

West Lakes Conservancy District FAQs – August 2026

Question: How much will the yearly conservancy tax be?

Answer: $0.0005 \times \text{Assessed Property Value}$. Example: Assessment of \$300,000 = \$150 Yearly Tax.

Question: Can the maximum assessed rate change?

Answer: Districts established after Dec 31, 2024: The maximum rate is restricted to a limit of five cents (\$0.05) per \$100 of assessed value - This is the WEST LAKES CONSERVANCY RATE. The assessed rate cannot go up, but it can be less than \$0.05 as evidenced by the Rome City Conservancy.

Question: Will the conservancy deploy Special Assessments or Excessive Benefits taxes beyond the yearly tax assessment?

Answer:

- The Special Assessments tax is the .0005 rate; there will be no additional charges.
- The Excessive Benefits tax is an option for conservancies; however, our conservancy has committed to the NRC Board, on record during the hearing, that we will not use this right. We are working with our attorney to remove this language from the petition.

Question: Is there a cap on the conservancy tax?

Answer: No. The tax is limited by the rate and the properties assessed value.

Example: Waterfront properties in Noble County, Indiana, generally appreciate faster than standard residential homes, with overall county home values rising roughly **3.7% to 9% year-over-year** depending on the specific lake and market index

A 9% increase on a \$300,000 house would result in a 9% increase of \$13.50 to the yearly conservancy tax.

Question: Will the conservancy be taking property owners land?

Answer: No. While eminent domain is a part of the Indiana Code governing conservancies, the projects of the proposed conservancy do not warrant, nor have the funds to support, eminent domain.

Question: Will the conservancy be putting in hiking trails across anyone's property?

Answer: No, of course not. The conservancy is limited to the projects outlined in the petition.

Question: Will the conservancy be putting gravel along the river for access to hiking trails?

Answer: No

Question: Will the conservancy be putting camp sites and picnic tables on personal property?

Answer: No, of course not. Nothing in the conservancy petition grants this right.

Question: What can I do if I signed the counter-petition to stop the formation of the conservancy and now that I have a clear understanding of the rights and goals of the conservancy, I support the formation of the West Lakes Conservancy District?

Answer: **You can sign the form to remove your name from the counter-petition. Contact one of the members of the steering committee listed below:**

Paul Veldman – 260-515-1054

Jim Bougher – 260-246-3529

Laura Veldman – 260-241-4465

Dan Lash – 260-499-1911

Randy Mull – 925-830-5071

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