



CITY OF VISALIA COMMUNITY DEVELOPMENT

ANNEXATIONS FAQ

During this time, many questions may arise. Here at the City of Visalia, we want to address your concerns. Please review this infographic for general information.

Q. Will this annexation affect my property tax?

No. Property taxes will not increase as the result of annexation. Proposition 13 was passed that limits property tax. Property tax does not change as a result of annexation to the city. The property tax gets divided up differently between the agencies that receive property tax, but the rate you pay does not change.

Q. Is connection to city sewer a requirement of annexation?

No. The city does not require connection to a city sewer as the result of annexation. Property owners with working septic tank-leach field systems are allowed to continue to use them. It is not required to connect to the city sewer just because the line is installed or there is an existing line in the street. However, it may be less expensive to connect soon after it is available as costs to connect may increase significantly in future years.

Q. What if my septic tank-leach field system fails?

If an existing septic tank-leach field systems fails, connection to a sanitary sewer system is required, if one is available, whether or not the property is inside the city.

Q. Will I have to put in curb, gutter, and/or sidewalks?

No. The City does not require that property owners install curb, gutter, and/or sidewalk as a result of annexation.

Q. Will I have to have trash service?

The City of Visalia will continue to provide refuse service to the area. Properties which are currently serviced by the County will be required to use existing City service.

If you have additional questions, contact the
City of Visalia – Planning Division
559-713-4359



Q. Will my property be zoned differently when it comes into the city?

The city and county have different zoning ordinances and it is likely that there will be some change in the zoning regulations on your property. These differences may include building setbacks or types of uses permitted on the property. In general, structures and uses in a structure that were legally developed in the county are considered "legal non-conforming uses" and are permitted to continue in accordance with how they were approved in the county. Uses or structures that were illegal, not permitted in the county or were in violation with county regulations do not enjoy that privilege.

Q. I currently have a business on my property. Will I be charged a Business Tax? If so, how much does it cost?

The City of Visalia does have a Business Tax. If you have a business on your property, it will be subject to the business tax upon annexation.

For specific information regarding Business Tax, please call 559-713-4326.

Q. How is animal control handled in the city?

The City handles animal control inside the city. The City Animal Care Center is located at: 29016 Highway 99 and can be reached at 559-713-4691.

Q. How will emergency services be provided?

The Visalia Police Department and Visalia Fire Department will begin to assume responding to calls for emergency assistance upon annexation.

City of Visalia Monthly Utility Bill Rates		
Utility	Price per month	Services
Refuse	\$23.85	Includes 1 trash, 1 recycle, 1 yard waste can. Each serviced once a week on various days.
Sewer	\$26.45	If connected to City sewer, billed per unit.
Groundwater Fee	Ranges from .55 to \$67.46 depending on meter size	Only applies if connected to CalWater
Stormwater	\$2.56 (minimum fee)	

Questions?

City of Visalia - Planning Division

559-713-4359

Planning@visalia.city

