

Background and Previous Council Direction

The property tax bylaw must be prepared in accordance with the Municipal Government Act.

Municipal Government Act, Chapter M-26, RSA 2000, Section 353 - Property tax bylaw:

- (1) Each council must pass a property tax bylaw annually.
- (2) The property tax bylaw authorizes the council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of
 - (a) the expenditures and transfers set out in the budget of the municipality, and
 - (b) the requisitions.

Designated Industrial Property

Municipal Government Act sections 326(1)(a)(vi) and 359.3(1) requires that the designated industrial property requisition (set by the Minister), which is the recovery of costs incurred for the preparation of Designated Industrial Property assessments, be included as part of the provincial requisition.

Community Revitalization Levy Rate Bylaw

The City of Calgary Rivers District Community Revitalization Levy Regulation (AR 232/2006) established a community revitalization levy area known as the Rivers District. The Municipal Government Act authorizes a council to pass a bylaw to impose a levy in respect of the incremental assessed value of property in a community revitalization levy area. The levy will raise revenue to be used toward the payment of infrastructure and other costs associated with the redevelopment of property in the community revitalization levy area.

Provincial Requisition

On 2021 February 25, to provide financial relief to individuals and businesses, the Provincial Government announced that the Provincial requisition will be frozen at the 2020 level.

Context

Council approval is required for the 2021 property tax related bylaws and the Rivers District Community Revitalization Levy Rate Bylaw in order to levy and collect the property taxes used to fund the range of services across The City that Council approved and adopted in the 2021 Mid-Cycle Adjustments to the One Calgary 2019-2022 Service Plans and Budgets as well as raise revenue to be used toward the payment of infrastructure and other costs associated with redevelopment of property in the Rivers District. The 2021 Budget relies on the property tax as a municipal revenue source, particularly as other revenues are declining due to the measures implemented to contain the spread of COVID-19. The City is also legally required to collect Provincial Property Tax on behalf of the Provincial Government and is required to pay the provincial requisition quarterly.

Previous Council Direction

Related Council Approvals

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2021/03/01	PFC2021-0060	On 2021 March 1 Council approved the use of \$13 million in 2021 for a Phased Tax Program that would cap the property tax increase for non-residential property owners at 10 per cent.
2020/11/09	C2020-1215	On 2020 November 9 Council approved C2020-1215 2021 Adjustments to the One Calgary Service Plans and Budgets, which resulted in: <ul style="list-style-type: none"> • An overall municipal tax rate decrease of 1.77 per cent for 2021; • A residential rebate so the typical single residential property can expect to pay the same in net municipal property taxes as in 2020; • Application of \$6.3 million from unused 2020 tax loss provision to the 2021 provision.
2019/11/29	C2019-1052	On 2019 November 29 Council approved C2019-1052 2020 Adjustments to the One Calgary Service Plans and Budgets, which resulted in: <ul style="list-style-type: none"> • The 2020 tax rate increase falling from 3.03 per cent to 1.5 per cent; • One-time funding in 2020 and 2021 to rebate the 1.5 per cent in those years; • A tax rate increase to recover the additional \$13 million “provincial budget flow through, reflecting the cuts to The City in the recent [2019 October] provincial budget, in fine revenue, biological testing, and cannabis tax”; and • The tax proportion responsibility set as 52 per cent residential and 48 per cent non-residential for 2020.
2018/11/30	C2018-1158	On 2018 November 30, Council approved C2018-1158 One Calgary 2019-2022 Service Plans and Budgets and adopted the 2020 operating budget as amended, with the effective municipal property tax rate increase of 3.03 per cent for 2020.
2013/11/18	NM2013-32	On 2013 November 18, Council approved NM2013-32, that Council rescind its motion to automatically absorb tax room offered by the Province by reconsidering their decision contained in the Minutes of the Special Meeting of Council,

		held on 2011 June 28, with respect to Recommendation 6, as amended, contained in Report C2011-65.
2007/04/16	27M2007	On 2007 April 16, Council passed Bylaw 27M2007 to authorize the creation of a community revitalization levy area in the Rivers District. The Bylaw was approved by the Lieutenant Governor in Council of Alberta on 2007 July 17. Legislation requires Council to pass a community revitalization levy rate bylaw annually. On 2019 Feb 15, the Lieutenant Governor in Council of Alberta approved the City's amended Rivers District Community Revitalization Levy (CRL) Bylaw 2M2019 confirming that the Rivers District CRL could be in place until 2047.