



Approved 2025 Borough Budget Info

Tax Increase 2025

For 2025, the Borough hired 3-additional police officers, the first increase in patrol size in over a decade. This resulted in an increase to the Police Tax rate from 25-mil in 2024 to 27-mil for 2025. The increase of 2-mil will cost the average single-family home approximately \$35.60 per year more. Since 2006, the Police Tax has increased 10-mil, over 18 years. An understandable rate of growth for such an important tax and such an important service.

In 2025, this budget includes the start of a Public Works Campus Bond Tax. It's approved to start at a rate of 1-mil, and pays 24% of the cost of construction; the rest to be paid by the utility departments. However, as construction continues this rate will rise in 2026 and maybe 2027 too. This will cost approx. \$17.57 per year.

Public Works Campus

The 2025 budget includes approval of the new Public Works Campus project on Wayne Avenue. The project will cost over \$20 million and will be paid for by a mix of taxes and utility rate increases.

Available Taxes

The Borough receives no sales tax, liquor taxes, business taxes, or any other local tax; they are not options under State law. Township residents pay no taxes to the Borough other than the Local Services Tax, \$1 per week, if they work inside the Borough.

Impact of All Increases

The total cost of all the new utility rates and the tax increases in this budget is approximately \$21 per month for the average single-family household inside the Borough.

That includes everything in the budget, the new police officers, the Public Works Campus, and everything else. It is a significant increase, but it is very needed.

Franklin County Real Estate Assessment Impacts Rates

The average single-family home in the Borough will pay approx. \$624 per year (\$53 more than 2024) in real estate taxes to the Borough. Half will pay less. This is what the average single-family home inside the Borough actually pays per year, before discount. Commercial properties may pay more. Assessed value is not fair market value. Township properties pay no taxes to the Borough. Visit the Franklin County Tax Assessment Office to learn your property's assessed value at 272 N. Second Street, Chambersburg, 17201, or click:

<https://fcgis.franklincountypa.gov/taxparceviewer/>

to check your home's assessed value.

SUPPORT EFFORTS TO UPDATE THE FRANKLIN COUNTY TAX ROLLS!

- On Monday, November 4, 2024, the Borough Manager presented the proposed budget at a special public meeting.
 - On Monday, November 18, 2024, Town Council received public comments on the proposed budget.
 - On Monday, December 9, 2024, Town Council approved the 2025 budget and local tax ordinance.
 - State law requires Council to approve a fully balanced budget and tax ordinance by December 31 of each year.
- The entire adopted 2025 Budget is available at www.chambersburgpa.gov, click on Transparency.

Chambersburg is the only town in Pennsylvania to have an electric, natural gas, water, wastewater, sanitation, and storm sewer utility. These utilities are never funded by local tax money.

With this budget, there are now five (5) types of real estate taxes collected by the Borough from Borough property owners. Each budget sets the mil rate and Franklin County sets the assessed value of your property. In order to permit the hiring of more police officers, this 2025 budget includes a Police Tax increase; no change to the Fire Tax; this budget includes a new Public Works Campus Bond Tax; and, changes to utility rates.

Police Tax 2025 – A 2-mil tax increase to fund the operation of the Chambersburg Police Department.

Maximum rate per State law is 30-mil. 100% of this tax goes to support the Police Department only.

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
23	23	24	24	24	24	24	25	25	27	mil
Avg. Single-Family House in the Borough										Per Year
Police Tax										\$475

Fire/Ambulance Tax 2025 – No tax increase to fund the Chambersburg Fire Department & EMS.

There is no change in the Fire Tax, and none is permitted under State law. Further, State law requires a split of the Fire Tax with at least 2-mil for apparatus & 1-mil for firefighting. The Fire Department collects other fees including inspection fees, Ambulance patient fees, and the Ambulance Fee surcharge on water service invoices.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Fire	2.5	2.5	3	3	3	3	3	3	3	3	mil
EMS	-	-	0.5	0.5	0	0	0	0	0	0	mil
Avg. Single-Family House in the Borough										Per Year	
Fire Tax										\$53	

Recreation Bond Tax 2025 – No tax increase to pay off the 2016 Recreation Bond (Refinanced in 2021).

Started in 2018, this tax pays down this specific bond only and does not pay for any of the operations of the Recreation Department. This is the bond that helped build various Recreation Department facilities including the Aquatic Center, new tennis courts, new playgrounds, and a new roof on the Recreation Center.

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
-	-	3	3	3	3	3	2.5	2.5	2.5	mil
Avg. Single-Family House in the Borough										Per Year
Recreation Bond Tax										\$44

Police Station Bond Tax 2025 – No tax increase to pay off the 2022 Police Station Bond.

Started in 2022, this tax pays down this specific bond only and does not pay for any of the operations of the Police Department. This is the bond that helped build the newly reopened Police Station on South Second Street, the newly restored Clock Tower, and expenses related to the former temporary Police Station.

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
-	-	-	-	-	-	1	2	2	2	mil
Avg. Single-Family House in the Borough										Per Year
Police Station Bond Tax										\$35

Public Works Campus Bond Tax 2025 – A new tax to pay off new bonds associated with this project.

Breaking ground in 2025, this new tax pays down the specific bonds associated with 24% of the cost of construction of the new Public Works Campus on Wayne Avenue. The utilities will pay their fair share of construction costs as well. This tax is projected to rise in 2026 to 2-mil as the project is phased-in.

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
-	-	-	-	-	-	-	-	-	1	mil
Avg. Single-Family House in the Borough										Per Year
Public Works Campus Bond Tax										\$18



Chambersburg Utility Customers Have The Lowest Composite Utility Rates in Pennsylvania And That Will Not Change in 2025

MANY RATES WILL GO UP, BUT SMALL INCREASES

For the first time in years, many of the Borough utility rates will be increasing. However, even after the increase, the Borough utilities will be lower than township residents were paying in 2021.

In fact, those residential customers with Borough gas and electric will save over \$2,000 per year in utility expenses, when compared to average natural gas and electric customers throughout the State of Pennsylvania.

Borough natural gas, water, wastewater, electric, and sanitation rates are much lower than most other municipal and private sector utilities.

The Electric and Natural Gas utilities also make an annual Payment in Lieu of Taxes to support the Police and Fire departments.

Chambersburg Utility Rates Very Low:

While utility rate increases are rare, they must go up, from time-to-time, related to State & Federal regulations, the supply of energy, fuel, and chemicals, and the rising cost of personnel and professional services.

Staff's goal is not to prevent rate increases, but rather to maintain one of the lowest rates in our area or the State for all utilities provided. This budget meets that goal.

Borough Budget Has No Impact on Township Taxes

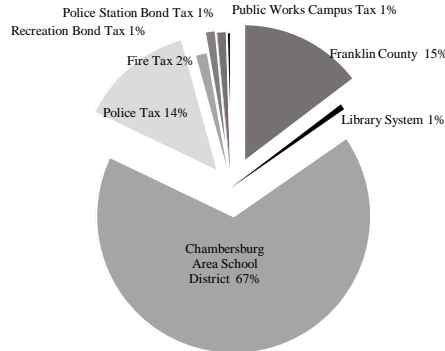
Township residents pay no taxes to the Borough unless they work inside the Borough limits and then only \$1 per week. School taxes and County taxes are not decided by the Borough.

Real Estate Taxes are based on your assessed value. Tax discounts are available based on early payment.

Revenue Increases

As approved, the 2025 budget will cost the average single-family household approximately \$16.26 more per month for utilities and approximately \$4.44 more per month for taxes or approximately \$20.70/mo. by September 2025.

Some customers may see different results based on many factors.



Property Tax Burden

Only 18¢ of every \$1 paid in real estate taxes will go to the Borough of Chambersburg. The balance, 82¢, will go to support the school district, the county, and the library system. In fact, 67¢ of every dollar goes to the Chambersburg Area School District. They send their own tax bill.

Taxing Authority	Mil Rate	Annual Avg. Home	Percentage
Franklin County (2024)	29.10 mil	\$511.53	14.67%
Library System (2024)	1.30 mil	\$22.85	0.66%
Chambersburg Area School District (2024)	132.493 mil	\$2,329.01	66.78%
Borough Taxes (Borough Properties)			
Police Tax (2025)	27.0 mil	\$474.62	13.61%
Fire Tax (2025)	3.0 mil	\$52.74	1.51%
Recreation Bond Tax (2025)	2.5 mil	\$43.95	1.26%
Police Station Bond Tax (2025)	2.0 mil	\$35.16	1.01%
Public Works Campus Bond Tax (2025)	1.0 mil	\$17.58	0.50%
Total	198.393 mil	\$3,487.43	100%

Average burden on a single-family type home inside the Borough of Chambersburg based on assessed value as decided by County

Utility Rates 2025

- **Electric:** In September 2025, a scheduled \$2.77 per month increase (\$120.60 per month to \$123.37 per month), for the average single-family household customer. The electric rates in the Borough remain 25% to 40% lower than private electric companies in the townships. Results may vary for different customers.
- **Natural Gas:** First increase in the gas distribution rate since 2009. Private gas companies in the township now charge 100% more (double) what the Borough of Chambersburg charges for distribution of natural gas. In January 2025, a \$3.08 per month increase (\$480 per year to \$517 per year), for the average single-family household customer with gas heat. Results may vary for different customers.
- **Wastewater Utility:** First increase in wastewater rates since 2012. In January 2025, a \$2.82 per month increase (\$24.34 per month to \$27.16 per month), for the average single-family household customer. Results may vary for different customers.
- **Water Utility:** Two types of small increases: a water rate increase in January 2025 of 2¢ per unit approved; and a ready-to-serve charge increase of 20% approved. In January 2025, a \$2.61 per month increase (\$23.45 per month to \$26.06 per month), for the average single-family household customer. Results may vary for different customers.
- **Sanitation:** In January 2025, a \$4.00 per month (\$28 per month to \$32 per month) increase, for each single-family household-sized customer. Commercial customers will see different results. No reductions or changes in types of services provided.

No change to the Ambulance Fee on Water Invoices January 2025

In 2020, Town Council introduced an Ambulance Fee on all water customer invoices. This Ambulance Fee helps defray the costs of the ambulance service being ready-to-serve. Each year, Federal rules require ambulance companies to write-off invoices for Medicaid & Medicare patients. In 2023, the Borough wrote-off over \$1 million in billing. Ambulance companies are in crisis as a result of low revenue and no volunteers. This is not a tax, as under State law taxes can only be assessed on the value of real estate. Approximately 40% of property owners are exempt from property taxes. Also, it is not the *Ambulance Club*. The *Ambulance Club* is a voluntary donation program mailed separately. This is a surcharge on water service invoices with proceeds shared with the Fire Department. **In 2025, the fee will remain \$11 per month per water service account.** Whoever pays the water bill, will pay this important fee.

Storm Sewer Fee

Beginning in 2022, all non-single-family-residential properties in the Borough (business, multifamily, industrial, commercial, church, or institutional properties) began paying a fee based upon their actual impervious area of their lot. Called an ERU, each non-single-family tax lot has been measured against the "equivalent residential unit", and then is invoiced a multiple of ERUs at the per ERU rate. Every single-family home pays the same as the average single-family home, 1 ERU. Non-single-family-residential properties in the Borough can earn discounts off their invoice. Call the Storm Sewer System Manager, Andy Stottlemeyer, at 717-251-2434 to learn about your property's ERU value and what you can do to control stormwater. For the first time ever, **the per ERU rate will go up in 2025 from \$5 per month per ERU to \$6 per month per ERU.** 1 ERU for each single-family-residential property.

Avg. House	Utilities	
	ADD	WHEN
Electric	+\$2.77/mo	Sept-2025
Gas	+\$3.08/mo	Jan-2025
Wastewater	+\$2.80/mo	Jan-2025
Water	+\$2.61/mo	Jan-2025
Sanitation	+\$4.00/mo	Jan-2025
Storm Sewer	+\$1.00/mo	Jan-2025
TOTAL	+\$16.26/mo	By Sept-2025