

**2025 Tax Rate Bylaw****Report Purpose**

To give three readings to a bylaw that will authorize the 2025 tax rate structure needed to levy property taxes necessary to cover budget and requisition requirements.

**Recommendation**

1. THAT Bylaw 18-2025, a bylaw to authorize the 2025 tax rates for Strathcona County, be approved.
2. THAT Bylaw 18-2025 be given second reading.
3. THAT Bylaw 18-2025 be considered for third reading.
4. THAT Bylaw 18-2025 be given third reading.

**Our Strategic Goals**

Governance Requirement

Goal 4 Priority - Optimal use of resources that meets the community's needs

**Report**

On November 25, 2024, Strathcona County Council approved the 2025 Consolidated Operating budget of \$470 million, with revenues matching expenses. This budget includes a 3.90% municipal tax revenue increase, which includes the recreation levy, currently in year two of three.

Strathcona County collects three requisitions on behalf of requisitioning bodies. These include \$4,507,346 for the Heartland Housing Foundation (HHF) to provide for their 2025 operating requirements, and \$1,130,616 for Designated Industrial Properties (DIP). Additionally, following the February 27, 2025 provincial budget, the County received the Alberta School Foundation Fund requisition of \$82,880,183, which will be collected by Strathcona County on behalf of the Alberta government and appear on property tax bills.

**Impact on sample residential property**

Enclosure 2 illustrates the estimated impact of the proposed 2025 tax rates on a sample single-family residential property, assessed at approximately \$475,000 (up from \$460,000 in 2024). Municipal taxes for this sample property are projected to be \$2,240 (a 3.90% increase from \$2,155 in 2024, reflecting average assessment changes). Factoring in a \$1.63 increase for the Heartland Housing Foundation and a \$107 increase for provincial education, the overall tax increase for this sample property is approximately \$193 annually (or \$16 per month).

**Impact on sample commercial property**

Enclosure 2 also illustrates the estimated impact of the proposed 2025 tax rates on a sample commercial property, assessed at approximately \$1,983,000 (up from \$1,931,000 in 2024). Municipal taxes for this sample property are projected to be \$21,105 (a 3.90% increase from \$20,313 in 2024). Factoring in a \$5.62 increase for the Heartland Housing Foundation and a \$358 increase for provincial education, the overall tax increase for this sample commercial property is approximately \$1,156 annually (or \$96 per month).

**Council and Committee History**

November 25, 2024 Council approved the 2025 consolidated operating budget

**Other Impacts**

**Policy:** n/a

**Legislative/Legal:** The *Municipal Government Act* (section 353) requires that a Tax Rate Bylaw be passed annually by Council for the establishment of property tax rates for Strathcona County. The Tax Rate Bylaw is required to authorize tax rates that are necessary to generate property tax revenues required to support municipal programs and services pursuant to approved budgets, provincial and separate school board education requisitions, and other requisitions.

**Financial/Budget:** The 2025 budget requires municipal tax revenue of \$306,633,900 to be levied, not inclusive of supplemental taxes. The other requisitions are a flow through and have no budgetary impact. The County is unable to operate in a deficit.

**Interdepartmental:** Assessment and Taxation, Financial and Strategic Services

**Master Plan/Framework:** n/a

**Communication Plan**

Media release/social media

Newspaper advertising

County website

**Enclosures**

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|---|---|
| 1 | Bylaw 18-2025 – 2025 Tax Rate                         |
| 2 | Schedule A: Strathcona County – 2025 Tax Rates        |
| 3 | Strathcona County Tax Rate Bylaw 18-2025 presentation |