Suttons Bay-Bingham Fire & Rescue Authority
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Station: (231)271-6978 Fax: (231) 271-5742
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2026 FIRE & RESCUE MILLAGE INFORMATION

Residents of Suttons Bay Township, Bingham Township, and the Village of Suttons Bay will see a Suttons Bay-Bingham Fire & Rescue Authority millage proposal on the August 4, 2026 ballot.

This page is intended to provide factual information about the proposal, explain the Headlee rollback, and show how the proposed millage would affect property taxes.

MILLAGE INFORMATION AT A GLANCE

Election date: August 4, 2026

Original voter-approved rate: 3.25 mills

Current Headlee-reduced rate: 3.1461 mills

Amount being restored: 0.1039 mills

Length of proposal: Three years, covering 2026 through 2028

Estimated revenue in 2026: $2,337,166.07

The proposal would renew the Fire & Rescue Authority's millage and restore it to the original voter-approved rate of 3.25 mills.

The millage was previously approved at 3.25 mills but has since been reduced to 3.1461 mills through required millage rollbacks.

WHAT IS THE HEADLEE AMENDMENT?

The Headlee Amendment limits how quickly property-tax revenue may grow from existing property.

When taxable values increase faster than the amount permitted under Michigan law, the maximum millage rate that a public body is allowed to levy is reduced. This is commonly called a **Headlee rollback**.

Once the rate is rolled back, the public body cannot simply return to the original voter-approved rate on its own. Voter approval is required to restore it.

In this case, voters previously approved a rate of 3.25 mills. Required millage rollbacks have reduced the rate the Authority is currently permitted to levy to 3.1461 mills.

The proposal would restore the 0.1039 mills that were removed through those rollbacks.

The proposal does not increase the millage above the original 3.25 mills previously approved by voters. However, the amount currently permitted to be levied would increase from 3.1461 mills back to the original 3.25-mill rate.

WHAT IS A MILL?

One mill equals $1 in property tax for every $1,000 of taxable value.

Property taxes are calculated using a property's **taxable value**, not its market value, listing price, or sale price.

A property's taxable value can normally be found on its property-tax bill or annual assessment notice.

ESTIMATED PROPERTY-TAX COST

The following examples compare the current Headlee-reduced rate of 3.1461 mills with the proposed rate of 3.25 mills:

Property taxable value	Current 3.1461 mills	Proposed 3.25 mills	Annual difference
$50,000	$157.31	$162.50	$5.20
$100,000	$314.61	$325.00	$10.39
$150,000	$471.92	$487.50	$15.59
$200,000	$629.22	$650.00	$20.78
$250,000	$786.53	$812.50	$25.98
$300,000	$943.83	$975.00	$31.17

For example, a property with a taxable value of $100,000 would pay approximately $325 per year at 3.25 mills.

That is approximately $10.39 more per year than the amount calculated at the current Headlee-reduced rate of 3.1461 mills.

Actual property-tax amounts will depend on the taxable value of each individual property.

WHAT SERVICES DOES THE AUTHORITY PROVIDE?

The Suttons Bay-Bingham Fire & Rescue Authority provides fire, rescue, and emergency medical services 24 hours a day, seven days a week to:

- Suttons Bay Township
- Bingham Township
- The Village of Suttons Bay

Services provided by the Authority include:

- Fire suppression
- Advanced Life Support emergency medical services
- Ambulance transportation
- Vehicle extrication
- Water and ice rescue
- Search and rescue
- Wildland firefighting
- Hazardous-material response
- Mutual-aid response
- Public-assistance calls
- Fire-prevention and public-education activities

WHAT WOULD THE MILLAGE REVENUE SUPPORT?

The official ballot language states that the millage revenue would be used for:

"equipping, operating and maintaining fire, rescue and ambulance services within the territorial limits of the Authority"

These expenses include the personnel, training, vehicles, medical equipment, firefighting equipment, protective equipment, buildings, maintenance, insurance, utilities, and other costs necessary to operate the Fire & Rescue Authority.

If approved and levied in full, the millage is estimated to raise **$2,337,166.07 in 2026.**

OFFICIAL BALLOT LANGUAGE

Suttons Bay-Bingham Fire & Rescue Authority Fire, Rescue and Ambulance Services Millage Renewal

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the jurisdiction of the Suttons Bay-Bingham Fire & Rescue Authority, of 3.25 mills ($3.25 per $1,000.00 of taxable value), which has been reduced by the required millage rollbacks to 3.1461 mills ($3.1461 per $1,000.00 of taxable value), be renewed and increased to the original voted 3.25 mills ($3.25 per $1,000 of taxable value) and levied for three (3) additional years, beginning in 2026 and through 2028 inclusive, for the purpose of providing funds for equipping, operating and maintaining fire, rescue and ambulance services within the territorial limits of the Authority, which will raise an estimated $2,337,166.07 in 2026?

FREQUENTLY ASKED QUESTIONS

Is this a new millage?

No. The proposal would renew the Fire & Rescue Authority's existing millage and restore it to the original voter-approved rate of 3.25 mills.

Is the millage rate increasing?

The rate currently permitted to be levied would increase by 0.1039 mills, from the Headlee-reduced rate of 3.1461 mills to the original voter-approved rate of 3.25 mills.

The proposal would not increase the rate above the original 3.25 mills previously approved by voters.

Why does the ballot say "renewed and increased"?

The proposal is a renewal of the previously approved millage.

The word "increased" is included because the current rate has been reduced through required millage rollbacks. The proposal would increase the current allowable rate from 3.1461 mills back to the original voter-approved rate of 3.25 mills.

Why was the rate reduced?

Required millage rollbacks reduced the rate under the Headlee Amendment when taxable values increased faster than the amount permitted under Michigan law.

How much of the original rate is being restored?

The proposal would restore 0.1039 mills.

That is the difference between the current 3.1461-mill rate and the original voter-approved rate of 3.25 mills.

How long would the proposal remain in effect?

The proposal would be levied for three additional years, beginning in 2026 and continuing through 2028.

How much is the proposal expected to raise?

If approved and levied in full, the proposal is estimated to raise $2,337,166.07 in 2026.

How do I find my property's taxable value?

Taxable value is normally listed on your property-tax bill and annual assessment notice.

Taxable value is different from the property's market value, appraised value, or sale price.

Where can I get information about voting?

Questions regarding voter registration, absentee ballots, polling locations, or other election procedures should be directed to your township or village clerk or the Leelanau County Clerk's Office.

QUESTIONS ABOUT THE MILLAGE

Questions about the Fire & Rescue Authority or the millage proposal may be directed to:

Fire Chief James Porter
Suttons Bay-Bingham Fire & Rescue Authority
201 S. St. Marys Avenue
Suttons Bay, MI 49682

Phone: 231-271-6978, ext. 1

In an emergency, dial 911.