue, taxpayers may see:

- Fewer police patrol hours (emergency response only).
- Less road maintenance (leading to higher long-term costs).
- Delays in replacing aging equipment.
- Reductions in community services.

What would this cost you?

Current tax rate: 1.04 mills

Proposed: 1.70–2.00 mills

Millage Rate	Annual Tax (per \$100,000 value)	Annual Increase	Monthly Increase
1.04 mills (current)	\$104	\$0	\$0
1.70 mills	\$170	+\$66	+\$5.50
2.00 mills	\$200	+\$96	+\$8.00

Examples:

Home assessed at **\$150,000**

- Current tax: **\$156/year**
- At 1.70 mills: **\$255/year** (+\$99, or about \$8.25/month) (Face value)
- At 2.00 mills: **\$300/year** (+\$144, or about \$12/month) (Face value)

Home assessed at **\$175,000**

- Current tax: **\$182/year**
- At 1.70 mills: **\$297.50/year** (+\$115.50, or about \$9.63/month) (Face value)
- At 2.00 mills: **\$350/year** (+\$168, or about \$14/month) (Face value)

Equation:

Millage Rate (0.00170) or (0.0020) multiply by the assessed property value equals the total face value per year.

(Please note if you pay during the discount period, subtract 2% [0.02])

Find your property assessment on your tax bill or online:

<https://assessmentpublic.yorkcountypa.gov/>

Upcoming Public Meetings

📍 Township Building – 5080 N. Sherman St. Ext., Mount Wolf, PA 17347

- Oct. 14, 2025 – Board of Supervisors (6 PM)
- Oct. 22, 2025 – Financial Review (4 PM) & Budget Workshop (6 PM) – Final Vote
- Nov. 11, 2025 – Resolution for the Tax Millage Rate (6 PM)

**The date of the final vote has changed due to a DCED mandated reporting deadline of December 1, 2025. The township must submit formal action by this date.*