

# **Strathcona County Tax Rate Bylaw 19-2017**

April 25, 2017

Document: 10087634

# Property Tax Refresher

# Property tax components

Annually Council is required to authorize tax rates sufficient to generate tax revenues to support:

- Municipal services – based on approved municipal operating budget
- Library services – based on approved library operating budget
- Heartland Housing Foundation – based on requisition received
- Education services – based on requisition received from the Province

# Annual property Assessment and tax definitions

- **Property Assessment**

- Market value and regulated rates (per July 1, 2016 valuation date)

- **Budget/Requisitions**

- Property tax revenue as approved by council required to pay for programs and services

- **Tax Rate**

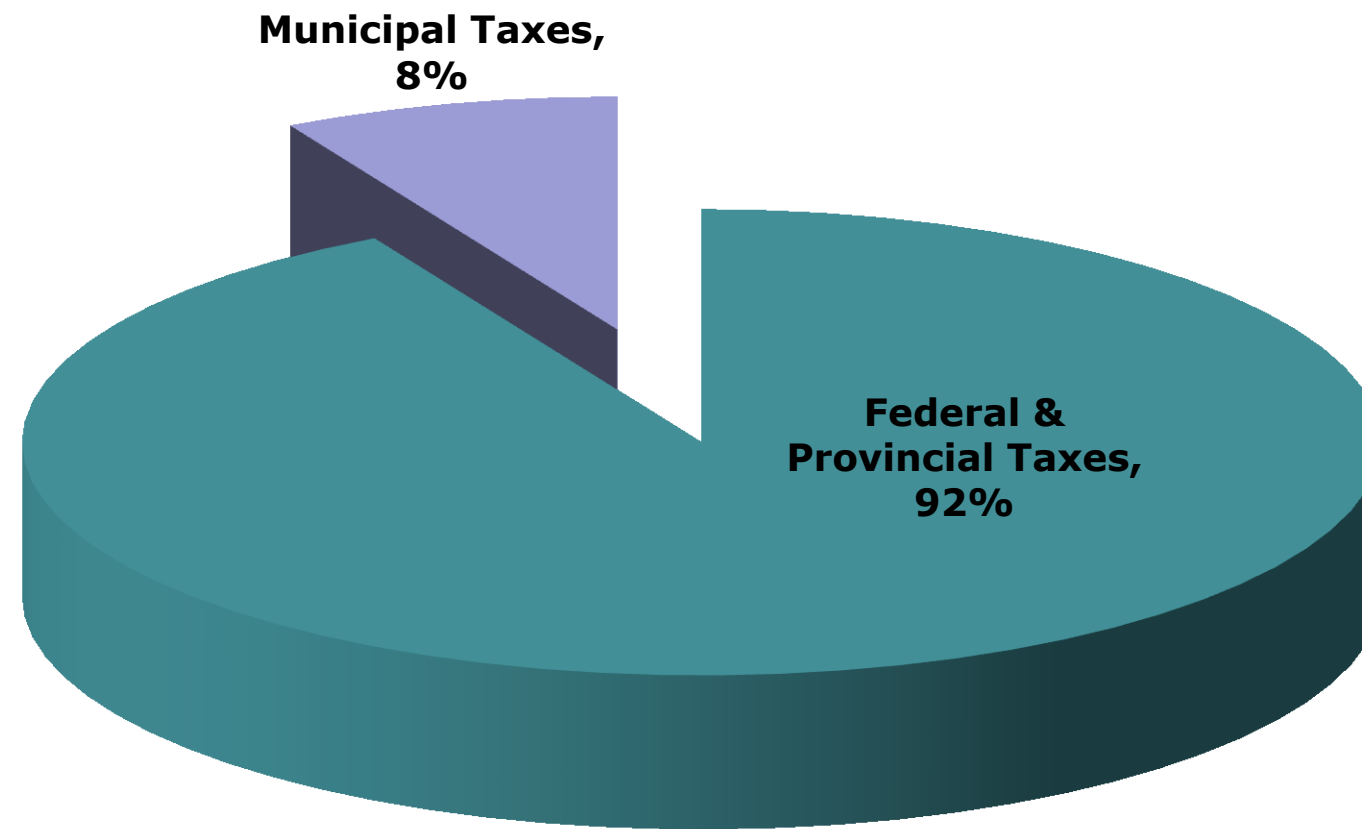
- Tax rate equals tax revenue requirements ÷ total taxable assessment
- tax rates are a calculated number, dependent on budget/requisition requirements and the total taxable assessment

- **Per Property Share of Tax**

- each property (individual assessment x tax rate)

# Municipal Overview

# Where your tax dollars go

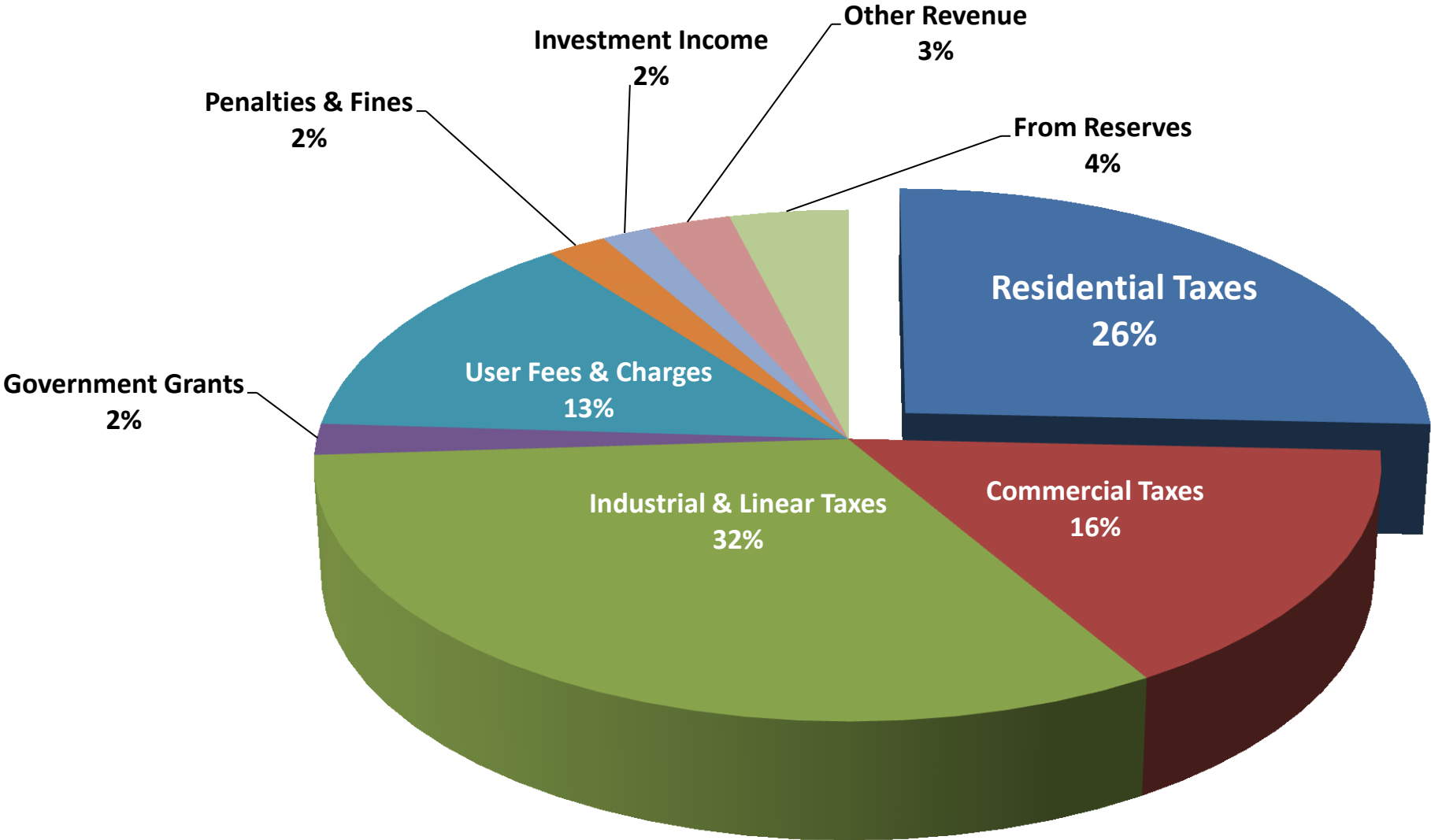


Municipal governments receive about 8% of all government tax revenues.

Source: Federation of Canadian Municipalities (FCM) 2012

# Municipal Operations Revenue Overview

Municipal operations only  
(residential taxes 26%)



Source: 2017 Operating Budget

# 2017 tax changes (residential)

## Effective Tax Change 2016-2017

<b>Municipal services</b>	<b>-2.62%</b>
Library services	0.00%

## Requisition Increase 2016-2017

Heartland Housing Foundation	5.02%
Education services*	4.92%

*\*Education requisitions are determined by the Province of Alberta.*



# 2017 tax rate bylaw

	Assessment (000's)	Gross Expenditure* / Requisition	Other Revenue/ Prior Year Overlevy (Underlevy)	Supp. Tax	Tax Funded Expense Excluding Supp.	Residential / Farmland (mills)	Non- Residential (mills)	Machinery & Equipment (mills)	Linear (mills)
Municipal Operating**	32,837,564	\$285,038,122	\$73,979,774	\$500,000	210,558,348	4.3042	8.6258	8.6258	8.6258
Library Operating	32,837,564	10,512,606	1,407,329	0	9,105,277	0.1558	0.4257	0.4257	0.4257
Heartland Housing Foundation Requisition	32,834,023	2,983,082	62,500	0	2,920,582	0.0890	0.0890	0.0890	0.0890
Education Requisitions	32,777,776	64,697,108	-52,572	0	64,749,680	2.5521	3.6296	0.0000	3.6296
Total For Current Year		\$363,230,918	\$75,397,032	\$500,000	\$287,333,887	7.1011	12.7701	9.1405	12.7701

\* excludes amortization expense

\*\*excludes the Utilities Department

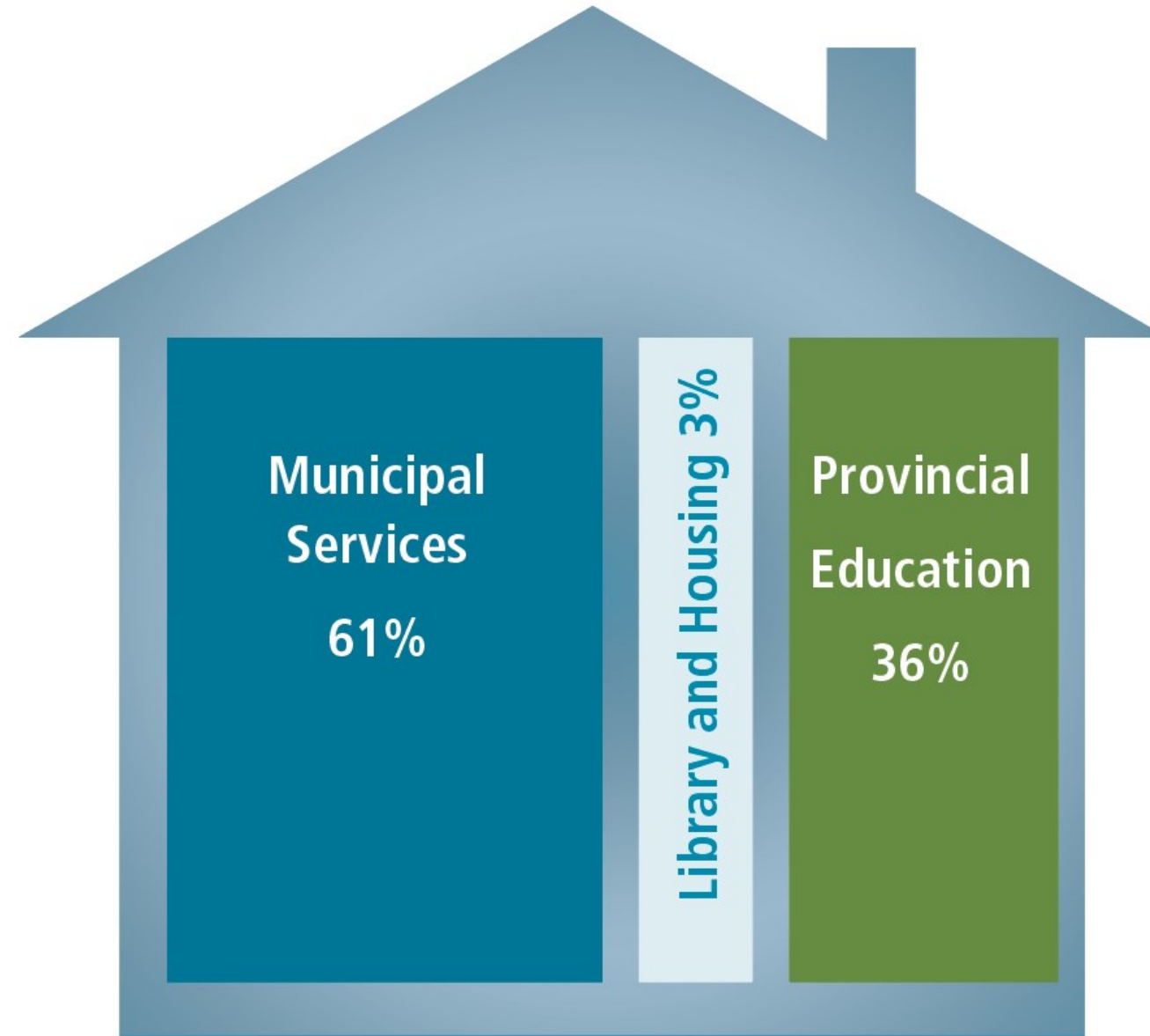
# Value For Our Residents

# 2017 residential property tax distribution

**61%** pays for municipal services

**3%** supports the Strathcona County Library and Heartland Housing Foundation

**36%** is collected on behalf of the Government of Alberta for education



# Projected 2017 property tax dollar impact

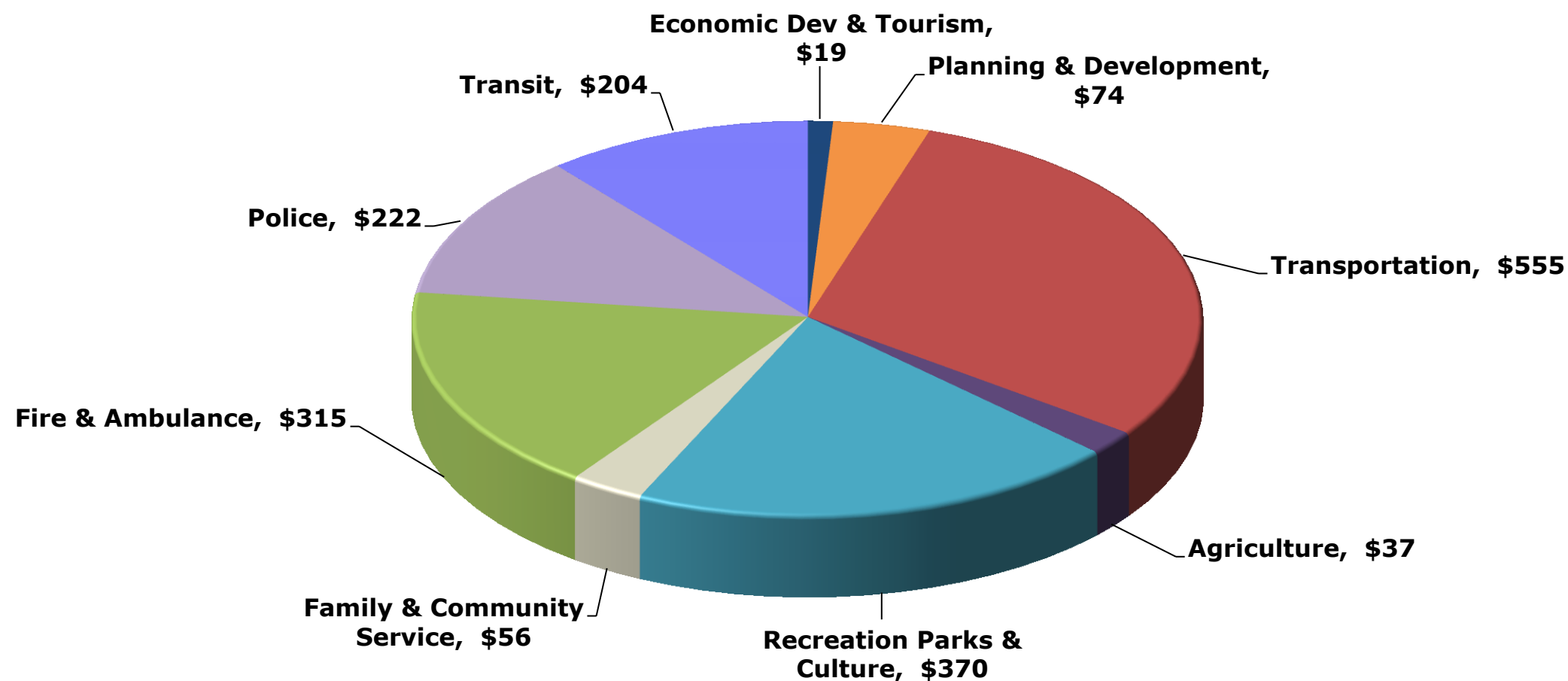
Sample single family residential property

New 2017 assessment = \$430,000 (2016=\$446,000)

	2017	2016	Change
<b>Municipal Purposes:</b>	\$ 1,852.04	\$ 1,901.87	<b>\$ (49.83)</b>
*percent increase in municipal taxes			-2.62%
*percent of total property taxes	60.6%	62.2%	
<b>Library Purposes:</b>	\$ 66.99	\$ 66.99	<b>\$ -</b>
*percent increase in library taxes			0.00%
*percent of total property taxes	2.2%	2.2%	
<b>Heartland Housing Foundation:</b>	\$ 38.30	\$ 38.39	<b>\$ (0.09)</b>
*percent increase in HHF taxes			-0.25%
*percent of total property taxes	1.3%	1.2%	
<b>Municipal, Library and HHF Property Taxes</b>	<b>\$ 1,957.33</b>	<b>\$ 2,007.25</b>	<b>\$ (49.92)</b>
<b>Education Purposes</b>	<b>\$ 1,098.14</b>	<b>\$ 1,075.04</b>	<b>\$ 23.10</b>
*percent increase in education taxes			2.15%
*percent of total property taxes	35.9%	34.4%	
<b>Total Projected Property Taxes</b>	<b>\$ 3,055.46</b>	<b>\$ 3,082.29</b>	<b>\$ (26.83)</b>
<b>Total Percent Increase in Tax Notice</b>			<b>-0.87%</b>

# Putting your municipal tax dollars to work

**Annual tax dollars per sample single family household total \$1,852/year  
(sample household assessed value \$430,000)**



*Administration and governance have been allocated throughout*

# Many municipal services – great value

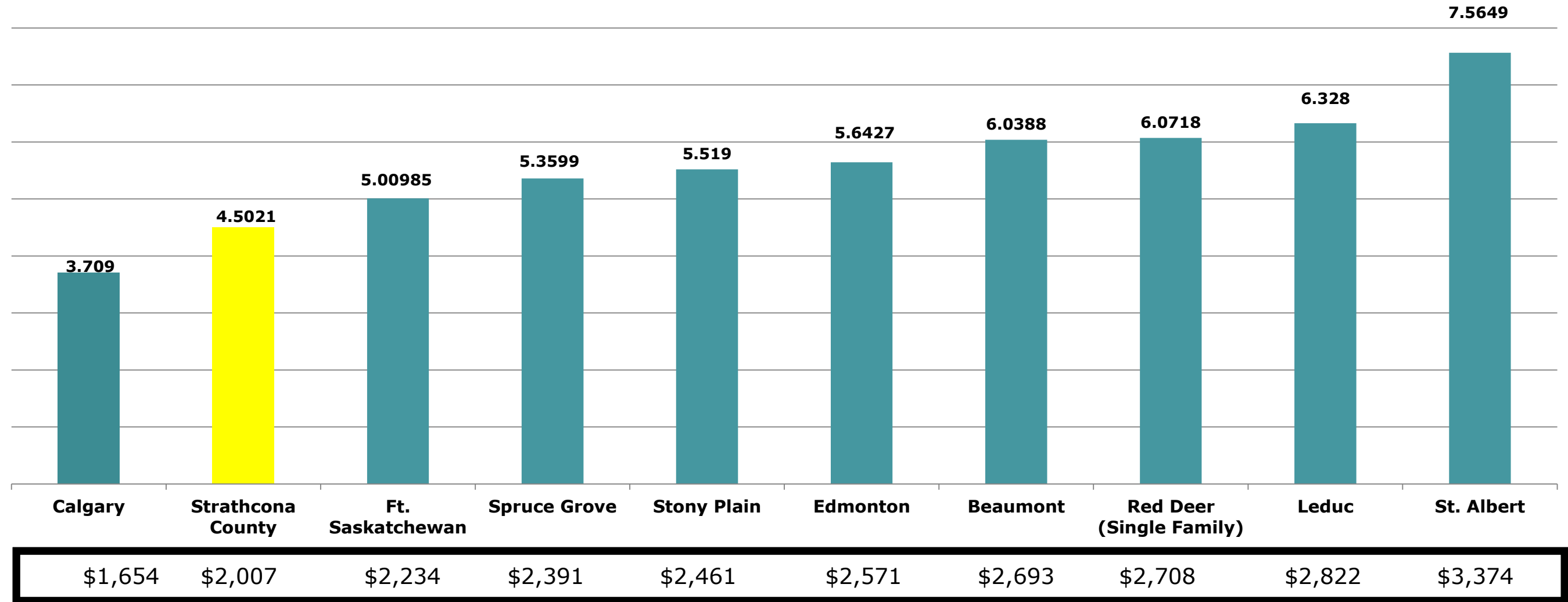
A sample single family residential property will pay approximately \$154 a month for municipal services.

Roads	\$ 46 / month
Fire, Ambulance, Police	\$ 45 / month
Recreation, Parks, Culture	\$ 31 / month
Transit	\$ 17 / month
Planning Services	\$ 6 / month
Agricultural Services	\$ 3 / month
Community Social Programs	\$ 4 / month
Economic Development, Tourism	\$ 2 / month
<b>Strathcona County Municipal Services</b>	<b>\$ 154/ month</b>

*Administration and governance have been allocated throughout*

# 2016 tax rate comparison

## Residential (excludes education taxes)



Based on \$446,000 Assessed Value

# Questions