

Strathcona County Tax Rate Bylaw 17-2016

May 3, 2016

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Property tax components

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

- Municipal services – based on approved Operating Budget
- Library services – based on approved Operating Budget
- Heartland Housing Foundation – based on requisition received
- Education services – based on requisition received from the Province of Alberta for Alberta School Foundation Fund and Elk Island CSRD #41 separate school

Annual property Assessment and tax definitions

- **Property Assessment** = Market value and regulated rates (per July 1, 2015 valuation date)
- **Budget/Requisitions** = Property tax revenue as approved by council required to pay for programs and services
- **Tax Rate** = Property tax revenue requirements ÷ total taxable assessment (tax rates are a calculated number, dependent on budget/requisition requirements and the total 2016 taxable assessment)
- **Per Property Share of Tax** = each property (assessment x tax rate(s))

2016 effective tax rate increases (residential)

Budget/Requisition Increase from 2015-2016	
Municipal services	0.69%
Library services	0.00%
Heartland Housing Foundation	3.73%
Education services*	2.93%

*Education requisitions are determined by and received from the Province of Alberta.

Projected 2016 property tax dollar impact

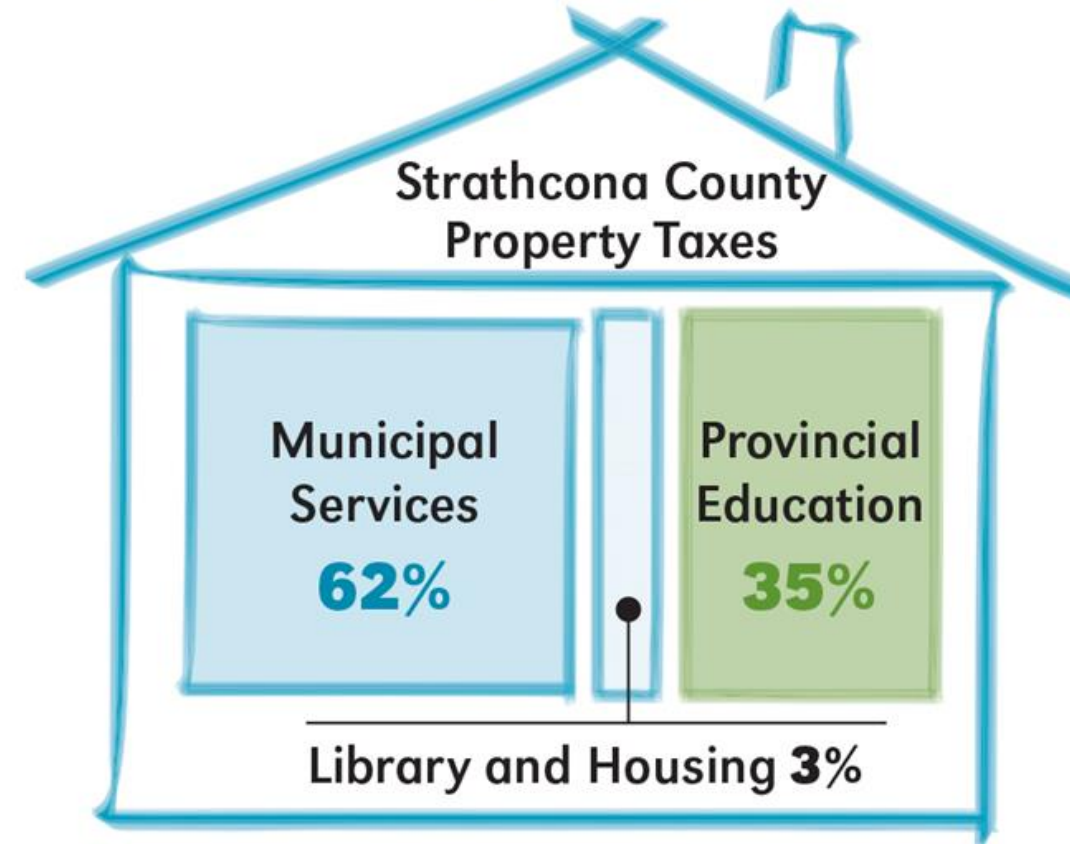
Sample single family residential property

New 2016 assessment = \$446,000 (2015=\$439,000)

	2016	2015	Change
Municipal Purposes:	\$ 1,901.87	\$ 1,888.84	\$ 13.03
*percent increase in municipal taxes			0.69%
*percent of total property taxes	61.7%	62.2%	
Library Purposes:	\$ 66.99	\$ 66.99	\$ -
*percent increase in library taxes			0.00%
*percent of total property taxes	2.2%	2.2%	
Heartland Housing Foundation:	\$ 38.39	\$ 37.01	\$ 1.38
*percent increase in HHF taxes			3.73%
*percent of total property taxes	1.2%	1.2%	
Municipal, Library and HHF Property Taxes	<u>\$ 2,007.25</u>	<u>\$ 1,992.84</u>	<u>\$ 14.41</u>
Education Purposes	\$ 1,075.04	\$ 1,044.47	\$ 30.57
*percent increase in education taxes			2.93%
*percent of total property taxes	34.9%	34.4%	
Total Projected Property Taxes	<u><u>\$ 3,082.29</u></u>	<u><u>\$ 3,037.31</u></u>	<u><u>\$ 44.98</u></u>
Total Percent Increase in Tax Notice			1.48%

2016 residential property tax distribution

Total residential property tax distribution



- 62%** pays for municipal services
- 3%** supports the Strathcona County Library and Heartland Housing Foundation
- 35%** is collected on behalf of the Government of Alberta for education

2016 tax rate bylaw

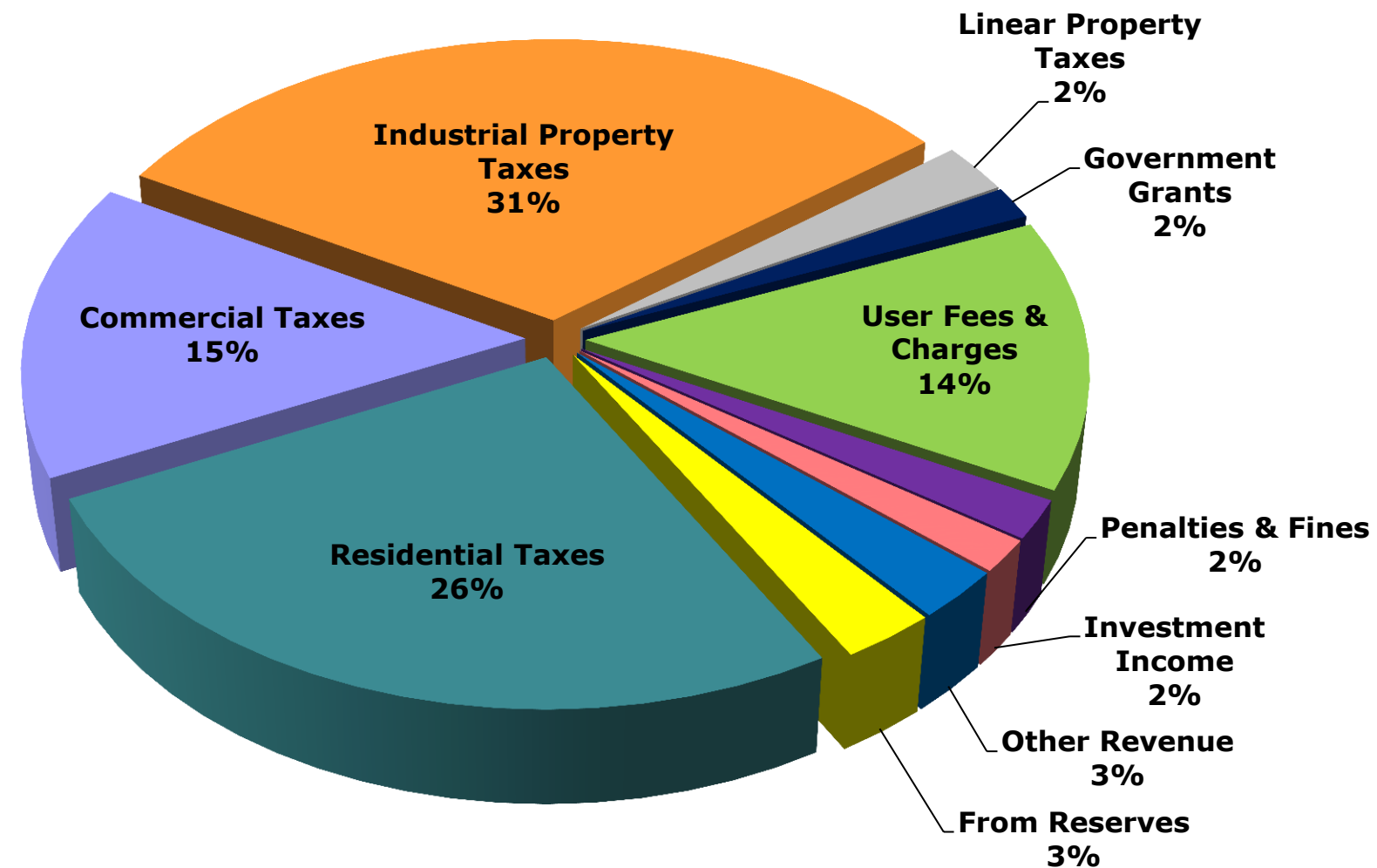
	Assessment Less Provision (000's)	Gross Expenditure* / Requisition	Other Revenue/ Prior Year Overlevy (Underlevy)	Supp. Tax	Tax Funded Expense Excluding Supp.	Residential / Farmland (mills)	Non- Residential (mills)	Machinery & Equipment (mills)	Linear (mills)
Municipal Operating**	33,101,885	\$279,476,177	\$68,690,529	\$500,000	210,285,648	4.2657	8.6593	8.6593	8.6593
Library Operating	33,135,020	10,243,368	1,330,619	0	8,912,749	0.1503	0.4161	0.4161	0.4161
Heartland Housing Foundation Requisition	33,135,020	2,840,484	32,422	0	2,808,062	0.0861	0.0861	0.0861	0.0861
Education Requisitions	33,064,479	61,660,542	(48,950)	0	61,709,492	2.4112	3.4071	0.0000	3.4071
Total For Current Year		\$354,220,571	\$70,004,620	\$500,000	\$283,715,951	6.9133	12.5686	9.1615	12.5686

* excludes amortization expense

**excludes the Utilities Department

Municipal residential property Tax contribution (26% of revenue)

Municipal operations only



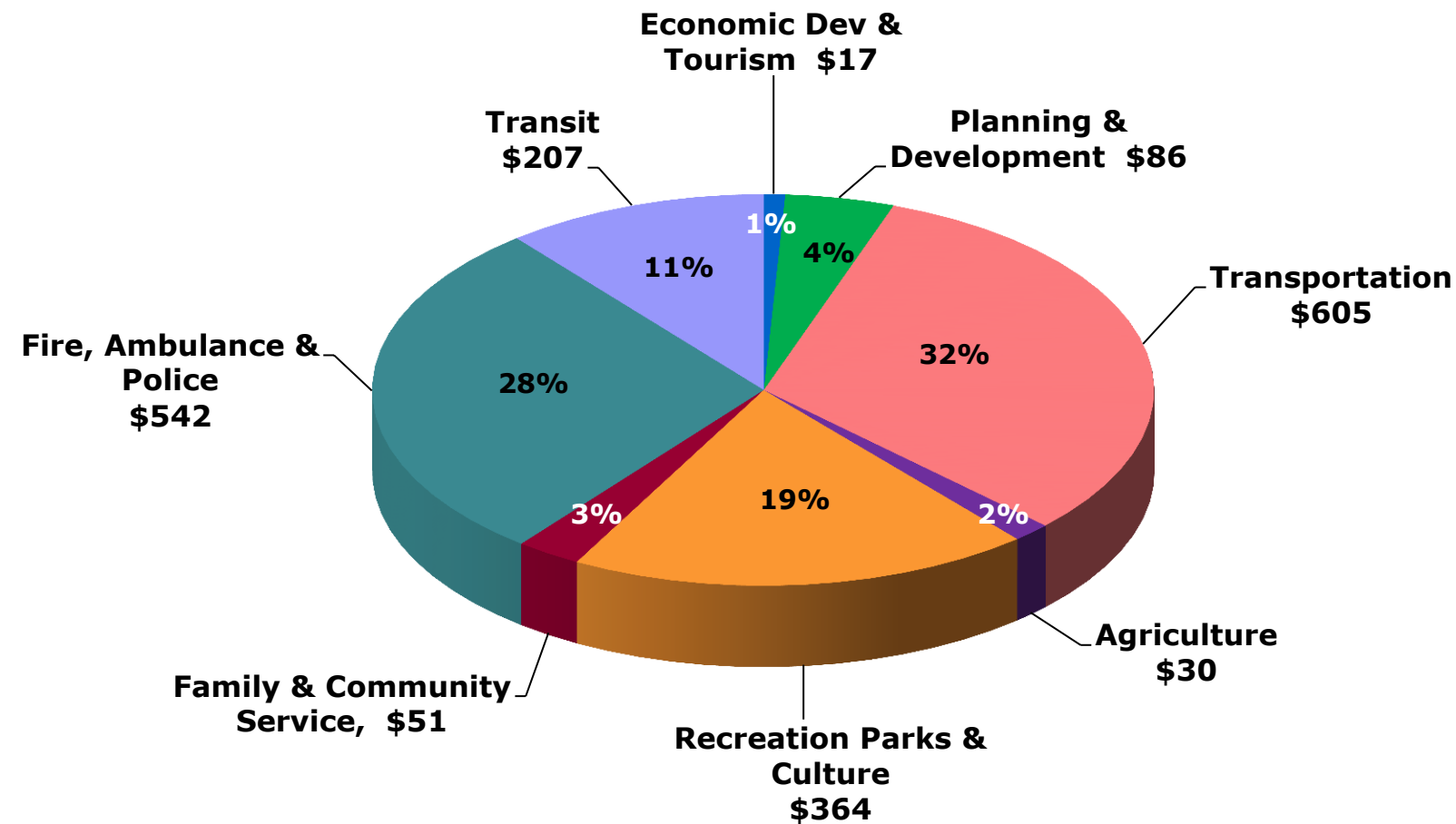
Source: 2016 Operating Budget

Putting your tax dollars to work

Annual tax dollars per sample single family household

Total \$1,902/year

(sample household assessed value \$446,000)



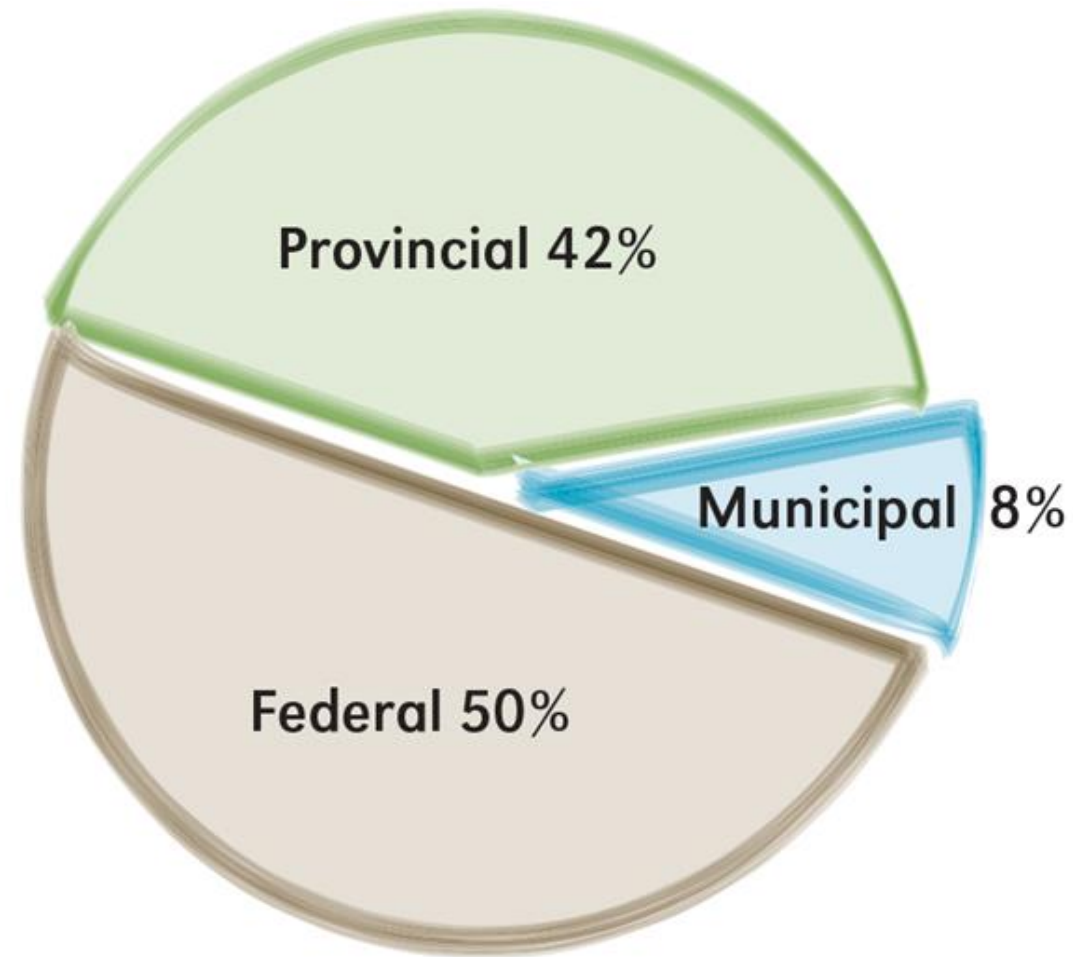
Source: 2016 Operating Budget

Many municipal services – great value

A sample single family residential property will pay approximately \$159 a month for municipal services.

Roads	\$ 51 / month
Fire, Ambulance, Police	\$ 45 / month
Recreation, Parks, Culture	\$ 30 / month
Transit	\$ 17 / month
Planning Services	\$ 7 / month
Agricultural Services	\$ 3 / month
Community Social Programs	\$ 4 / month
Economic Development, Tourism	\$ 2 / month
Strathcona County Municipal Services	\$ 159/ month

Where your tax dollars go



Municipal governments receive about 8 per cent of all government tax revenues.

Source: Federation of Canadian Municipalities (FCM) 2005

Communication

- Media Release
- Brochure “Understanding your Property Taxes”
- Website
 - Tax calculation tool
 - Assessment mapping tool
 - Frequently asked questions
- Newspaper advertising
- Residents with questions are encouraged to contact the Assessment and Tax department for more information

Questions