

JIM KONISH

GRU & Tax Collector: Why Pay More?

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NOTICE OF SEPTEMBER 8th, 2026 DEADLINE TO CHALLENGE TRIM NOTICE DATED AUGUST 19, 2026

September 4, 2026

I. ALACHUA COUNTY:

NOTICE REGARDING STORMWATER SERVICES NON-AD VALOREM ASSESSMENT:

“THE WRITTEN OBJECTION MUST BE FILED WITH THE LOCAL GOVERNMENT
IMPOSING THE ASSESSMENT WITHIN 20 DAYS OF THE FIRST CLASS NOTICE”
(8/19/26)

HARDSHIP ASSISTANCE

- A. Sections (37.17,1, 37.17.2, 39.12.35) of Alachua County Code
 - 1) Applicant must apply each year
 - 2) Administered by Alachua County Department of Community Support Services
(352)-264-6750
 - 3) County application form required in unincorporated areas in Alachua County
 - 4) Requisite form is not available online and must be requested in-person by an
applicant who owns a homestead property.
 - 5) Application deadline is not mentioned

II. GAINESVILLE:

SPECIAL ASSESSMENT FOR STORMWATER, SOLID WASTE AND FIRE SERVICES

“The City of Gainesville is implementing two separate special assessments for stormwater and
solid waste services, respectively, effective October 1st, 2026. The City of Gainesville
implemented a special assessment for fire services in October 2010...The special assessments

are collected with annual property tax bill...The special assessments cover October 1st to September 30th of each fiscal year. It is a non-ad valorem amount that is payable with the annual property tax bills between November 1st and March 31st. The discounts and penalties applicable to ad-valorem taxes also apply to the special assessments.... Failure to pay the assessments will cause a tax certificate to be issued.... All affected property owners have the right to appear at the public hearing on **Thursday, September 10th, 2026**, and to file written objections with the Gainesville City Commission within 20 days of this notice.” (deadline is 9/8/2026)

Discussion: “The City of Gainesville included a document with the TRIM Notice titled “supplemental information for property owners inside the Gainesville, FL city limits,” which the aforementioned quote is derived from.

Hardship Assistance: No mention is made of it. In fact, the City of Gainesville, Department of Financial Services–Revenue and receivables can process your “2026 Non-Ad Valorem Assessment Hardship Assistance Program (NAVAHAP) form.” This form is available online

Deadlines:

The City of Gainesville imposes deadlines governing applications—for city hardship assistance that leave surprised property owners with unclear options. The overarching twenty (20) day deadline for written objections to anything on the TRIM NOTICE would seem to allow hardship “objections” until September 8, 2026.

However, the city policy is that “the primary application period is February 16, 2026 through April 30, 2026.” The city offers a “late-application period from approximately August 15, 2026 through August 31, 2026” (following mailing of TRIM NOTICE).

Fourteen (14) exemptions for 2026 were approved as of May 1, 2026. As of 9/3/2026, two (2) more were approved.

“Property owners who qualify for hardship assistance but do not file a timely application may file for assistance in the next tax year...” I am advised by an office manager in the City Department of Financial Services:

- 1) With the consent of City Manager, 2026 hardship exemption applications can be considered if filed after August 31, 2026

- 2) Approval of an exemption for the fire assessment results in automatic approval of an exemption from the stormwater and solid waste non-ad valorem assessments.
- 3) A State Department of Revenue form executed by the Tax Collector can be utilized to obtain a refund of improperly denied hardship exemptions or any other problem regarding a non-ad valorem assessment, looking backward for three (3) years.

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