

**OFFERED BY COUNCILORS BRIAN WORRELL, MINIARD CULPEPPER,
JULIA M. MEJIA, BREADON, DURKAN, FITZGERALD, FLYNN, LOUIJEUNE,
MURPHY, PEPÉN, SANTANA, AND WEBER**



CITY OF BOSTON
IN THE YEAR TWO THOUSAND TWENTY SIX
**ORDER FOR A HEARING TO EXAMINE FY27
PROPERTY TAX RATES**

WHEREAS, Under Proposition 2 ½, the city can raise property tax revenue a total of 2.5 percent, which it has done every year for more than four decades; *and*

WHEREAS, Because of declining commercial property values, the overall effect of that decision led to multiple years of double-digit property tax increases for residential homeowners; *and*

WHEREAS, The FY27 budget forecasts another 2.5 percent raise in property tax revenue, which could mean another double-digit property tax increase for residential homeowners; *and*

WHEREAS, There is a proposed operating budget increase of 2.1 percent in FY27, while residential homeowners could see an average property tax hike well above that, according to the most recent trends; *and*

WHEREAS, In the spring of 2024, the administration released projections of residential property tax increases of 10 to 16 percent, ultimately settling at 10.5 percent later in the year; *and*

WHEREAS, The administration should be explicit that while the FY27 revenue forecast calls for an annual revenue increase of 2.1 percent, the property tax revenue that comprises 73 percent of the budget will likely increase 2.5 percent regardless; *and*

WHEREAS, Some community members, advocates and others might look at a 2.1 percent increase in the FY27 operating budget and think that their property tax increase might be similarly limited in FY27, while nonprofits and vulnerable residents would bear the brunt of \$20 million in direct cuts in the proposed operating budget; *and*

WHEREAS, While a forecast that was included in the FY26 budget book projected \$5.02 billion in revenues in FY27, that number always included a 2.5 percent increase in 73 percent of the budget, and it is imperative that the administration release a more detailed projection of the property tax projection for FY27 in order to better examine the drop in projected revenue; **NOW, THEREFORE BE IT**

ORDERED: That the Ways & Means Committee of the Boston City Council hold a hearing about FY27 property tax projections, and that the Finance Department and Assessing Department and other interested parties shall be invited to attend.

Filed on: May 18, 2026