

Strathcona County Tax Rate Bylaw 18-2025

Council Meeting
April 29, 2025



Property tax overview

Property tax components

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



Municipal operations

- Based on approved municipal operating budget



Provincial education

- Based on requisition received



Heartland Housing Foundation

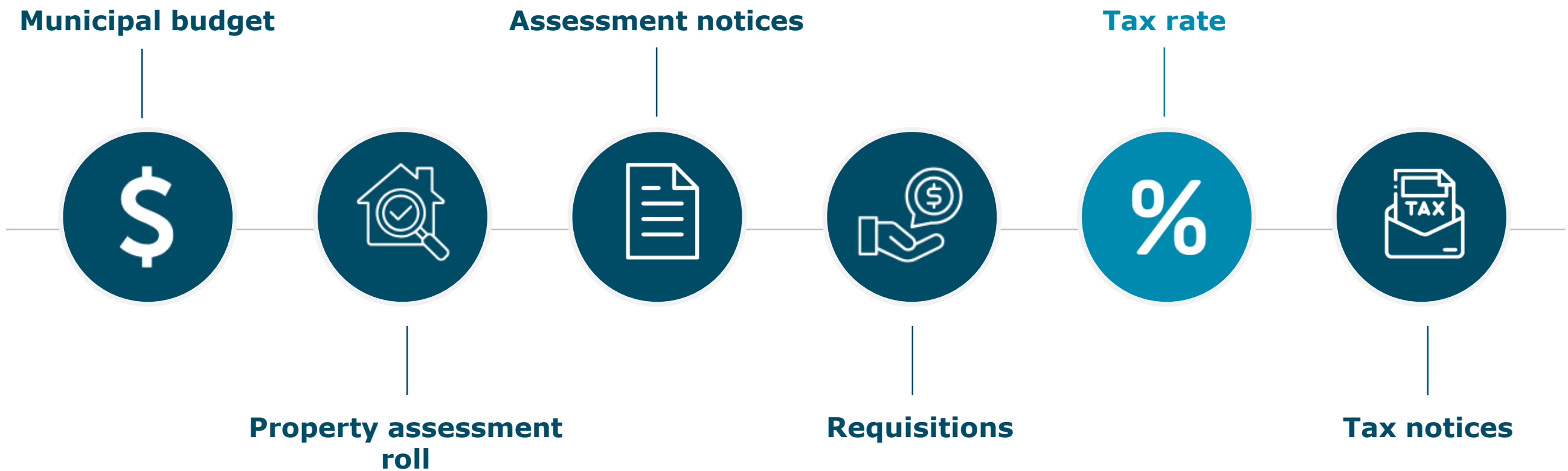
- Based on requisition received



Designated Industrial Property

- Based on requisition received

Key milestones



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 budget overview

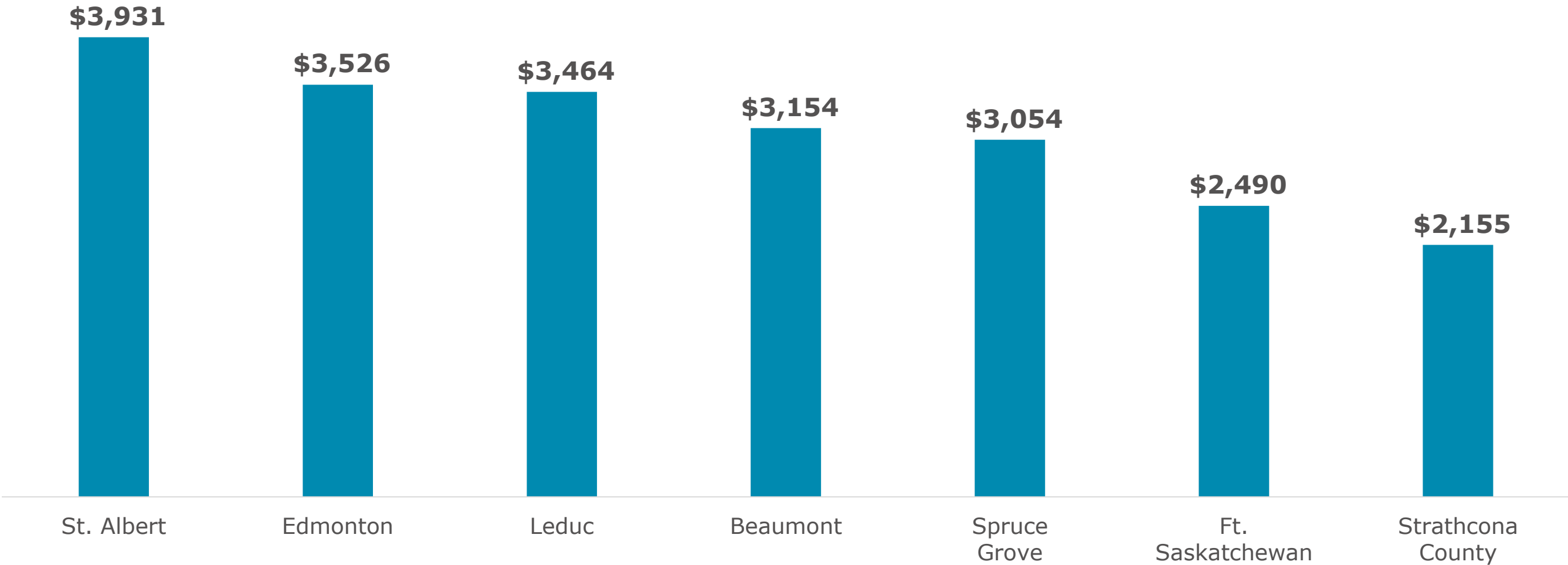
2025 budget approval and comparison

| Strathcona County approved tax revenue increase | |
|---|---------------|
| Total municipal | 3.90%* |
| *including the recreation levy | |

| Municipality | 2025 municipal budget increase |
|-------------------|--------------------------------|
| Leduc | 3.40% |
| St. Albert | 3.60% |
| Spruce Grove | 3.90% |
| Beaumont | 5.01% |
| Fort Saskatchewan | 5.23% |
| Edmonton | 6.10% |

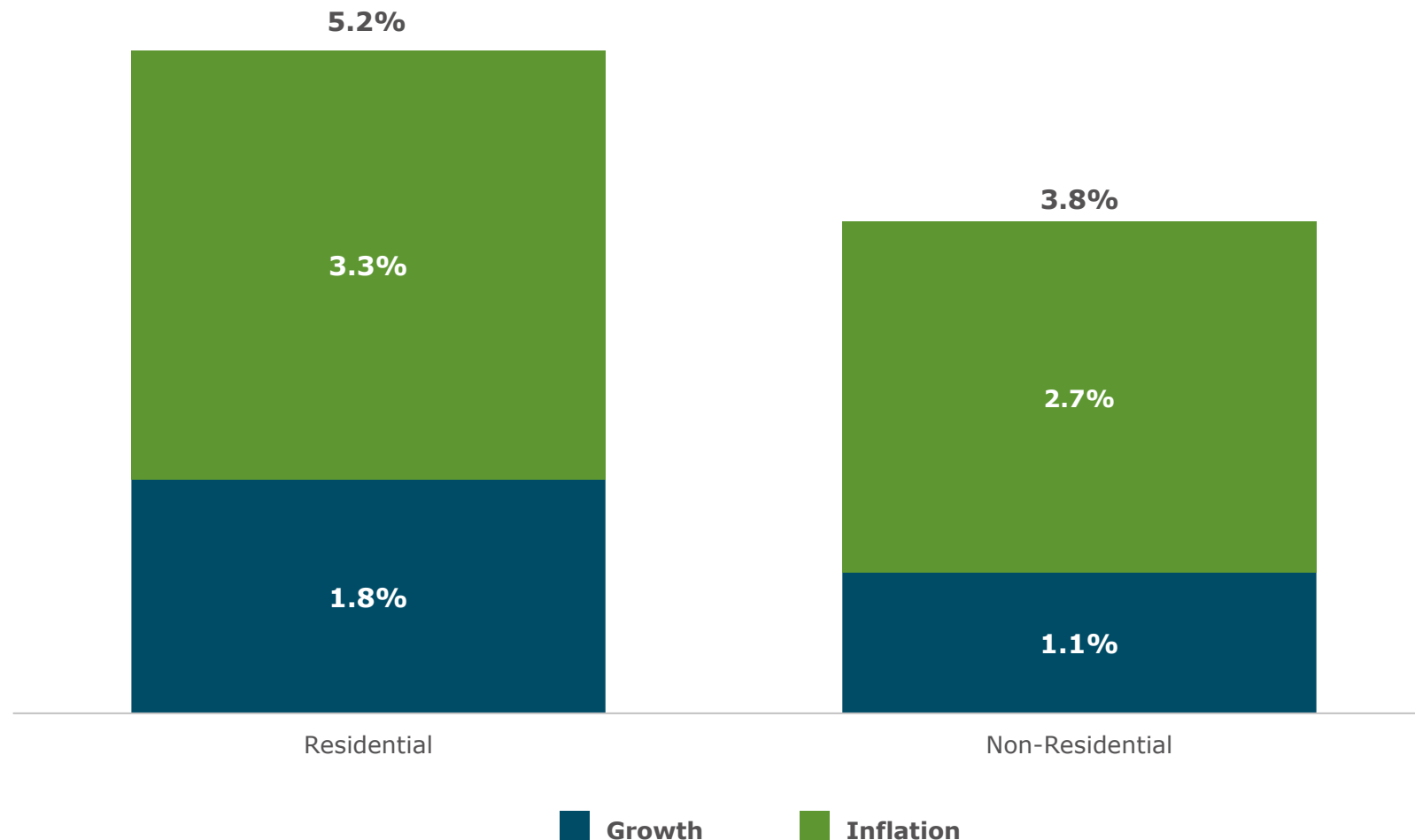
2024 Municipal value for service

Municipal tax rate on a \$460,000 average residence



Assessment growth and inflation

2024 Assessment Growth and Inflation (2025 tax year)



Assessment inflation (revenue neutral)

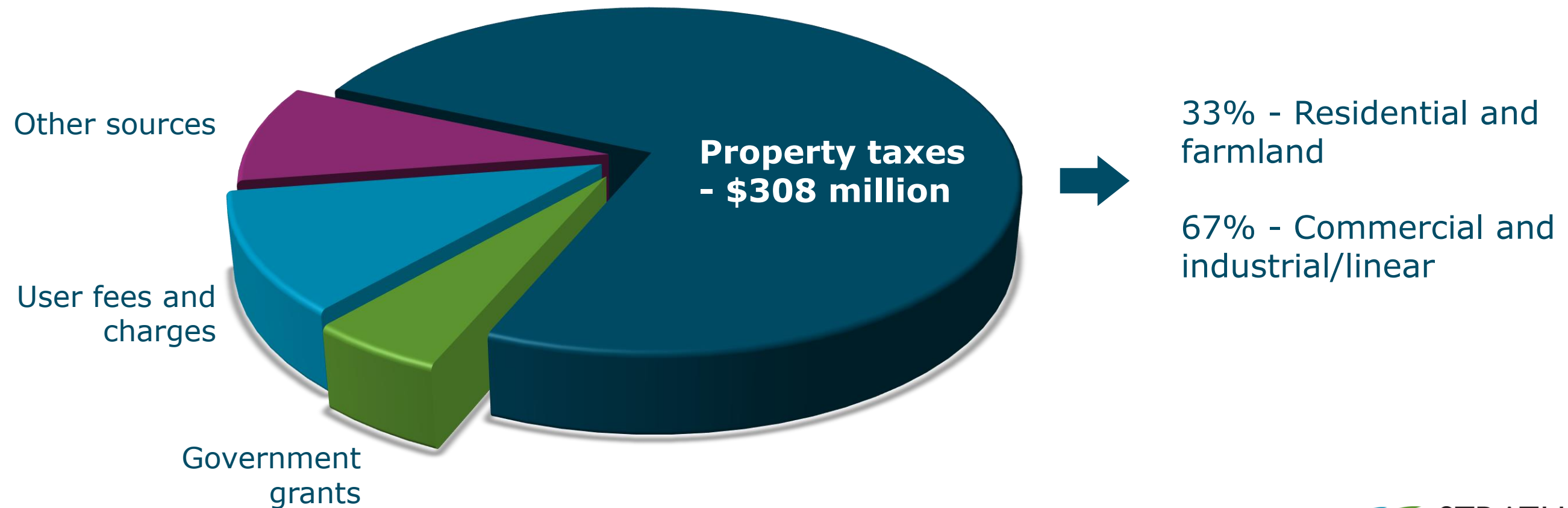
- Includes supply-demand market value inflation and changes to regulated rates
- Important factor in terms of an annual tax redistribution each year

Assessment growth (new revenue)

- Includes new buildings, new parcels, industrial investment
- Important factor in terms of mitigation effects on what would otherwise be a higher tax increase each year

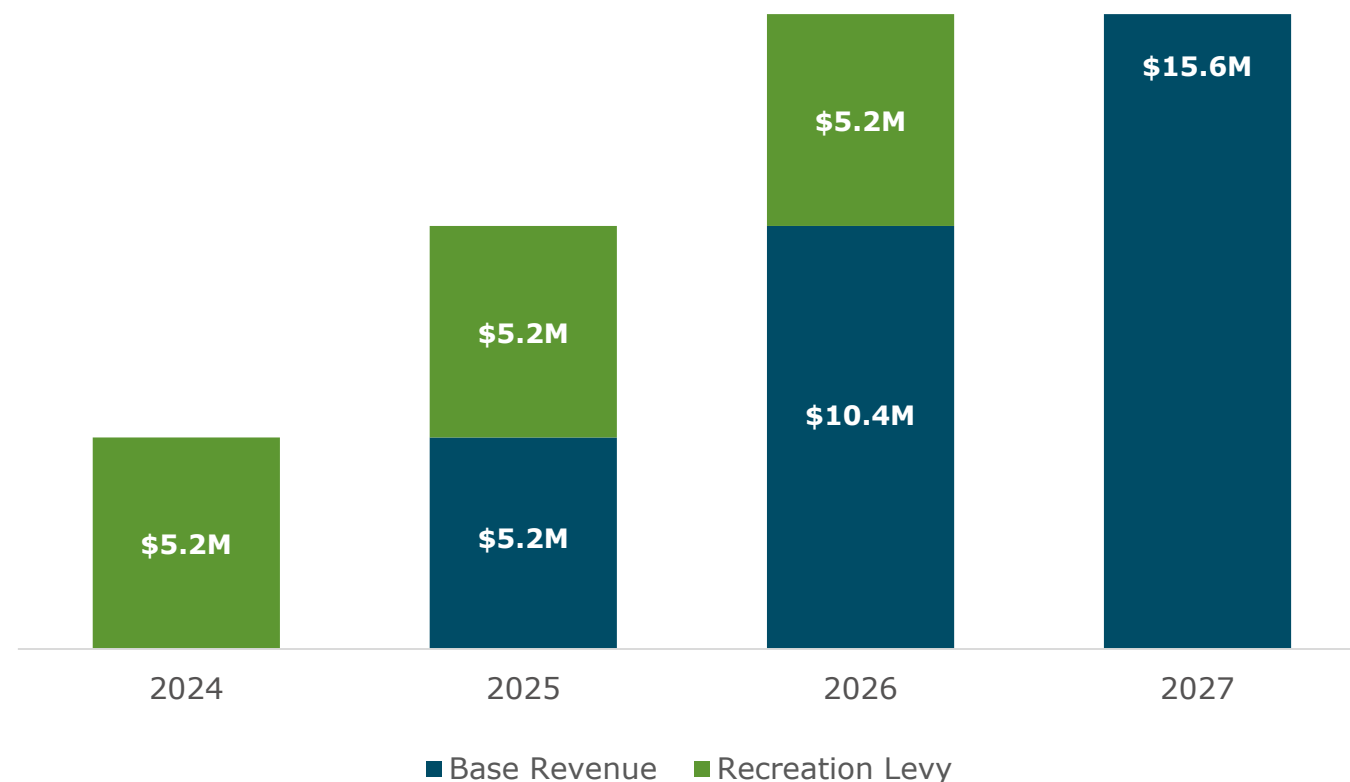
2025 municipal operations revenue overview

Total revenue - \$398.7 million



Recreation infrastructure levy

Introduced in 2024 to help fund the development, maintenance and improvement of recreational facilities and infrastructure.



How does it work?

- Three years of recreation infrastructure levy
- After year three there are no levy increases – funding is included in base operations instead

What does it fund?

- Supports the future of the Indoor Fieldhouse, with construction to commence in 2026
- Additional recreation capital projects 2027 onwards



2025 Property taxes

Education assessment



Strathcona County collects funds on behalf of the Government of Alberta



Education property tax dollars support the Alberta School Foundation Fund



Funds are allocated among school boards throughout the province



Increase in provincial collection requests attributed to:

- Increase in K-12 educational budget
- Rising property values
- Increased development

2025 education tax requisition changes

The education requisition is a tax collected by the County on behalf of the Government of Alberta.

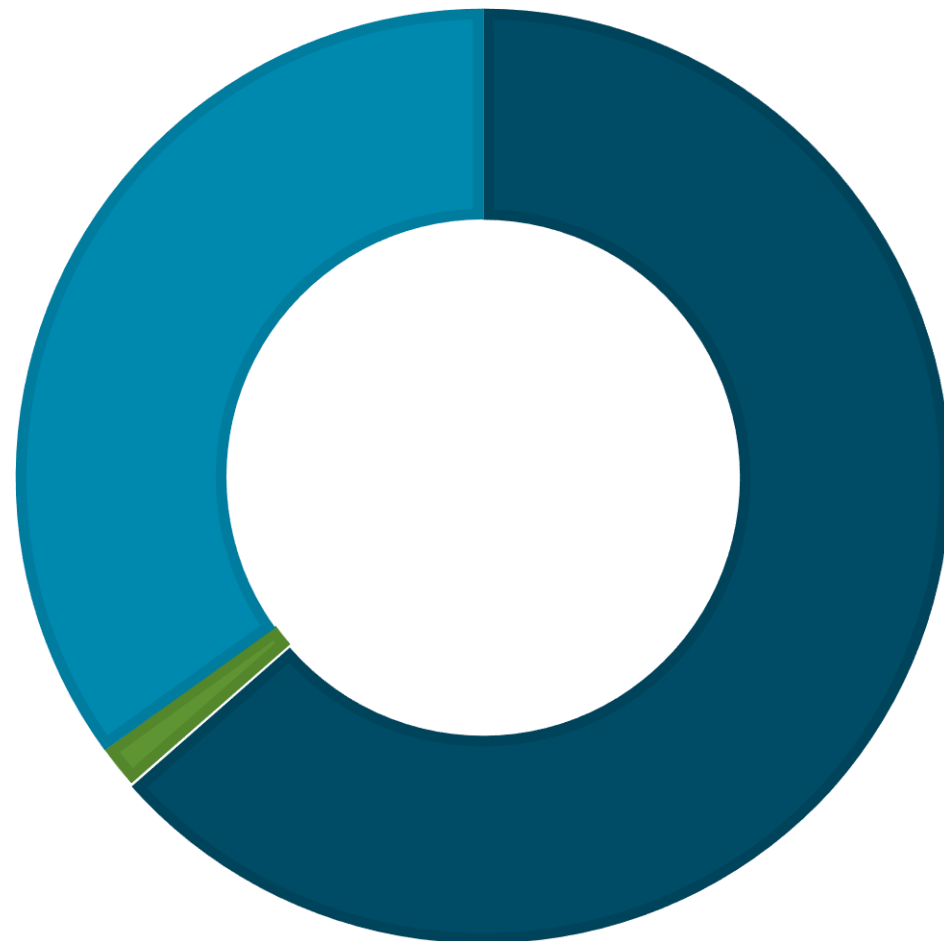
| Provincial education requisition change 2024 to 2025 | | | | |
|---|---------------------|---------------------|--------------------|---------------------|
| | 2024 requisition | 2025 requisition | Dollar increase | Percent increase |
| Education services – residential | \$49,559,018 | \$55,303,202 | \$5,744,184 | 12% |
| Education services – non-residential | \$23,807,109 | \$27,576,981 | \$3,769,872 | 16% |
| Net education services tax | \$73,366,127 | \$82,880,183 | \$9,514,056 | 13% |

2025 other tax requisition changes

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

| Other requisition changes 2024 to 2025 | | | | |
|---|---------------------|---------------------|--------------------|---------------------|
| | 2024 requisition | 2025 requisition | Dollar increase | Percent increase |
| Heartland Housing Foundation | \$4,437,733 | \$4,507,346 | \$69,613 | 1.57% |
| Designated Industrial Properties | \$1,175,887 | \$1,130,616 | \$(45,271) | (3.85%) |

2025 residential property tax distribution



35%

Education

Collected on behalf of the Government of Alberta

1%

Senior Housing

Collected on behalf of Heartland Housing Foundation (HHF)

64%

Municipal

Includes municipal operations and recreation infrastructure

2025 residential property tax sample

Sample single family residential property
New 2025 assessment = \$475,000 (2024=\$460,000)

| | 2024 | 2025 | Change (\$) | Change (%) |
|-------------------------------|-------------------|--------------------|-----------------|--------------|
| County approved budget | | | | |
| Municipal operations | \$2,155.44 | \$2,239.50 | \$84.06 | 3.90% |
| Requisitions | | | | |
| Heartland Housing Foundation | \$49.77 | \$51.40 | \$1.63 | 3.27% |
| Education | \$1,124.80 | \$1,232.13 | \$107.34 | 9.54% |
| Total | \$3,330.01 | \$ 3,523.03 | \$193.03 | 5.80% |

Impact to a sample household



To support municipal growth and continue providing quality services within Strathcona County, a **3.90%** tax revenue increase to a sample residence assessed at \$475,000 is approximately an increase of:

- **\$84/year**, or
- **\$7/month**

2025 commercial property tax sample

Sample commercial property
New 2025 assessment = \$1,983,000 (2024=\$1,931,000)

| | 2024 | 2025 | Change (\$) | Change (%) |
|-------------------------------|--------------------|--------------------|-------------------|--------------|
| County approved budget | | | | |
| Municipal operations | \$20,312.76 | \$21,104.96 | \$792.20 | 3.90% |
| Requisitions | | | | |
| Heartland Housing Foundation | \$208.73 | \$214.35 | \$5.62 | 2.69% |
| Education | \$6,975.27 | \$7,333.45 | \$358.18 | 5.13% |
| Total | \$27,496.76 | \$28,652.75 | \$1,156.00 | 4.20% |

Impact to a sample business



To support our community's growth and maintain services a **3.90%** tax revenue increase to a sample business assessed at \$1.98 million is approximately:

- **\$792/year**, or
- **\$66/month**

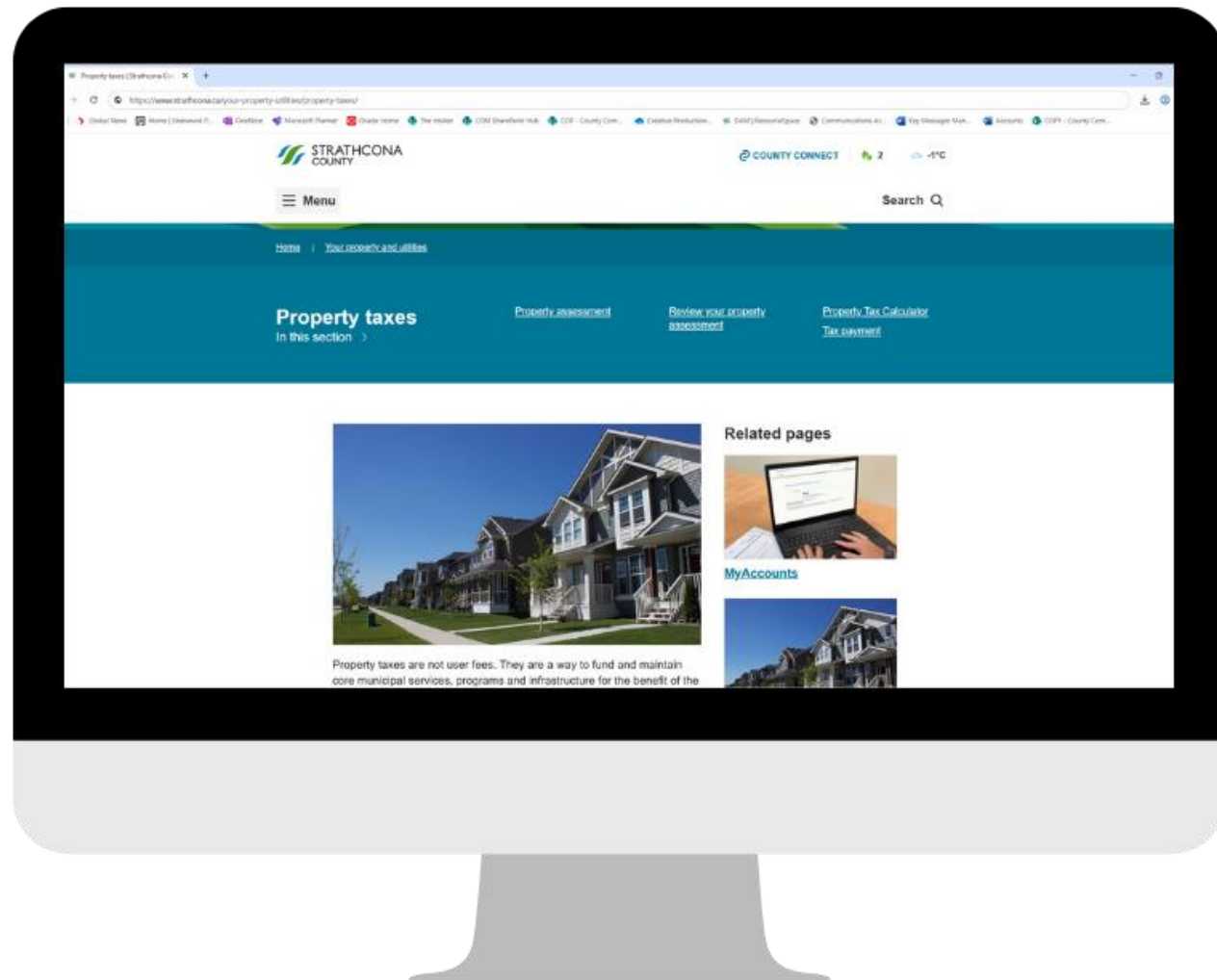
Communications plan

- Campaign to promote MyAccounts registration
- Awareness campaign - social media, newspaper advertisements, media release and digital signs
 - New focus on educating - what is municipal, what is provincial
 - Additional question on budget survey
 - New infographic
 - New video on where your tax dollars go
 - QR code with new landing page
 - Continued focus on recreation levy

Key links:

- strathcona.ca/PropertyTax
- alberta.ca/education-property-tax

Next steps



- Tax notices will be mailed in mid-May
- Use the QR code to access instructions on how to use the "MyAccounts" portal to:
 - Check account balances
 - Make payments
 - Enroll in the Tax Installment Payment Plan



Questions