

**CITY OF ST. ALBERT**

# 2022 Tax Rate Bylaw

## Rate Summary & Overview

May 16, 2022

Presented by:

**Stephen Bannerman**

City Assessor

*Financial Services & Information Technology*

# Section 1

## Summary of 2022 Tax Rates

# 2022 Municipal Levy Summary

---

Levy Category	2022 Levy Amount
General Municipal	\$114,094,962
Servus Place - Capital	\$3,280,900
Annexed Lands (O.C 362/2021)	\$156,238
<b>Sub total – Municipal</b>	<b>\$117,532,100</b>

---

# Levy Summary- Continued

---

Levy Category	2022 Levy Amount
Education Requisition	\$36,043,835
Homeland Housing Requisition	\$1,108,548
Designated Industrial Property Requisition	\$6,800
<b>Total – All Levy Types</b>	<b>\$154,691,283</b>

# 2022 General Municipal Tax Rates

---

Category	2022 Tax Rate (Mills)
Residential /Farm	8.21599
Non-Residential	11.82296

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

# 2022 “Vacant Lands” Tax Rate

---

Category	2022 Tax Rate (Mills)
Residential /Farm	10.26999
Non-Residential	n/a

- As per Bylaw 32/2015, tax rate is set at 1.25 x *general municipal* tax rate.
- 17 properties affected for the 2022 tax year.

# 2022 Servus Capital Tax Rates

---

Category	2022 Tax Rate (Mills)
Residential /Farm	0.25222
Non-Residential	0.25222

- Annual debenture payment is \$3.28 million. 20-yr debenture. Commenced in 2005, ends after 2025 tax year. 2022 tax year is the 18<sup>th</sup> year of the levy.

# 2022 Education Tax Rates

---

Category	2022 Tax Rate (Mills)
Residential /Farm	2.55542
Non-Residential	3.94828

- 2022 Provincial education requisition is \$36.0 million. (\$34.5 in 2021) = 4.5% overall increase. Differing outcomes to Res class vs. Non-Res class.



# Total 2022 Tax Rates (Mills)

Levy Type	Residential	Non-Residential
General Municipal	8.21599	11.82296
Servus Capital	0.25222	0.25222
Education	2.55542	3.94828
Homeland Housing	<u>0.07967</u>	<u>0.11547</u>
<b>TOTAL</b>	<b>11.1033</b>	<b>16.13893</b>

# Section 2

## 2021 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, 2021</b>	AR 220/2004 Section 3
Physical condition date of <b>Dec 31, 2021</b>	MGA Sec 289
Completion of Roll by <b>Feb 28, 2022</b>	MGA Sec 302
Audit of Roll by Municipal Affairs (by end April 2022)	AR 220/2004 Sec 10,12,20

# Statistical Snapshot – 2021 Roll Yr



Total assessable parcels: 29,753



2021 Taxable Assessment: \$13.04 Billion



Single Family Dwellings: 18,438



Condo & Semi-Detached Units: 6,468



Non-Residential Properties: 811

# Taxable Assessment Base

---

Our taxable assessment base is comprised of only the taxable property within the municipality. Typically exempted are:

Schools

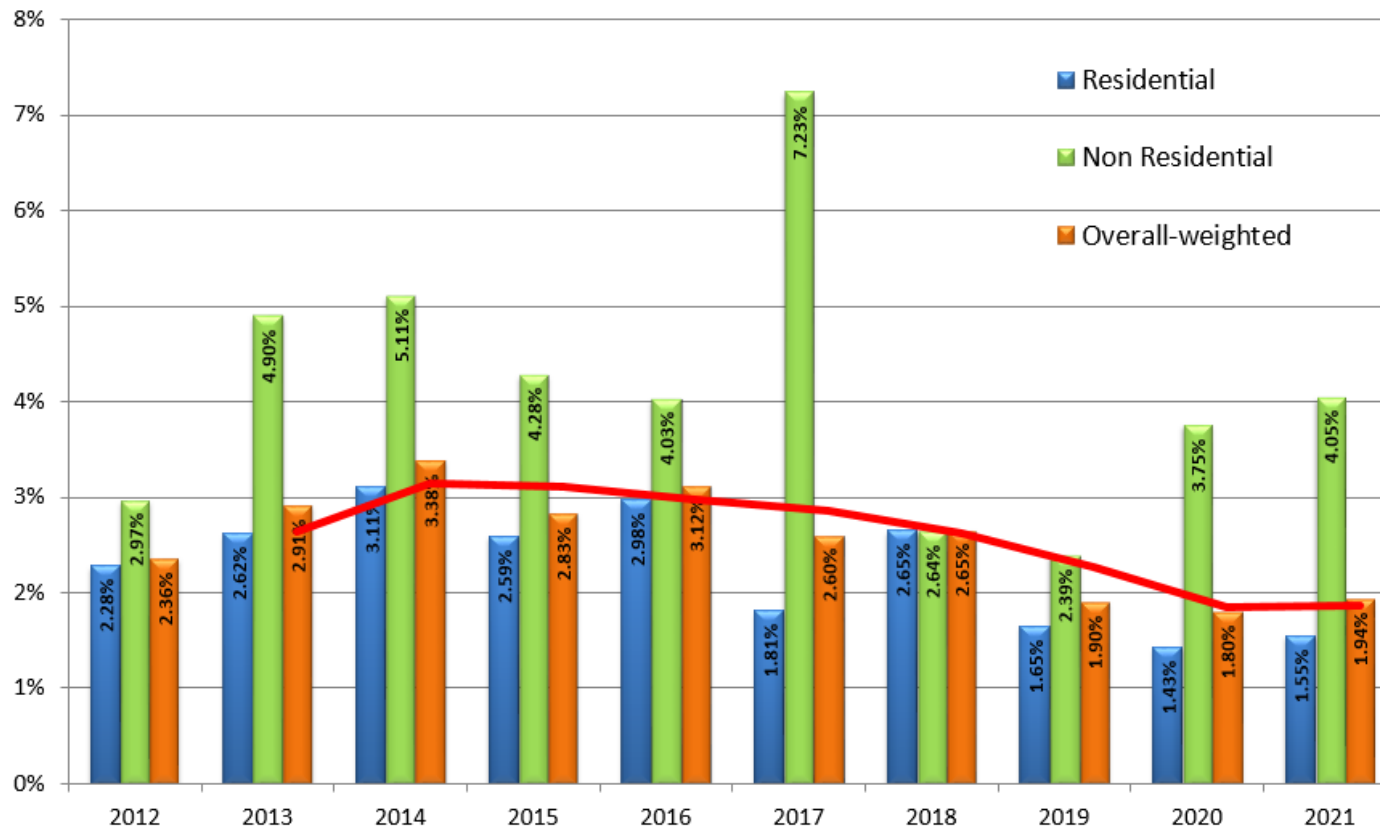
Churches

City-owned  
Property

Colleges &  
Universities

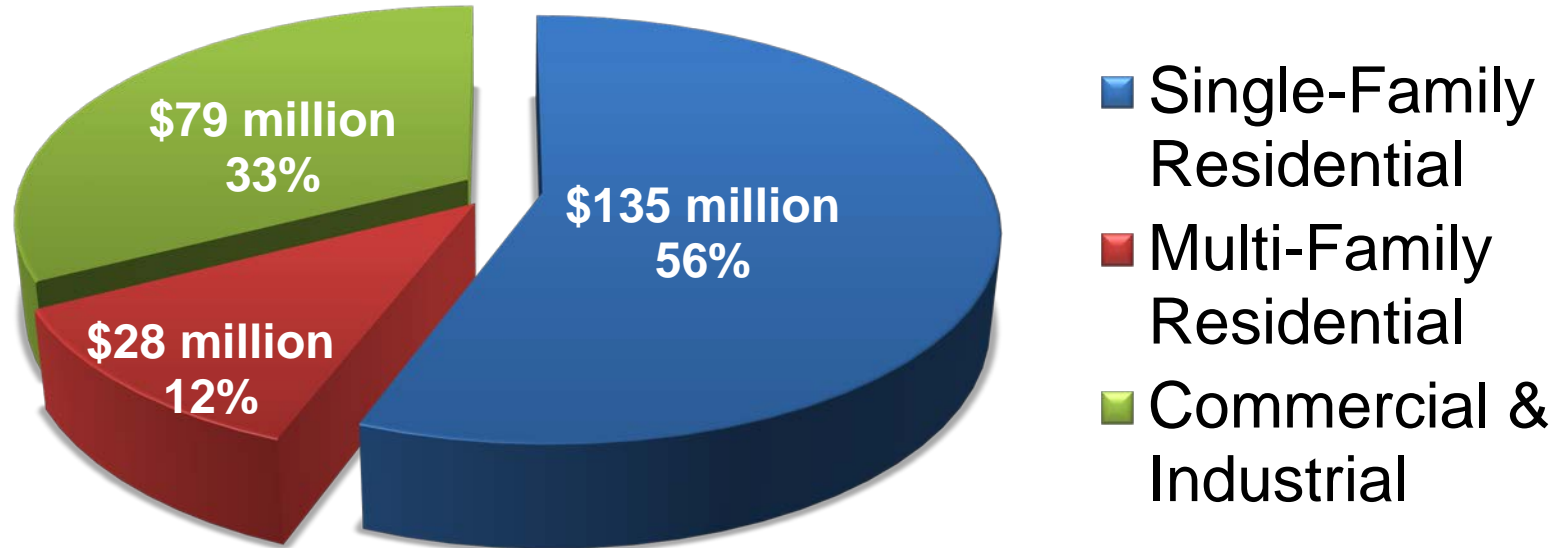
Hospitals,  
Nursing  
homes

# Assessment Growth History



- General trend over the last 10 years has seen weighted taxable assessment growth between 2% and 3% per annum.

# 2021 Assessment Growth



- **\$242 million = 1.94%** in new taxable growth in 2021. Growth is derived from new construction & land development.

# 2021 Market Value Change\*

---

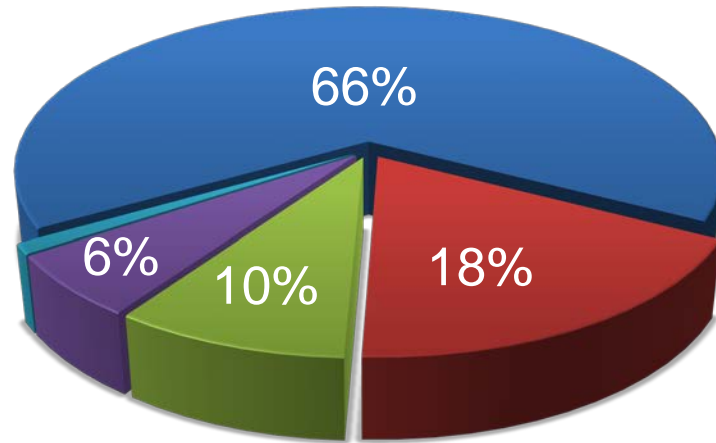
- Residential Market Change: +3.4%
- Non-Res Market Change: -1.6%
- Overall Market Change: +2.6%

\*Reflects change in market value from July 1, 2020 to July 1, 2021.





# Taxable Assessment Base Split



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

- Assessment base split regressed **0.3%** due primarily to non-res market value change. (Previously was 84.3% / 15.7%)

**84.6% vs. 15.4%**

# Section 3

## 2022 Taxation Impacts

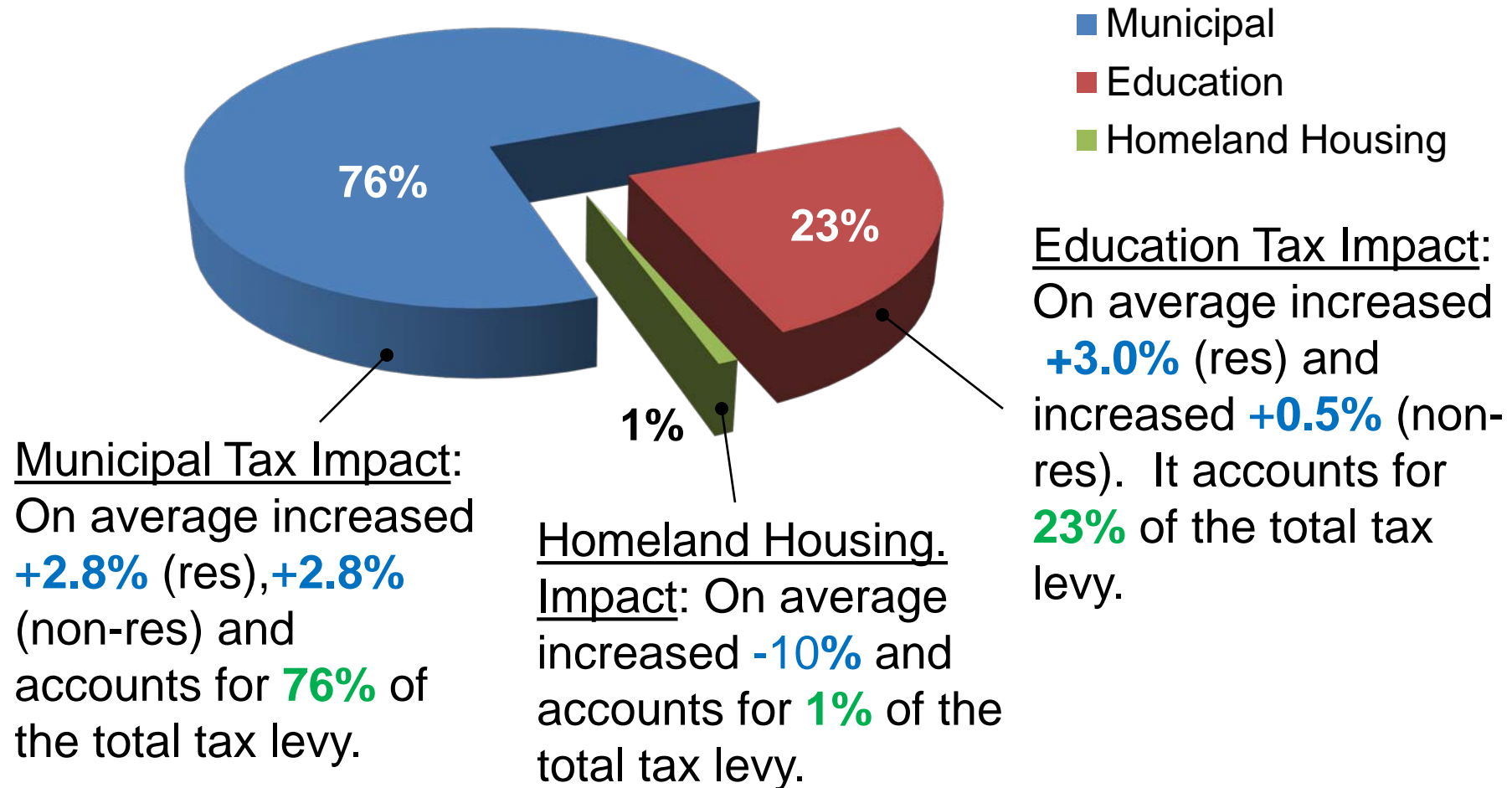
# 2022 Municipal Tax Split



Property Class	2022	2021
Residential	<b>79.3%</b>	79.8%
Non-Residential	<b>20.7%</b>	20.2%

- Tax split will migrate for 2022 due to non-residential growth % versus residential growth%.

# Tax Composition & 2022 Impacts



# Tax Impact – Residential Example

RESIDENTIAL PROPERTY - BASE AVG				
	2021 TAX YR	2022 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	435,000	<b>450,000</b>		
ASSESSMENT CHANGE \$		15,000		
ASSESSMENT CHG %		<b>3.4%</b>		
MUNICIPAL LEVY*	3,706	3,811	105	<b>2.8%</b>
EDUCATION LEVY	1,116	1,150	34	3.0%
HOMELAND HOUSING LEVY	40	36	-4	-10.4%
TOTAL	4,862	4,996	134	
OVERALL TAX CHG \$			134	<b>2.8%</b>

# Tax Impact – Non-Res Example

<b>NON-RESIDENTIAL - NON RESIDENTIAL BLDG - BASE AVG</b>				
	2021 TAX YR	2022 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	950,000	<b>935,000</b>		
ASSESSMENT CHANGE \$		-15,000		
ASSESSMENT CHG %		<b>-1.6%</b>		
MUNICIPAL LEVY*	10,980	11,290	310	<b>2.8%</b>
EDUCATION LEVY	3,672	3,692	20	0.5%
HOMELAND HOUSING LEVY	120	108	-12	-10.0%
TOTAL	14,772	15,090	318	
OVERALL TAX CHG \$			318	<b>2.2%</b>

# Seniors Property Tax Notes

---

## Senior Homeowners Tax Grant Program

- Continues for 2022
- \$200 per eligible household
- 2021 uptake was 638 eligible properties
- 2020 uptake was 608 eligible properties
- 2019 uptake was 594 eligible properties

## Provincial Senior's Property Tax Deferral Program

- Continues for 2022
- Program administered by Province
- 2021 uptake was 86 properties
- 2020 uptake was 78 properties

# St. Albert / Sturgeon County- Annexation

---

- The **2007** Annexation agreement ceased in the 2021 tax year. All remaining properties will be transitioned to the City of St. Albert tax rates.
- Beginning in the 2022 tax year newly annexed properties will be taxed at County rates for the next 44 years.



# Questions?

---

