

Priorities Committee Meeting_Nov21_2023

STRATEGIC INITIATIVE AND UPDATE

Annual Property Assessment Notices

Report Purpose

To inform Council of a 2024 change in when annual property assessment notices will be sent to residential property owners.

Our Strategic Goals

Goal 4 - Municipal Excellence
Governance Requirement

Report

The implementation of the Tempest property tax system in 2024 enables an opportunity to send advance property assessment notices to all property owners.

2,000 commercial/industrial properties:

- Current state – property assessment notices sent in January each year
- Current state – property tax notices sent in May each year
- Future state – no change

38,000 residential properties:

- Current state – property assessment and tax notices (combined) sent in May each year
- Future state – property assessment notices sent in January each year
- Future state – property tax notices sent in May each year

A number of advantages result from this change, including a consistent approach. Assessment values are kept separate from taxation and assessment notices are more aligned with retroactive valuation dates. Assessment revisions and Assessment Review Board decisions can be processed prior to annual Tax Rate Bylaw.

Residential property owners will have the continued opportunity to calculate their estimated tax levy in January/February with our website Tax Calculator Tool.

The due date for property taxes in Strathcona County remains the last business day of June.

There will be a nominal cost to send additional assessment notices and a requirement for stakeholder communications.

Other Impacts

Policy: n/a

Financial/Budget: Incremental costs have been contemplated in the 2024 and future year department budget.

Legislative/Legal: The *Municipal Government Act* (section 308 and 310) stipulate that annually, an assessment notice must be prepared for all assessed property and that assessment notices must be sent no later than July 1 of each year.

Interdepartmental: Financial and Strategic Services, Legislative and Legal Services, Communications

Master Plan/Framework: n/a

Author: Wayne Minke, Assessment and Tax
Directors: Wayne Minke, Assessment and Tax

Associate Commissioner: Jennifer Cannon, Chief Financial Officer and Associate Commissioner, Corporate Services
Lead Department: Assessment and Tax

Priorities Committee Meeting_Nov21_2023

Communication Plan

A comprehensive communications strategy will be implemented.

Property owners will receive an assessment notice insert.

Social media notifications.

Newspaper advertising.

County website messaging.

Enclosure

1 Annual Property Assessment Notices presentation