

New town meeting date next year

This year our Town Meeting will be in April, as usual, and we'll vote on an 18-month budget. But **starting in 2026, our Town Meeting will be the second Saturday in June.** At that time, residents will vote on the fiscal 2026/2027 budget (This will be our first fiscal year budget).

18-month transition period

- The 2025 Budget will be an 18-month budget that will take us to June 30, 2026. In other words, this budget will cover all of 2025 and from January to June 2026
- Between January and June of 2026, we will need to work on our First Fiscal Year Budget for 2026/2027

We're here to help!

We know change can raise questions, and we want to make this transition as smooth as possible for everyone in our community. If you have any concerns about how this change will affect your tax payments, whether you pay through escrow or directly to the town, please don't hesitate to contact us. Our office is here to assist you, and we will be happy to walk you through the details and answer any questions you may have.

Thank you for your understanding and cooperation as we work to improve the efficiency of our town's budget process.

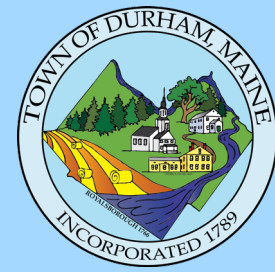
Sincerely,

Jerry Douglass

Jerry Douglass
Town Manager
Durham, Maine

Contact the Durham Town Office:

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Durham is switching its budget from a calendar to a fiscal year.

How will this affect you?



Dear Durham Residents,

As part of our ongoing efforts to improve efficiency and streamline local government operations, I'm excited to announce that Durham will be transitioning from a **calendar-year** budget process to a **fiscal-year** budget process. A fiscal year is any 12-month period an entity uses for budgeting and reporting purposes. Right now, Durham's fiscal year coincides with the calendar year. **This change will make Durham's fiscal year run from July 1 through the following June 30.**



Why are we making this change?

Changing the fiscal year will align the town's budgeting schedule with that of the school district, county government, state government, local vendors and neighboring towns in our region. By doing so, we aim to make our budgeting process more coordinated and efficient, ultimately saving time and being more fiscally responsible with taxpayer dollars.

What does this mean for you?

- **No increase in taxes:** This transition will not result in a tax increase. Your tax rate will be based on the town budget, not on the timing of tax payments
- **Changes to payment timing:** The primary difference you will notice is in the timing of your property tax payments. Instead of paying your taxes once a year, you will now pay twice a year. We will provide detailed information on the new payment schedule well in advance to help you prepare.
- **How this change will affect you depends on how you pay your taxes.** There are two groups of taxpayers, those who pay taxes through an escrow (mortgage holders) and those who pay taxes directly to the town. Below is an explanation of how this change will affect each group:

For those who pay taxes through escrow (mortgage holders)

If you have a mortgage and your taxes are currently paid through an escrow account held by your bank or mortgage lender, you will not need to make any changes to your payment process. Your bank or lender will adjust their disbursement schedule to match the new bi-annual tax payments. This means your monthly mortgage payment amount will likely be adjusted slightly to reflect the two payments per year instead of one.

You can expect to receive a notice from your bank or lender explaining any changes to your escrow payments. If you have questions about how the new payment schedule will affect your escrow account, we encourage you to reach out directly to your bank or lender for further clarification.

For those who pay taxes directly to the town

If you do not have a mortgage and pay your taxes directly to the town, you will see a change in the payment schedule. Instead of making one annual payment, you will now make two semi-annual payments. The benefit of this change is that you won't have to pay a half year of taxes a head of time. You'll be able to keep your money longer and earn interest on that money.

New due dates for paying taxes

It will take 18 months to complete the switch from a calendar year to fiscal year. In late July or early August 2025, the town tax assessor will list all the property in town, its value and the taxes that are owed for an 18-month budget until June 30. This tax commitment will cover all of 2025 taxes plus the January to June taxes of 2026.

- 50% of taxes will be paid on **Oct. 15, 2025**
- 50% of taxes will be paid on **April 15, 2026**