

**CITY OF ST. ALBERT**

# 2025 Tax Rates

## Summary & Overview

May 6TH, 2025

**Presented by:**  
**Stephen Bannerman**  
City Assessor  
*Financial & Strategic Services*

# Section 1

## Summary of 2025 Tax Rates

# 2025 Municipal Levy Summary

---

| Levy Category                | 2025 Levy Amount     |
|------------------------------|----------------------|
| General Municipal            | \$141,511,803        |
| Servus Place - Capital       | \$377,326            |
| Annexed Lands (O.C 362/2021) | \$128,371            |
| <b>Sub total – Municipal</b> | <b>\$142,017,500</b> |

---

# Levy Summary Cont.- Requisitions

---

| Levy Category                              | 2025 Levy Amount     |
|--|----------------------|
| Education Requisition                      | \$42,368,481         |
| Homeland Housing Requisition               | \$1,268,391          |
| Designated Industrial Property Requisition | \$7,375              |
| <b>Total – All Levy Types</b>              | <b>\$185,661,748</b> |

---

# 2025 General Municipal Tax Rates

---

| Category          | 2025 Tax Rate (Mills) |
|-------------------|-----------------------|
| Residential /Farm | 8.58337               |
| Non-Residential   | 13.11160              |

- Total General Municipal tax rates continue to be applied on a split tax rate basis, which is standard practice in Alberta.



# 2025 Servus Capital Tax Rates

---

| Category          | 2025 Tax Rate (Mills) |
|-------------------|-----------------------|
| Residential /Farm | 0.02463               |
| Non-Residential   | 0.02463               |

- Annual debenture payment was \$3.28M for the prior 19 years.
- As debt has been retired in stages, it was reduced to \$2M in 2024 and approx. 377K in 2025.

# 2025 Education Tax Rates

---

| Category          | 2025 Tax Rate (Mills) |
|-------------------|-----------------------|
| Residential /Farm | 2.57462               |
| Non-Residential   | 3.88714               |

- 2025 Provincial education requisition is \$42.4 million. (\$38.2 in 2024) = **+10.9%** overall increase. Differing outcomes to Res class vs. Non-Res class.

# Total 2024 Tax Rates (Mills)

---

| Levy Type         | Residential     | Non-Residential |
|-------------------|-----------------|-----------------|
| General Municipal | 8.58337         | 13.11160        |
| Servus Capital    | 0.02463         | 0.02463         |
| Education         | 2.57462         | 3.88714         |
| Homeland Housing  | <u>0.07680</u>  | <u>0.11804</u>  |
| <b>TOTAL</b>      | <b>11.25942</b> | <b>17.14141</b> |



# Section 2

## 2024 Assessment Roll

# Legislated Requirements

| Assessment Roll Requirements  | Legislative Reference       |
|---|-----------------------------|
| Assessment based on <b>market value</b> using <b>mass appraisal</b> methodology | AR 220/2004<br>Section 2    |
| Valuation Date of <b>July 1, 2024</b>   | AR 220/2004<br>Section 3    |
| Physical condition date of <b>Dec 31, 2024</b>                                  | MGA Sec 289                 |
| Completion of Roll by <b>Feb 28, 2025</b>                                       | MGA Sec 302                 |
| Audit of Roll by Municipal Affairs<br>(by end April 2025)                       | AR 220/2004<br>Sec 10,12,20 |

# Statistical Snapshot – 2024 Roll Yr

---



2024 Taxable Assessment: \$15.3 Billion



Single Family Dwellings: 19,201



Condo & Semi-Detached Units: 6,740



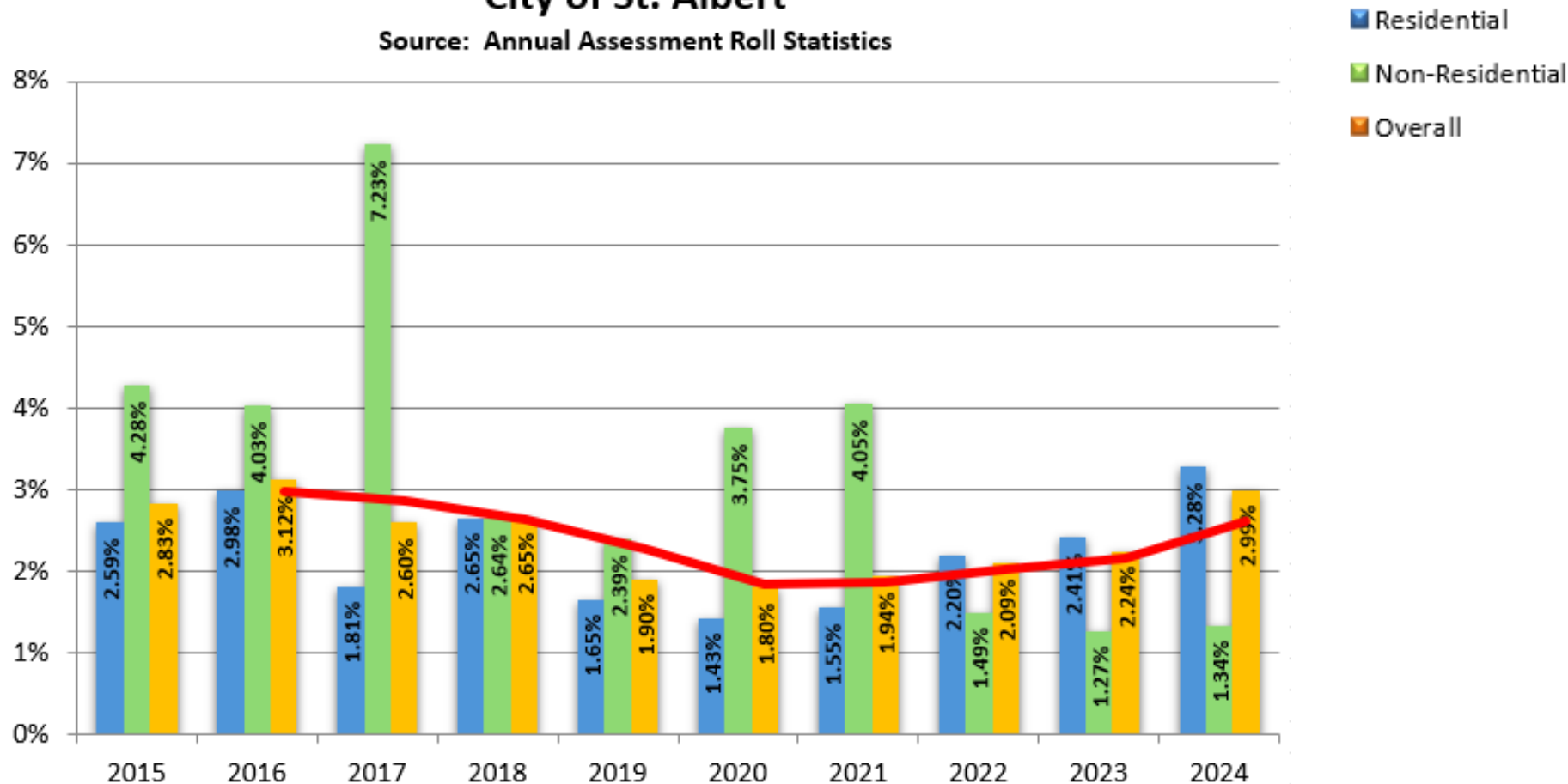
Non-Residential Properties: 929

# Assessment Growth History

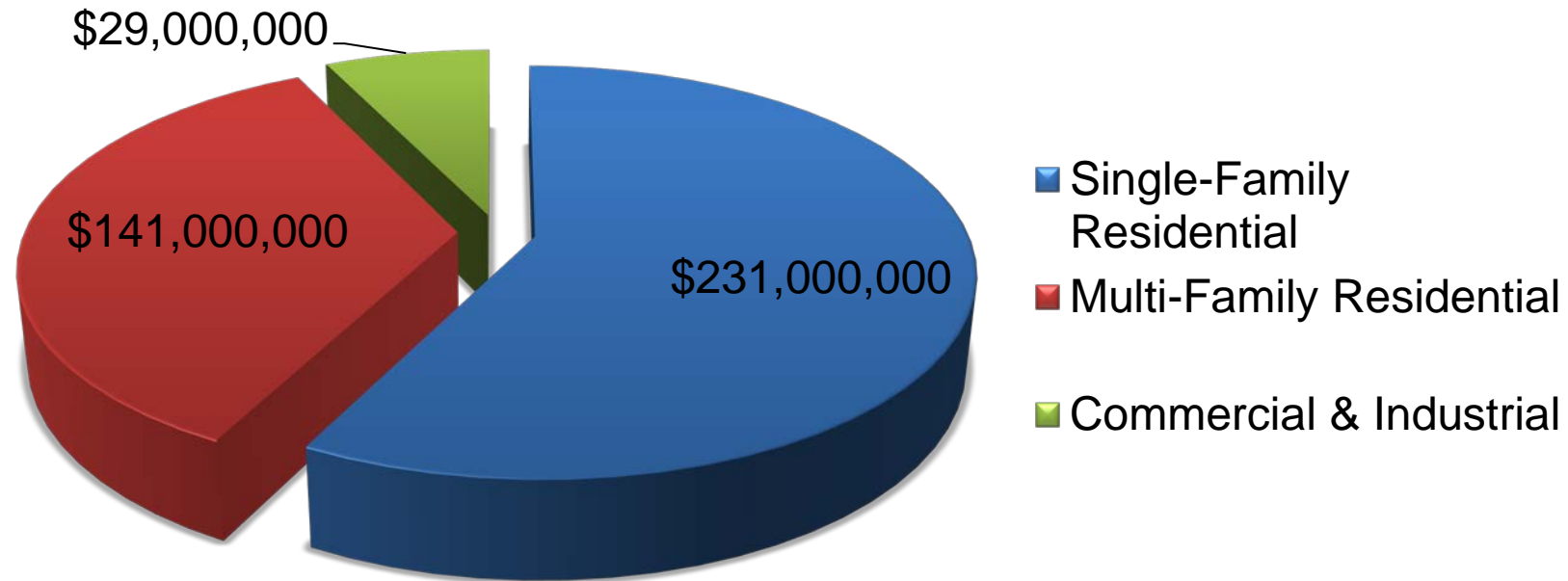
## Historical Taxable Assessment Growth % - 2015 to 2024

### City of St. Albert

Source: Annual Assessment Roll Statistics



# 2024 Assessment Growth



- **\$430.5 million = 2.99%** in new taxable growth in 2024. Growth is derived from new construction & land development.

# 2024 Market Value Change\*

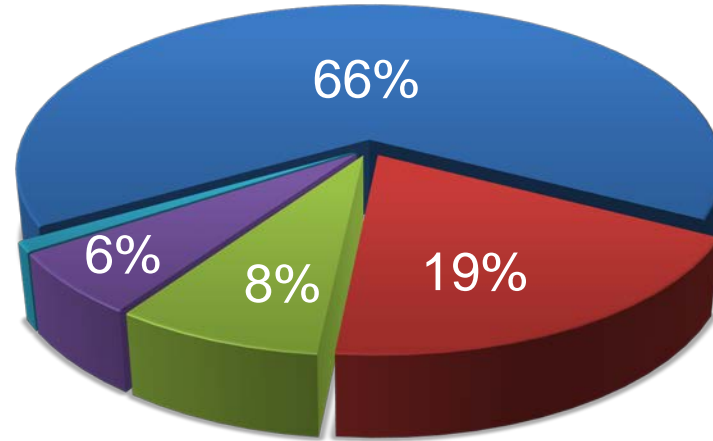
---

- Residential Market Change: +3.8%
- Non-Res Market Change: +2.8%
- Overall Market Change: +3.6%

\*Reflects change in market value from July 1, 2023 to July 1, 2024.



# Taxable Assessment Base



- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Other

- Assessment base changes. (Previously was 85.2% / 14.8%)

**85.6% vs. 14.4%**



# Section 3

## 2025 Taxation Impacts

# 2025 Municipal Tax Split



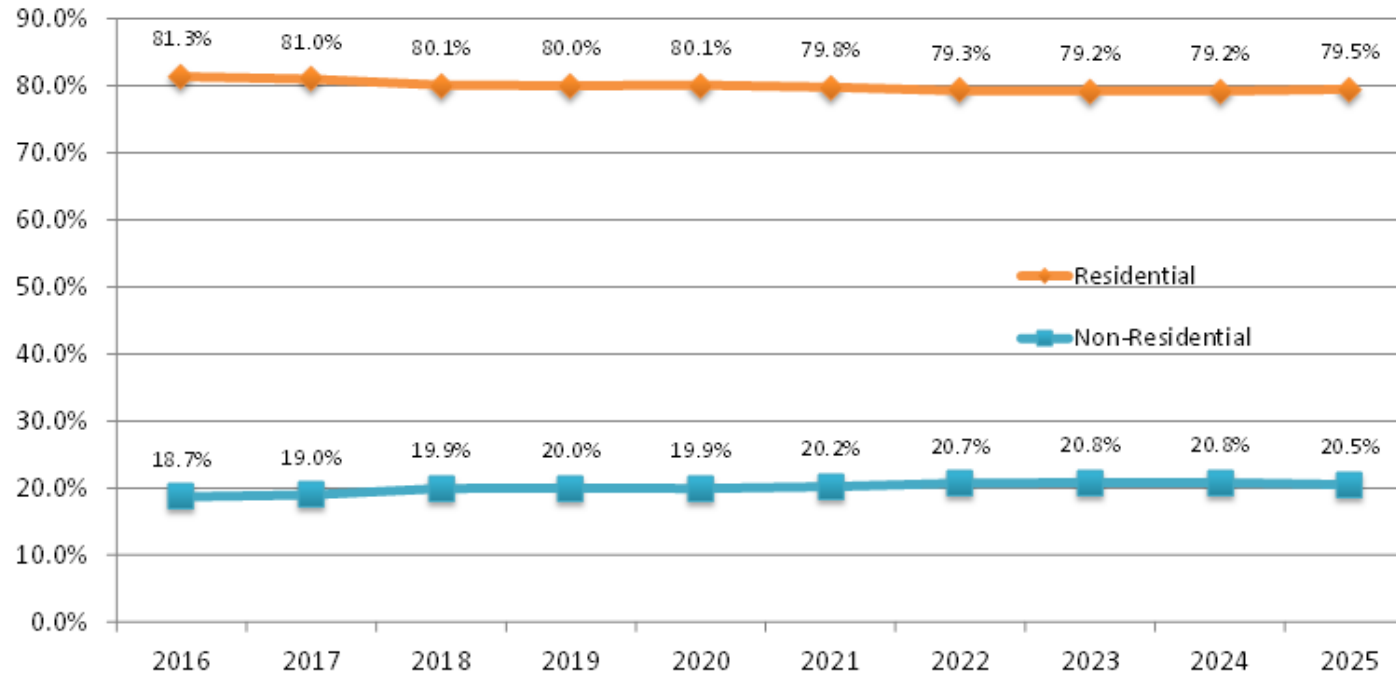
| Property Class  | 2025         | 2024  |
|-----------------|--------------|-------|
| Residential     | <b>79.5%</b> | 79.2% |
| Non-Residential | <b>20.5%</b> | 20.8% |

- Tax split will “migrate” towards residential class for 2025.
- Council policy (C-FS-05)

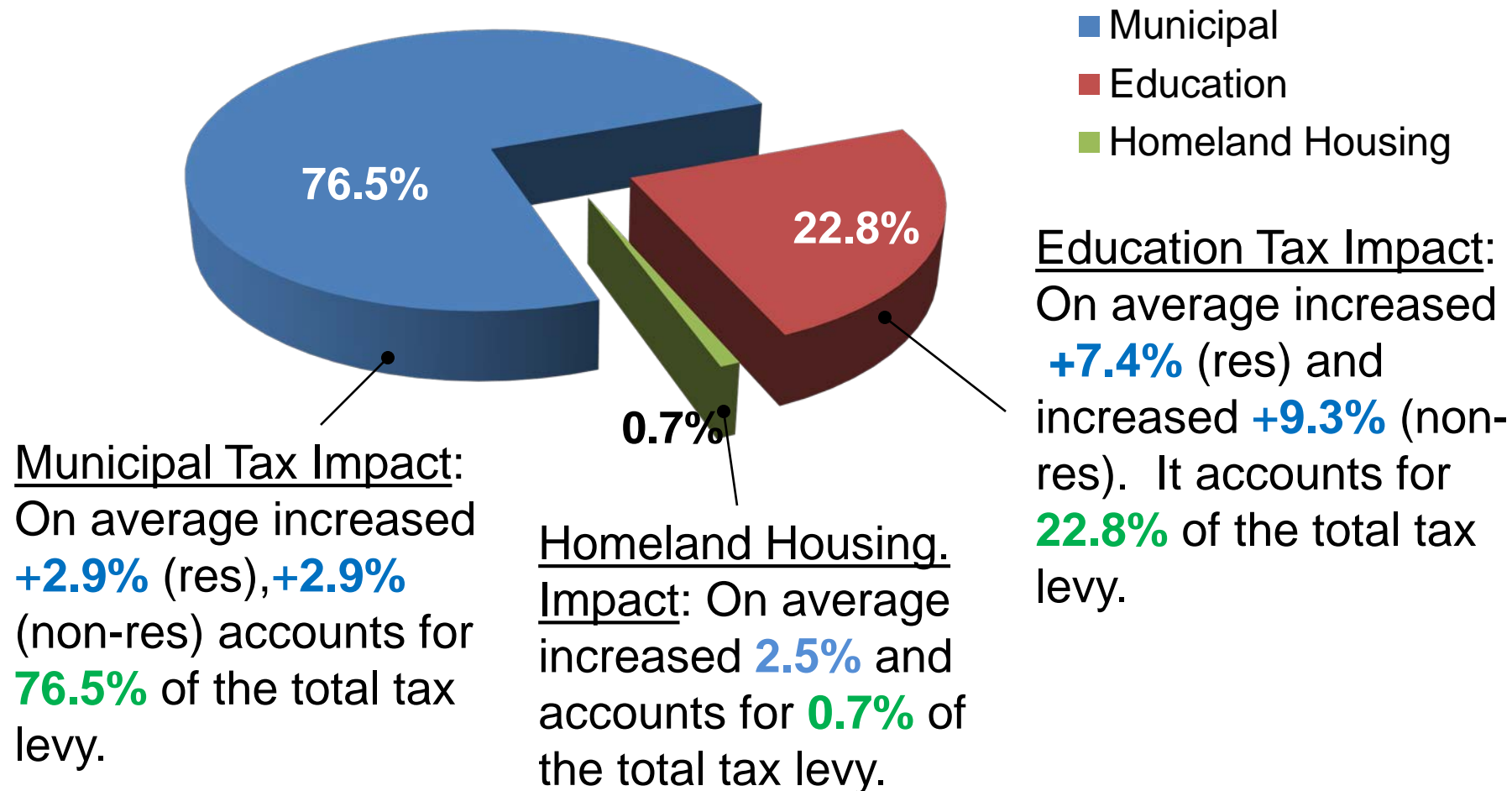
# 10 Year History of the Municipal Tax Split

Municipal Tax Split (Includes General Municipal, Servus Operating, Servus Capital)

| Tax Year        | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | 2024  | 2025  |
|-----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Residential     | 81.3% | 81.0% | 80.1% | 80.0% | 80.1% | 79.8% | 79.3% | 79.2% | 79.2% | 79.5% |
| Non-Residential | 18.7% | 19.0% | 19.9% | 20.0% | 19.9% | 20.2% | 20.7% | 20.8% | 20.8% | 20.5% |



# Tax Composition & 2025 Impacts



# Tax Impact – Residential Example



| Residential Property (Typical) Change |             |             |        |       |
|---------------------------------------|-------------|-------------|--------|-------|
|                                       | 2024 TAX YR | 2025 TAX YR | \$ CHG | % CHG |
| TYPICAL ASSESSMENT                    | \$100,000   | \$103,800   |        |       |
| ASSESSMENT CHANGE \$                  |             | \$3,800     |        |       |
| ASSESSMENT CHG %                      |             | 3.8%        |        |       |
| MUNICIPAL LEVY*                       | \$869       | \$894       | \$25   | 2.9%  |
| EDUCATION LEVY                        | \$249       | \$267       | \$18   | 7.4%  |
| HOMELAND HOUSING LEVY                 | \$8         | \$8         | \$0    | -0.2% |
| TOTAL                                 | \$1,125     | \$1,169     | \$43   |       |
| OVERALL TAX CHG \$                    |             |             | \$43   | 3.9%  |

# Tax Impact: Non-Residential



| Non- Residential Property (Typical) Change |             |             |        |             |
|--|-------------|-------------|--------|-------------|
|  | 2024 TAX YR | 2025 TAX YR | \$ CHG | % CHG       |
| TYPICAL ASSESSMENT                         | \$100,000   | \$102,800   |        |             |
| ASSESSMENT CHANGE \$                       |             | 2,800       |        |             |
| ASSESSMENT CHG %                           |             | <b>2.8%</b> |        |             |
| MUNICIPAL LEVY*                            | \$1,313     | \$1,350     | \$38   | 2.9%        |
| EDUCATION LEVY                             | \$366       | \$400       | \$34   | 9.3%        |
| HOMELAND HOUSING LEVY                      | \$12        | \$12        | \$0    | -0.9%       |
| TOTAL                                      | \$1,691     | \$1,762     | \$71   |             |
| OVERALL TAX CHG \$                         |             |             | \$71   | <b>4.2%</b> |

# Seniors Property Tax Notes

---

## Senior Homeowners Tax Grant Program

- Continues for 2025
- \$200 per eligible household

2024 uptake was 667 eligible properties

2023 uptake was 645 eligible properties

2022 uptake was 655 eligible properties

## Provincial Senior's Property Tax Deferral Program

- Continues for 2025
- Program administered by Province



# Questions?

---

