



# COST OF LIVING

## O V E R V I E W

### Greater Omaha Metropolitan Area 2008

While there is so much to see, do and enjoy in Greater Omaha, it is all at a cost below the national average. A survey of 300 U.S. cities reveals that the relative price levels for consumer goods and services in Greater Omaha are consistently 10 - 12% below the national index of 100 for six major components.

#### HOUSING & RENTAL

Greater Omaha housing is reasonably priced compared to other areas of the country. According to a recent survey conducted by the National Association of Realtors, the median home sale price was \$135,700. The median for the United States during the same period was \$206,300 — 34% higher.

According to a local apartment market survey, the average cost to rent a two bedroom apartment is \$658 per month.

Below are Omaha's indexes across the six major components:

Category	Index
All Items	88.5
Grocery	87.2
Housing	78.4
Utilities	88.0
Transportation	100.9
Health Care	94.7
Misc. Goods & Services	93.1

*Note: National Average equals 100.  
Source: ACCRA Cost of Living Index,  
4th Quarter 2007*

## COST OF LIVING COMPARISON

	General Index	Housing
New York, NY	212.8	396.1
San Francisco, CA	168.5	275.2
San Jose, CA	154.2	251.5
Washington, DC	136.4	210.6
Philadelphia, PA	123.5	144.4
Seattle, WA	121.0	153.2
Miami, FL	115.4	138.2
Chicago, IL	110.3	125.0
Minneapolis, MN	110.1	121.3
Las Vegas, NV	109.8	133.6
Denver, CO	103.4	109.3
Phoenix, AZ	100.6	100.9
Cleveland, OH	98.9	89.3
Albuquerque, NM	98.3	102.8
Detroit, MI	98.2	96.8
Charleston, SC	97.8	90.3
Atlanta, GA	96.1	91.8
Kansas City, MO-KS	95.7	87.2
Indianapolis, IN	94.7	98.4
Austin, TX	94.5	80.8
Green Bay, WI	93.3	84.2
St. Louis, MO-IL	91.5	77.9
Dallas, TX	91.2	71.5
Des Moines, IA	90.3	86.2
Oklahoma City, OK	90.0	78.7
Charlotte, NC	89.7	75.6
<b>Omaha, NE</b>	<b>88.5</b>	<b>78.4</b>

Source: ACCRA Cost of Living Index, 4th Quarter 2007

## FOR MORE INFORMATION CONTACT:

Aquila  
**800-303-0752**  
 City of Omaha, General Information  
**402-444-7000**  
 City of Omaha, Garbage Collection  
**402-444-5238**  
 Douglas County Assessor  
**402-444-7060**  
 Greater Omaha Chamber of Commerce  
**402-346-5000**  
 Metro Area Transit (MAT)  
**402-341-0800**  
 Metropolitan Utilities District (MUD)  
**402-554-6666**  
 Nebraska Department of Revenue  
**402-595-2065**  
 Omaha Public Power District (OPPD)  
**402-636-2000**  
 Sarpy County Assessor  
**402-593-2125**

**GREATER OMAHA**  
 ECONOMIC DEVELOPMENT PARTNERSHIP  
*a program of the Greater Omaha Chamber of Commerce*

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## TAX INFORMATION

### Local Sales and Use Tax

The sales and use tax rate for the state of Nebraska is 5.5%. In addition, the City of Omaha levies a 1.5% sales tax. The combined total sales tax rate for Greater Omaha is 7.0%. Food sold in grocery stores and prescription drugs are exempt from sales tax.

### Property Tax

Property taxes are levied by local governments in Nebraska; there is no state property tax. Real estate taxes are based on 100% of valuation with levies ranging from \$2.00263 to 2.29075 per \$100 of assessed value, depending upon the location of the property. Automobiles, campers and boats are also subject to the personal property tax in Nebraska. Contact the county assessor's office for the tax rate applicable to an address or vehicle model.

### Income Tax

Personal income tax rates are set annually by the Nebraska Legislature. Nebraska taxable income for individuals is calculated as follows:

	Federal adjusted gross income
+	Non-Nebraska tax exempt bonds
-	Federal standard deduction or federal itemized deduction (less any state or local income taxes included in that figure)
-	United States Government interest
<hr/>	
=	Nebraska Taxable Income

### Taxable Income

Nebraska taxable income is then subject to four personal income tax brackets with the highest marginal tax rate equal to 6.84%. After the tax is calculated from the rate schedule, a \$111 tax credit for each personal exemption is subtracted. The personal income tax rates for a married couple, filing jointly, are:

Over	Not Over	Nebraska Tax Rate
\$0	\$4,800	2.56% of the taxable income
\$4,800	\$35,000	\$122.88 + 3.57% of excess over \$4,800
\$35,000	\$54,000	\$1,201.02 + 5.12% of excess over \$35,000
\$54,000+		\$2,173.82 + 6.84% of excess over \$54,000

## TRANSPORTATION

The inter-city bus line serving Greater Omaha is the Metro Area Transit (MAT). The typical commuting fare is \$1.25.

## HEALTH CARE

According to the Morgan Quitno's "Health Care State Rankings 2007," Nebraska is ranked as the sixth healthiest state in the U.S. Fifteen hospitals along with thousands of dedicated professionals provide excellent health care in Greater Omaha. The average charge for an office visit at a Greater Omaha physician is \$87.33. The average cost for an office visit to a dentist for a teeth cleaning is \$61.27.

## UTILITIES

**Electric** - Electrical service is supplied by the Omaha Public Power District (OPPD). If a deposit is required, it is usually twice the highest monthly bill for that residence (\$50 minimum). In addition, there is a monthly service charge of \$7.50.

**Natural Gas** - Gas services are provided by Metropolitan Utilities District (MUD) and Aquila. Homeowners are not required to pay a deposit. Renter deposits range from \$125 to \$400. Rates for residential natural gas service include a monthly service charge of \$12 plus a consumption fee ranging from \$4.722 - \$7.205 per decatherm, adjusted by a purchased gas adjustment (PGA) factor, which may vary.

**Water** - MUD also provides water services. In addition to a monthly service charge of \$4.31 to \$43.14, depending on meter size, fees are charged for the amount of water each residence uses.

**Sewer** - Sanitary sewer service is provided by the City of Omaha and billed through MUD. The monthly fee is based on the average amount of water used between December and March. This rate is used as a basis for charges from April - November. The monthly service charge is \$7.46 plus a flow charge of approximately \$0.666 per 100 cubic feet (CCF) of water.

**Telephone** - There are over 20 telecommunications companies offering long distance service from Omaha. The typical monthly rate applicable to a private residential line is \$24.45.

**Garbage Collection** - Trash pickup is free for residents within the city limits of Omaha. Homeowners living outside the city limits of Omaha must make arrangements with private contractors for garbage collection.