

**CITY OF ST. ALBERT**

# 2026 Tax Rates

## Summary & Impacts

May 5TH, 2026

Presented by:

**Stephen Bannerman**

City Assessor

*Financial & Strategic Services*

# Section 1

## Summary of 2026 Tax Rates

# 2026 Municipal Levy Summary

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Levy Category	2026 Levy Amount
General Municipal	\$151,506,658
Annexed Lands (O.C 362/2021)	\$162,442
<b>Sub total – Municipal</b>	<b>\$151,669,100</b>

# Levy Summary Continued

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Levy Category	2026 Levy Amount
Education Requisition	\$46,933,591
Homeland Housing Requisition	\$1,362,750
Designated Industrial Property Requisition	\$8,170
<b>Total – All Levy Types</b>	<b>\$199,973,611</b>

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# 2026 General Municipal Tax Rates

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Category	2026 Tax Rate (Mills)
Residential /Farm	8.39216
Non-Residential	13.39412

# 2026 Education Tax Rates

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Category	2026 Tax Rate (Mills)
Residential /Farm	2.60918
Non-Residential	4.07177

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- 2026 Provincial education requisition is \$46.9 million. (\$42.4 in 2025) = +10.8% overall increase.

# Total 2026 Tax Rates (Mills)

Levy Type	Residential	Non-Residential
General Municipal	8.39216	13.39412
Education	2.60918	4.07177
Homeland Housing	<u>0.07533</u>	<u>0.12096</u>
<b>TOTAL</b>	<b>11.07666</b>	<b>17.58685</b>

# Section 2

## 2025 Assessment Roll

# Legislated Requirements

Assessment Roll Requirements	Legislative Reference
Assessment based on <i>market value</i> using <i>mass appraisal</i> methodology	AR 220/2004 Section 2
Valuation Date of <b>July 1, 2025</b>	AR 220/2004 Section 3
Physical condition date of <b>Dec 31, 2025</b>	MGA Sec 289
Completion of Roll by <b>Feb 28, 2026</b>	MGA Sec 302
Audit of Roll by Municipal Affairs (by end April 2026)	AR 220/2004 Sec 10,12,20

# Statistical Snapshot – 2025 Roll Yr

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2025 Taxable Assessment: \$16.7 Billion



Single Detached: 19,570



Condo & Semi-Detached Units: 6,985

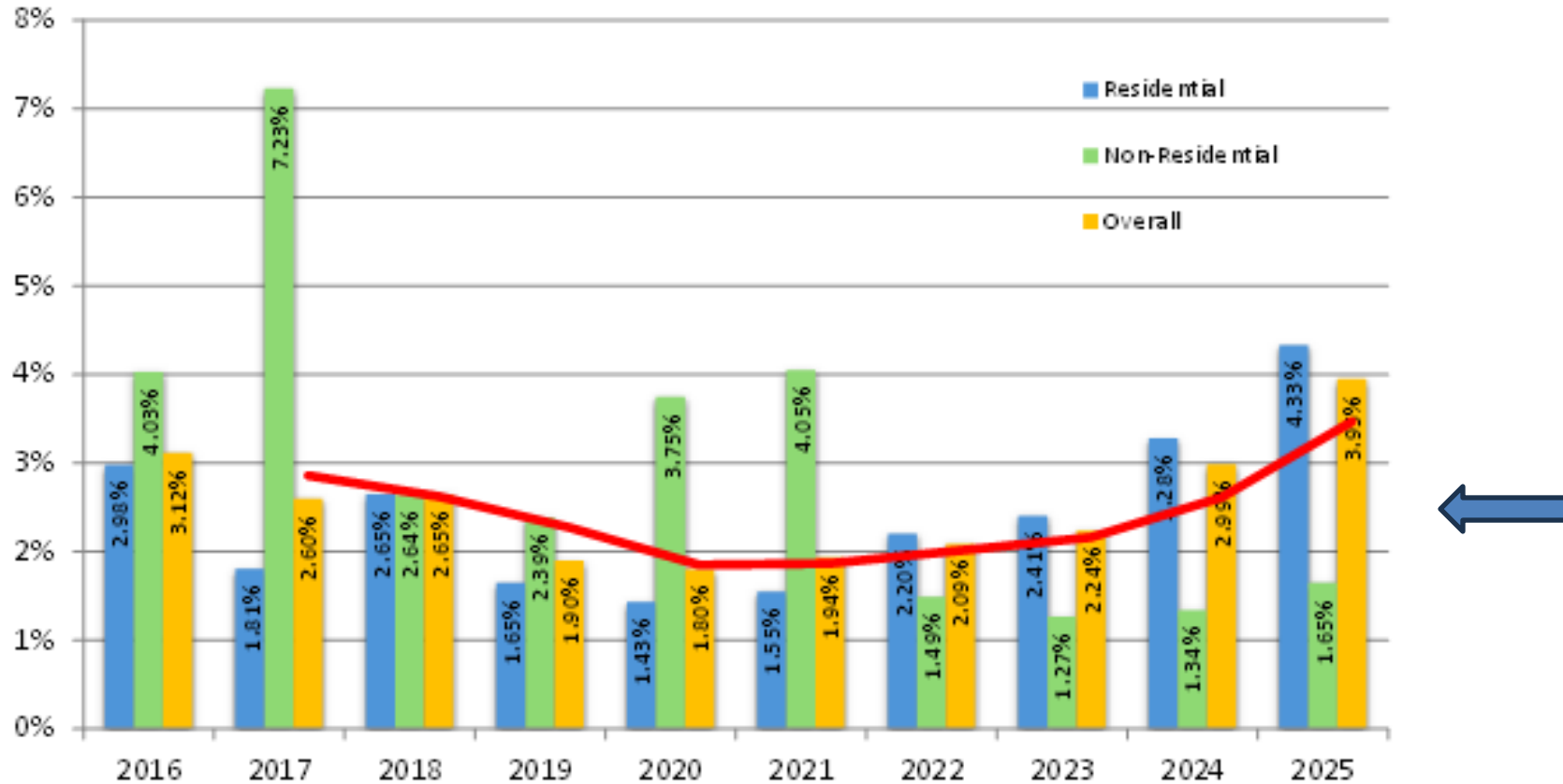


Non-Residential Properties: 926

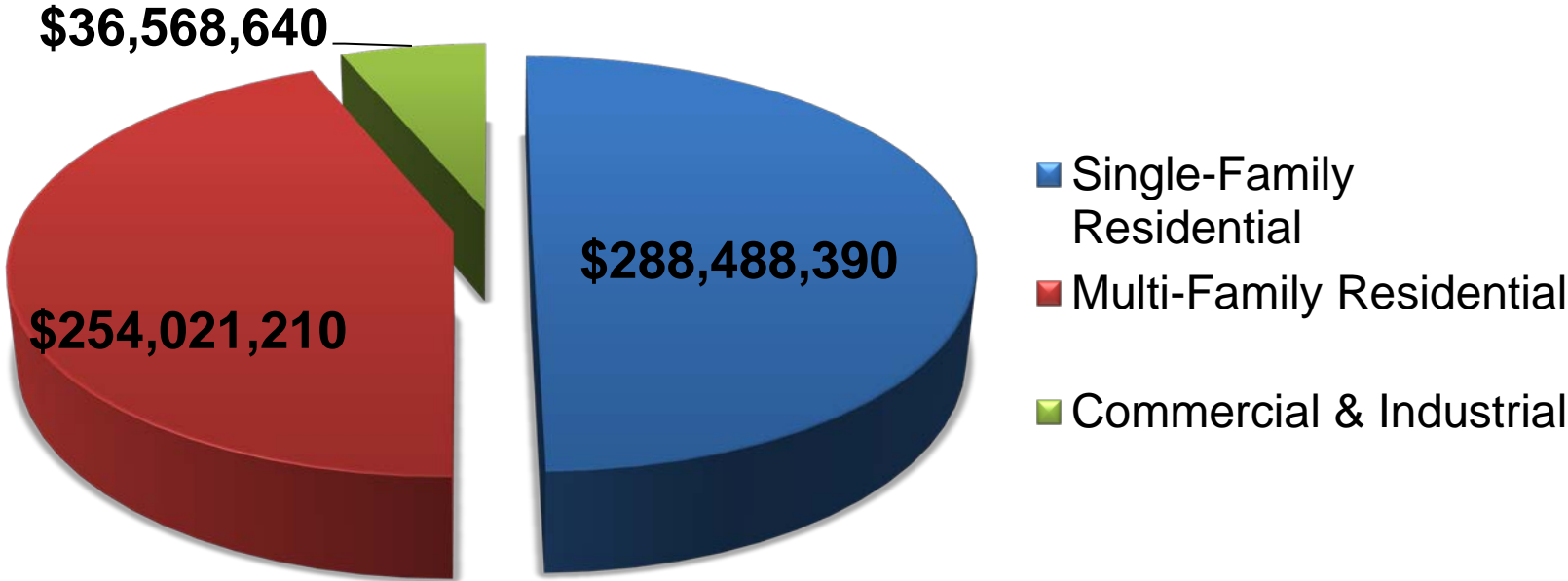
# Assessment (Physical) Growth History

Historical Taxable Assessment Growth % - 2016 to 2025  
City of St. Albert

Source: Annual Assessment Roll Statistics



# 2025 Assessment Growth



- **\$605.6 million = 3.95%** in new taxable growth in 2025.

# 2025 Market Value Change\*

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- Residential Market Change: +5.5%
- Non-Res Market Change: +1.2%
- Overall Market Change: +4.9%

\*Reflects change in market value from July 1, 2024 to July 1, 2025.



# Section 3

## 2026 Taxation Impacts

# 2026 Municipal Tax Split



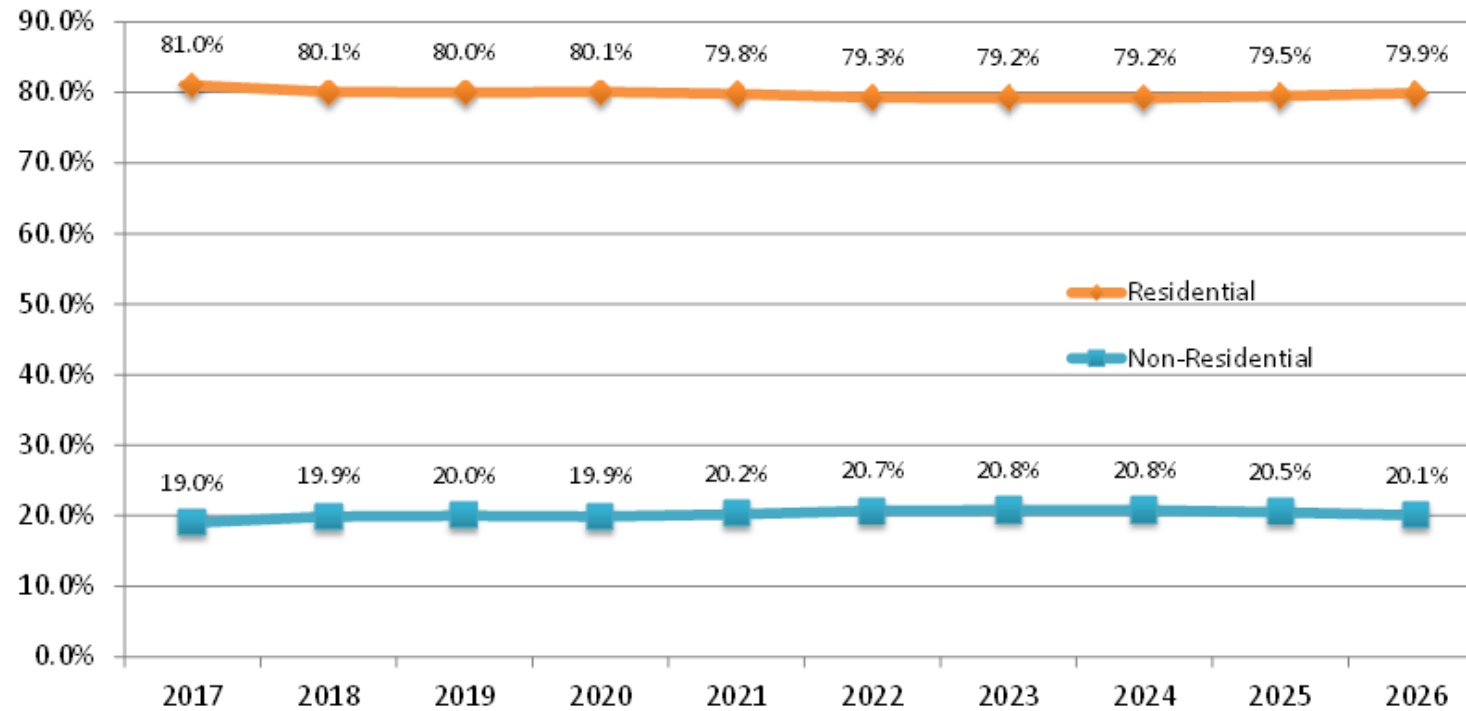
Property Class	2026	2025
Residential	<b>79.9%</b>	79.5%
Non-Residential	<b>20.1%</b>	20.5%

- Tax split will “migrate” towards residential class for 2026.
- Council policy (C-FS-05)

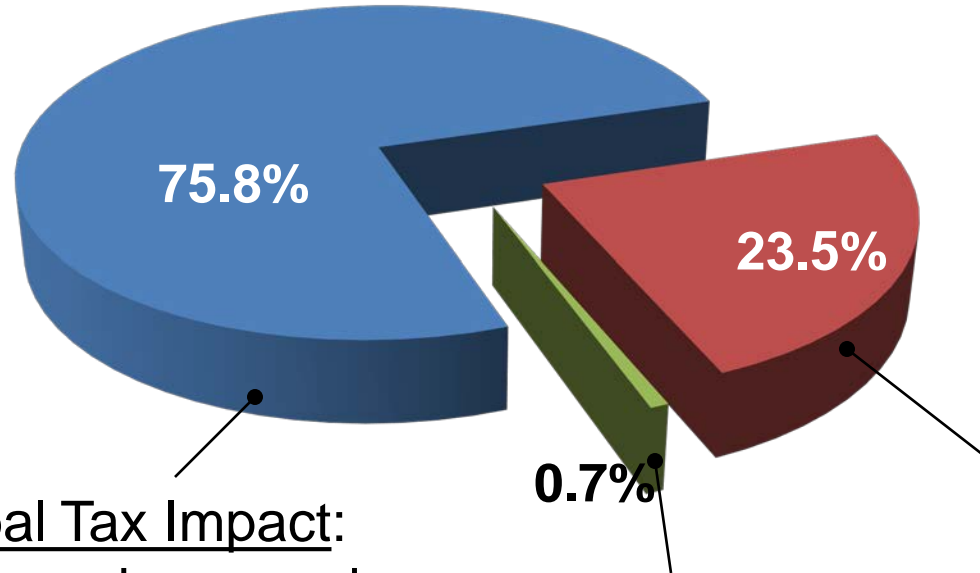
# 10 Year History of the Municipal Tax Split

**Municipal Tax Split (Includes General Municipal)**

Tax Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Residential	81.0%	80.1%	80.0%	80.1%	79.8%	79.3%	79.2%	79.2%	79.5%	<b>79.9%</b>
Non-Residential	19.0%	19.9%	20.0%	19.9%	20.2%	20.7%	20.8%	20.8%	20.5%	<b>20.1%</b>



# Tax Composition & 2026 Impacts



Municipal Tax Impact:  
On average increased **+2.9%** (res), **+3.2%** (non-res) accounts for **75.8%** of the total tax levy.

Homeland Housing Impact: On average increased **3.5%** (res) and **3.7%** (non-res) accounts for **0.7%** of the total tax levy.

■ Municipal  
■ Education  
■ Homeland Housing

Education Tax Impact:  
On average increased **+6.9%** (res) and increased **+6.0%** (non-res). It accounts for **23.2%** of the total tax levy.

# Tax Impact – Residential Example



Residential Property (Typical) Change				
	2025 TAX YR	2026 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	\$100,000	\$105,500		
ASSESSMENT CHANGE \$		\$5,500		
ASSESSMENT CHG %		5.5%		
MUNICIPAL LEVY*	\$861	\$885	\$25	2.9%
EDUCATION LEVY	\$257	\$275	\$18	6.9%
HOMELAND HOUSING LEVY	\$8	\$8	\$0.27	3.5%
TOTAL	\$1,126	\$1,169	\$43	
OVERALL TAX CHG \$			\$43	<b>3.8%</b>

# Tax Impact: Non-Residential



Non- Residential Property (Typical) Change				
	2025 TAX YR	2026 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	\$100,000	\$101,200		
ASSESSMENT CHANGE \$		1,200		
ASSESSMENT CHG %		<b>1.2%</b>		
MUNICIPAL LEVY*	\$1,314	\$1,355	\$42	3.2%
EDUCATION LEVY	\$389	\$412	\$23	6.0%
HOMELAND HOUSING LEVY	\$12	\$12	\$0.44	3.7%
TOTAL	\$1,714	\$1,780	\$66	
OVERALL TAX CHG \$			\$66	<b>3.8%</b>

# Seniors Property Tax Notes

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## Senior Homeowners Tax Grant Program

- Continues for 2026
- \$200 per eligible household

2026 uptake was 638 eligible properties  
2025 uptake was 664 eligible properties  
2024 uptake was 667 eligible properties



## Provincial Senior's Property Tax Deferral Program

- Continues for 2026
- Program administered by Province

# E-billing

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- To take advantage, register online at MyCity with your roll number and access code from your last tax bill.
- You can use your credit card to pay through our Online Payments portal (fees apply). The required tax roll number and access code are available from your current tax notice.
- 2026 Tax Notices will include a QR code.
- [taxation@stalbert.ca](mailto:taxation@stalbert.ca)



# Thank You

Discussion

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**Stephen Bannerman**

City Assessor

*Financial & Strategic Services*

[taxation@stalbert.ca](mailto:taxation@stalbert.ca)