EAST MANCHESTER TOWNSHIP
2027 BUDGET & TAX CHANGES

An overview of the Board's budget decisions

REAL ESTATE TAX: 2.0 MILLS TO 2.5 MILLS

On November 10, 2026, the Board approved an increase in the Township's real estate tax rate from 2.0 mills to 2.5 mills for 2027, an increase of 0.5 mill.

$250 per year

Based on a $100,000 assessed property value

An increase of $50 annually compared with the 2026 Township real estate tax of $200.

Calculation: Assessed Property Value * 0.0025		
Residential Property Example:	**$150,000 * 0.0025 =**	**$375**
Industrial Warehouse Example:	**$5,000,000 * 0.0025 =**	**$12,500**

The calculation is based on **assessed value, not market value,** and reflects the Township tax only, before any discount. You have an opportunity to pay at 2% discount.

THE BOARD'S THREE-PART APPROACH

The Board is using three measures to address the 2027 General Fund budget:

1. **Increase real estate taxes.**
The 0.5-mill increase provides additional recurring revenue to help support Township operations.

2. **Reduce planned capital spending.**
The Highway Capital Purchases budget is being reduced from **$250,000 to $50,000.** This defers the planned bucket truck purchase while the Township explores leasing or financing options.

3. **Use cash reserves.**
Even with the tax increase and spending reduction, the budget still has a net operating loss. Cash reserves will be used to help balance the remaining budget gap.

CONTINUES TO NEXT PAGE

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CONTINUED

OTHER TAX CHANGES

Per Capita Tax: The Township's per capita tax will be eliminated effective **January 1, 2027.**

Fire Hydrant Tax: The separate fire hydrant tax was eliminated beginning in 2026. The Township's General Fund now pays the fire hydrant water bills, which are expected to exceed **$100,000 annually**.

DAUBERTON STORM SEWER PIPE PROJECT

The Dauberton storm sewer pipe project is a separate, extraordinary expense estimated at $250,000 to $300,000. The Township anticipates using cash reserves to fund the project. The Township may pursue grant opportunities, but grant funding is not guaranteed. **This emergency project is separate from the operating budget and is not the reason for the 2027 real estate tax increase.**

WHY TAKE ACTION NOW?

The tax increase does not eliminate the Township's operating budget deficiency. The Board's approach combines additional recurring revenue through the tax increase, reduced planned spending, and the use of cash reserves accumulated from prior-year surpluses.

Taking measured action now is intended to help avoid the need for a much larger tax increase in the future. The Township will continue to monitor revenues, expenses, and reserve levels through quarterly financial review meetings and the annual budget process.

Questions? Please contact the East Manchester Township Office.

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