NOTICE OF ELECTION AND MEASURE TO BE VOTED ON

AN ORDINANCE OF THE CITY OF AVENAL IMPOSING A VACANCY TAX ON UNUSED OR UNOCCUPIED COMMERCIAL SPACES AND UNINHABITED RESIDENTIAL PROPERTY

NOTICE IS HEREBY GIVEN that a general municipal election will be held in the City of Avenal on **Tuesday, November 5, 2024**, between the hours of 7:00 AM and 8:00 PM, to fill three full-term seats on the City Council and the following measures are to be voted on:

MEASURE "B"

Shall Ordinance 2024-01 be adopted, (1) authorizing a vacancy tax on unused or unoccupied commercial spaces and uninhabited residences in the City of Avenal, up to $1,000 per linear foot of frontage, (2) setting transient occupancy tax at 15%, and (3) creating a progressive rate structure that would set business license tax rates from .05% to .475% of gross receipts, generating undetermined revenue, potentially up to $84,000 annually, until repealed?

Yes ☐

No ☐

The City's existing transient occupancy and business license tax ordinances were adopted decades ago. **Measure _B_** would update them and enact a vacancy tax on certain commercial properties and uninhabited residential properties which are not owner-occupied.

Upon voter approval of **Measure _B_**, Ordinance No. 2024-01 would: (1) Authorize the City to levy an excise tax upon the privilege of keeping commercial property unoccupied or unused for business activity, and keeping residential property uninhabited, for more than 183 days of a year; (2) Set the transient occupancy tax rate to 15 percent; and (3) Adopt progressive business license tax rates based upon gross annual receipts. For the taxes to be approved, a majority of the qualified voters of the City voting on this measure must vote in favor of the measure.

On July 25, 2024, the City Council approved the submittal of the ordinance to the voters of the City of Avenal, allowing the residents of Avenal to choose whether the excise tax should be adopted. If this measure is not approved by a majority vote of the votes cast on the measure in the election to be held on November 5, 2024, the City Council shall not adopt the respective ordinance and the tax will not be imposed/modified.

A certified copy of the full text of the ordinance is posted in the office of the City Clerk, 919 Skyline Boulevard, Avenal, California 93204. If you desire a copy of the ordinance or measure, please call the City Clerk at 559-386-5766 and a copy will be mailed at no cost to you.

/S/ Maria A. Ortiz

MARIA A. ORTIZ, Avenal City Clerk
and City Elections Official