

WHAT IS A SPECIAL COMMUNITY BENEFIT DISTRICT?

The Sylvan Shores Special Community Benefit District was established by Anne Arundel County Legislation in 2015.

The AA County Code provides for a Special Community Benefit District (SCBD) that permits property owners within the district to request the County to uniformly levy and collect assessments on the properties within the district for the purposes of the district. The County collects these assessments and disburses them to the organization responsible for managing the district, in our case, Sylvan Shores Services Company.

Each year the Board establishes a budget for review and vote by property owners to determine the rate. Our district allows for a uniform rate per property tax account. This produces the revenue necessary to fund the expenses for the coming year and reserves for anticipated future expenses. The bottom line of our annual SCBD budget is divided by the number of County property tax accounts, which establishes the share we all pay that will be dedicated to meet our budgeted expenses. The requested budget allocation and amount per property tax account is submitted to the County for inclusion in the County's overall operating budget.

Since SSSC had funds in place prior to establishment of the district, including reserves for future capital asset replacement (piers/stairways/clubhouse roof, etc.), a separate budget is proposed by the Board to the members for use of those funds. Fees for use of community amenities may be applied to either SSSC-held funds or to SCBD-held funds. Some expenses are not allowed by the purposes of the district and must be paid from currently held SSSC funds. The SSSC and SCBD funds are held in separate accounts as required by the County. Annual reporting to the County of SCBD funds is required.

For more details on the Special Community Benefit District, reference: [Anne Arundel County Code, Article 4, Title 7, Subtitle 2](#). If you have questions, call Anne Arundel County Office of the Budget, Special Taxing District Coordinator. 410-222-1222.