

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?

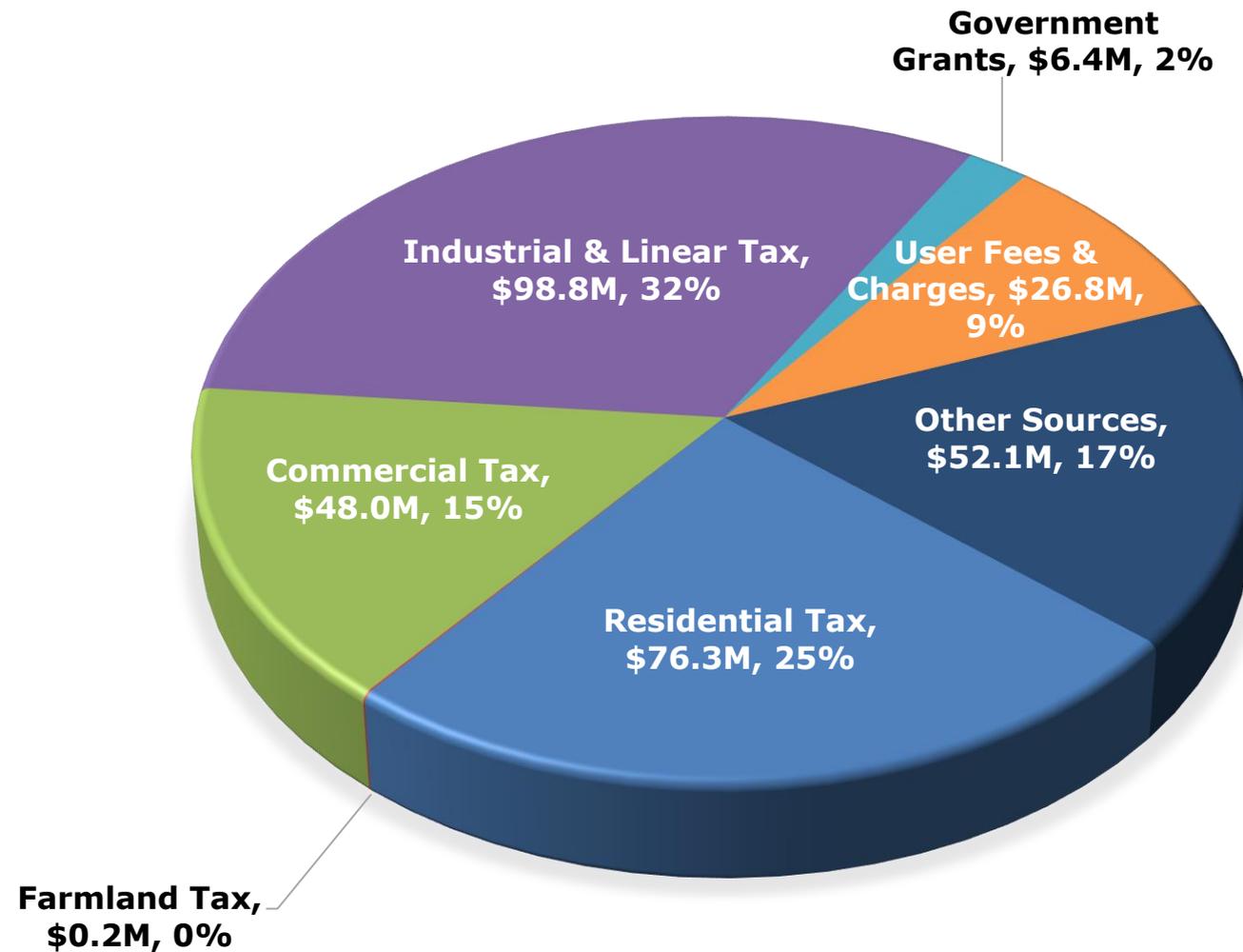
Property taxes are not a fee for service, but a way of distributing the cost for local government services and programs fairly throughout a municipality.

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%
------------------------------	------

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%
Total	\$ 68,109,454	\$ 67,946,016	0.24%

*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

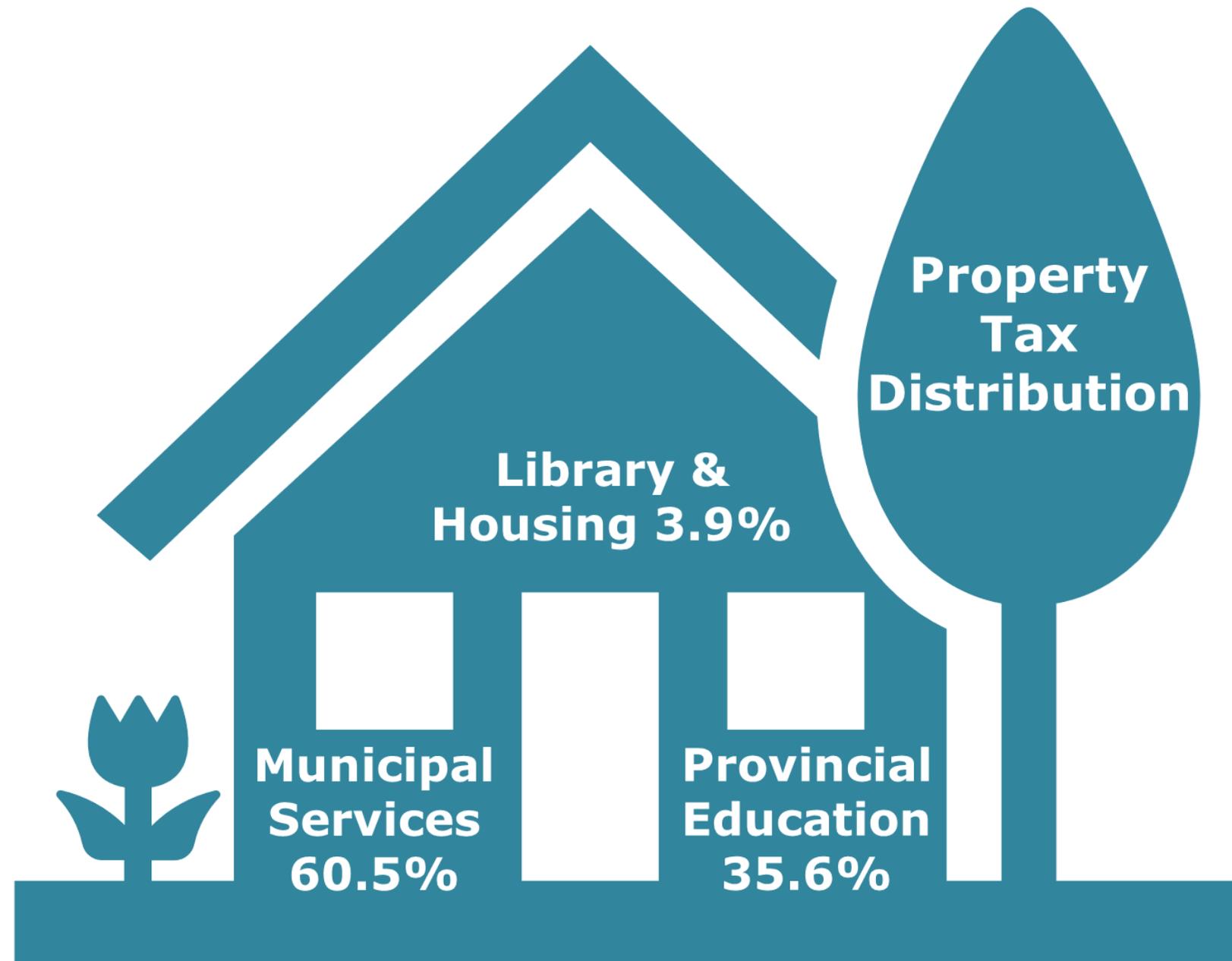
*Totals may not add due to rounding

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

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

*Totals may not add due to rounding

Questions