

# **Strathcona County Tax Rate Bylaw 17-2021**

May 4, 2021

# 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
- Designated Industrial Property - based on requisition received

# Annual property assessment and tax definitions

- **Property Assessment**

- Market value and regulated rates (per July 1, 2020 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)

# What are property taxes?

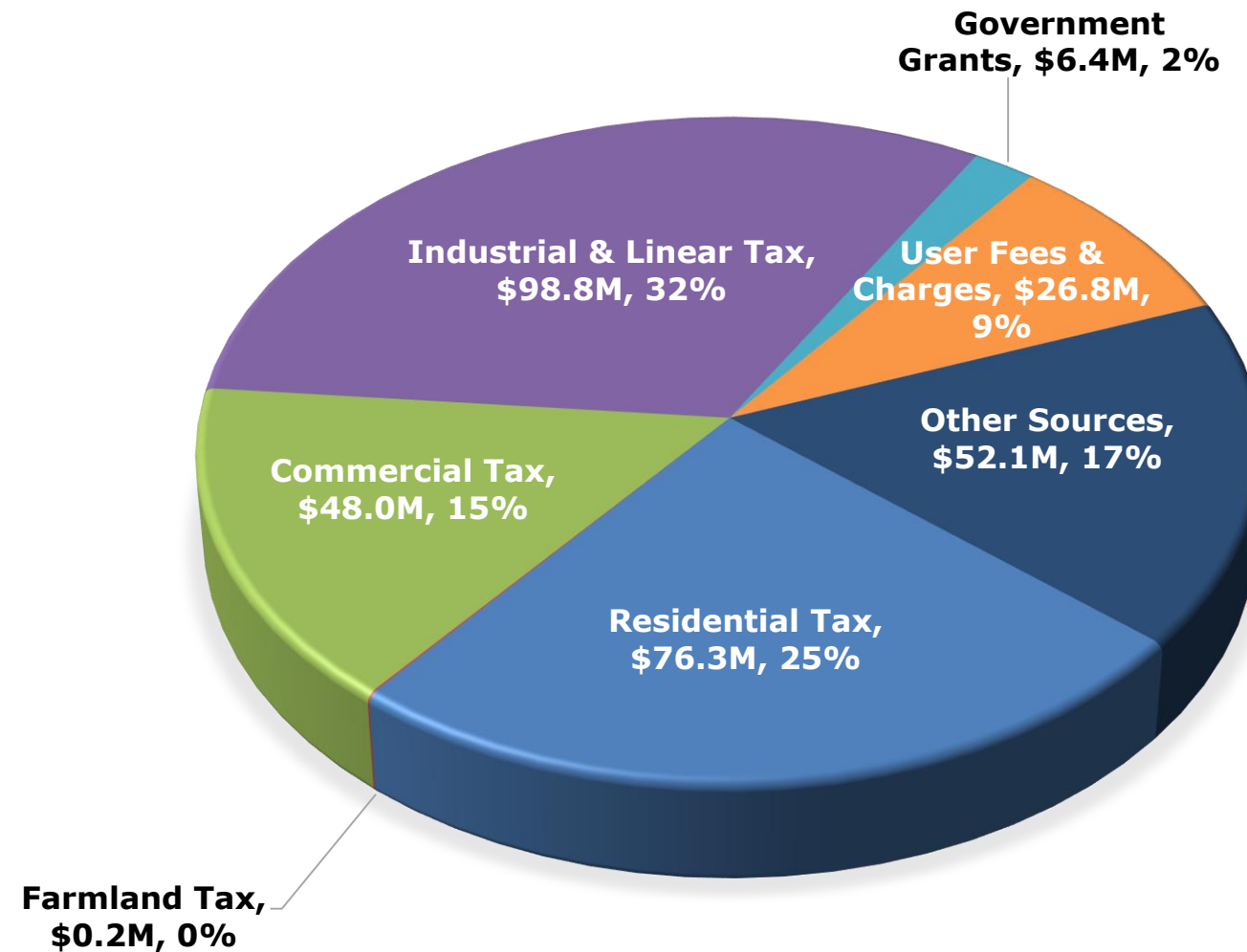
**Property taxes are not a fee for service, but a way of distributing the cost for local government services and programs fairly throughout a municipality.**

Alberta Government, Municipal Affairs  
*Guide to Property Assessment and Taxation in Alberta*

# Municipal overview

# Municipal operations revenue overview

**Municipal operations only**  
(residential taxes 25%)



\*Totals may not add due to rounding

# 2021 tax changes

Effective Tax Change 2020 to 2021	
Municipal services	0%
Library services	0%



# 2021 tax requisition changes

- Requisitions are taxes collected by the County on behalf of the Heartland Housing Foundation and the Government of Alberta.

## Requisition Change 2020 to 2021

Heartland Housing Foundation	0.0%
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## Education Requisition Change 2020 to 2021

Education services – residential	-0.66%
Education services – non-residential	1.98%
Net education services tax	0.24%

# 2021 education tax requisition changes

	2021 Actual Requisition (Apr 2021)	2020 (Requisition per 2020 Tax Rate Bylaw)	% Change
Residential / Farmland	\$ 44,562,943	\$ 44,857,364	-0.66%
Non - Residential	23,546,511	23,088,652	1.98%
<b>Total</b>	<b>\$ 68,109,454</b>	<b>\$ 67,946,016</b>	<b>0.24%</b>

\*Totals may not add due to rounding

# 2021 tax rate bylaw

## STRATHCONA COUNTY - 2021 TAX RATES

## BYLAW # 17-2021 SCHEDULE "A"

	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 Operations**	32,797,167	\$314,969,900	\$91,702,811	\$500,000	\$222,767,089	4.4810	9.1982	9.1982	9.1982
Library Operations	32,797,167	10,807,850	861,405	0	9,946,445	0.1613	0.4512	0.4512	0.4512
Heartland Housing Foundation Requisition	32,794,848	4,151,295	(3,694)	0	4,154,989	0.1267	0.1267	0.1267	0.1267
Education Requisitions	32,737,068	68,109,454	(132,630)	0	68,242,084	2.6332	3.9349	0.0000	3.9349
Subtotal		398,038,499	92,427,892	500,000	305,110,607	7.4022	13.7110	9.7761	13.7110
Designated Industrial Properties Requisition	11,976,513	917,401	3,324	0	914,077	0.0766	0.0766	0.0766	0.0766
Total For Current Year		\$398,955,900	\$92,431,216	\$500,000	\$306,024,684	7.4788	13.7876	9.8527	13.7876

\* excludes amortization expense

\*\*excludes the Utilities Department

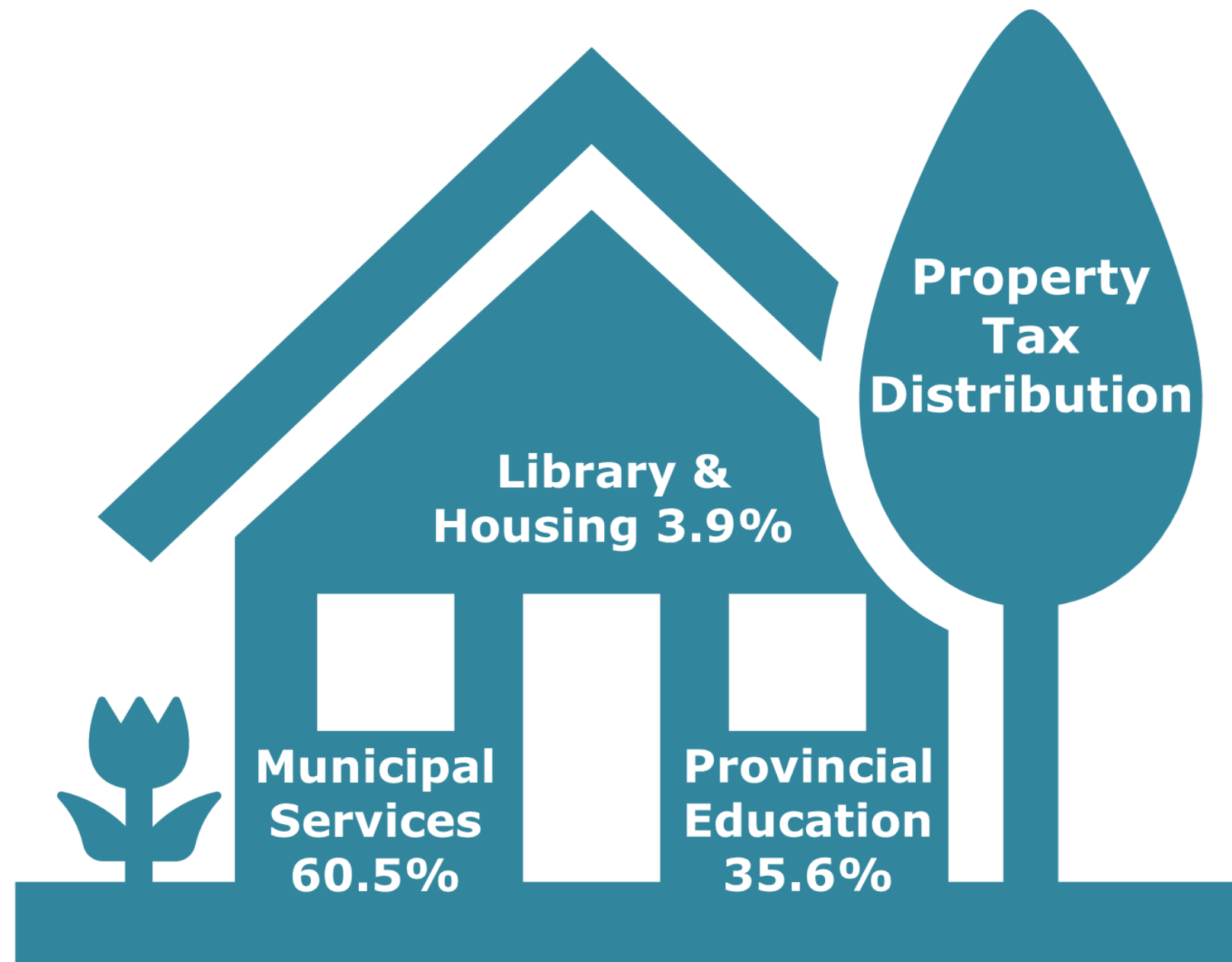
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# 2021 residential property tax distribution

**60.5%** pays for municipal services

**3.9%** supports the Strathcona County Library and Heartland Housing Foundation

**35.6%** is collected on behalf of the Government of Alberta for education



# Projected 2021 property tax dollar impact

Sample single family residential property

New 2021 assessment = \$408,000 (2020=\$419,000)

	2021	2020	Change
<b>Municipal Purposes:</b>	<b>\$ 1,826.71</b>	<b>\$ 1,826.71</b>	<b>\$ -</b>
*percent increase in municipal taxes			0.00%
*percent of total property taxes	60.54%	60.54%	
<b>Library Purposes:</b>	<b>\$ 65.70</b>	<b>\$ 65.70</b>	<b>\$ -</b>
*percent increase in library taxes			0.00%
*percent of total property taxes	2.18%	2.18%	
<b>Heartland Housing Foundation:</b>	<b>\$ 51.65</b>	<b>\$ 51.90</b>	<b>\$ (0.25)</b>
*percent increase in HHF taxes			-0.48%
*percent of total property taxes	1.71%	1.72%	
<b>Municipal, Library and HHF Property Taxes</b>	<b>\$ 1,944.06</b>	<b>\$ 1,944.31</b>	<b>\$ (0.25)</b>
<b>Education Purposes</b>	<b>\$ 1,073.44</b>	<b>\$ 1,072.90</b>	<b>\$ 0.54</b>
*percent increase in education taxes			0.05%
*percent of total property taxes	35.57%	35.56%	
<b>Total Projected Property Taxes</b>	<b>\$ 3,017.49</b>	<b>\$ 3,017.21</b>	<b>\$ 0.29</b>
<b>Total Percent Increase in Taxes</b>			<b>0.01%</b>

\*Totals may not add due to rounding

# Projected 2021 property tax dollar impact

Sample commercial property

New 2021 assessment = \$1,850,000 (2020=\$ 1,906,000)

	2021	2020	Change
<b>Municipal Purposes:</b>	<b>\$ 17,015.59</b>	<b>\$ 17,015.59</b>	<b>\$ -</b>
*percent increase in municipal taxes			0.00%
*percent of total property taxes	67.09%	68.59%	
<b>Library Purposes:</b>	<b>\$ 834.31</b>	<b>\$ 834.31</b>	<b>\$ -</b>
*percent increase in library taxes			0.00%
*percent of total property taxes	3.29%	3.36%	
<b>Heartland Housing Foundation:</b>	<b>\$ 234.38</b>	<b>\$ 236.40</b>	<b>\$ (2.02)</b>
*percent increase in HHF taxes			-0.86%
*percent of total property taxes	0.92%	0.95%	
<b>Municipal, Library and HHF Property Taxes</b>	<b>\$ 18,084.28</b>	<b>\$ 18,086.30</b>	<b>\$ (2.02)</b>
<b>Education Purposes</b>	<b>\$ 7,279.10</b>	<b>\$ 6,722.77</b>	<b>\$556.33</b>
*percent increase in education taxes			8.28%
*percent of total property taxes	28.70%	27.10%	
<b>Total Projected Property Taxes</b>	<b>\$ 25,363.38</b>	<b>\$ 24,809.07</b>	<b>\$554.31</b>
<b>Total Percent Increase in Taxes</b>			<b>2.23%</b>

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# Questions