

2022 Property Tax Related Bylaws C2022-0317

Combined Meeting of Council

2022 March 29



Recommendations

Administration recommends that Council:

1. Give three readings to:

- a) The proposed Property Tax Bylaw 10M2022 (Attachment 2);
- b) The proposed Machinery and Equipment Exemption Bylaw 11M2022 (Attachment 3);
and
- c) The proposed Rivers District Community Revitalization Levy Rate Bylaw 12M2022 (Attachment 4).



Property Tax Bylaw Requirement

- Municipal Government Act (MGA) requires The City to pass a Property Tax Bylaw each year to raise revenue for:
 - Payment of municipal expenditures
 - Payment of provincial requisition
- Proposed bylaws reflect Council's approval of the 2022 Adjustments
- Current challenges in other revenues emphasize the importance of the property tax
- The tax bills are expected to be mailed on the week of May 24, 2022



Municipal Tax - Summary

Municipal Property Tax Rate Changes

	Overall*	Residential	Non-Residential before Business Tax Consolidation	Non-Residential after Business Tax Consolidation
2022 Adjustments (November 2021)	3.87%	3.41%	4.51%	3.41%
<i>+ \$6.3M Savings on Tax Loss Provision</i>	-0.37%	-0.08%	-0.78%	-0.59%
Total	3.50%	3.34%	3.74%	2.83%

**Combined % of residential and non-residential before Business Tax Consolidation*



Provincial Tax

Provincial Property Tax Changes from 2021 to 2022 (\$ millions)

	Total City	Residential	Non-Residential
2021 Requisition (a)	\$768.9	\$539.2	\$229.7
2022 Requisition (b)	\$781.7	\$554.0	\$227.7
Provincial Requisition Change from 2021 (b) – (a)	\$12.8	\$14.8	-\$2.0
Provincial Requisition Change from 2021 (in %) <i>Figures may not add due to rounding</i>	1.7%	2.7%	-0.9%



Combined Residential Impacts

Impacts on residential assessment class:



	Single Residential		
	2021	2022	Year-over-Year Change
Assessment	\$445,000	\$485,000	8.99%
Municipal Taxes	\$2,147	\$2,277	6.05%
Municipal Taxes After Rebate	\$2,145	\$2,277	6.15%
Provincial Taxes	\$1,149	\$1,191	3.63%
Total Taxes After Rebate	\$3,294	\$3,468	5.21%



Condo	High-Rise Apartment
Year-over-Year Change	
0.00%	-0.79%
-2.69%	-3.47%
-2.61%	-3.36%
-4.92%	-5.67%
-3.47%	-4.23%



Combined Non-Residential Impacts

Impact on various property types within the non-residential assessment class:



	Retail – Strip Mall	Retail - Neighbourhood Shopping Centre	Suburban Office	Office - Downtown AA Class	Hotel/ Accommodation	Large Format Industrial - Warehouse	Typical Industrial - Warehouse
	Year-over-Year Change		Year-over-Year Change		Year-over-Year Change	Year-over-Year Change	
Assessment	-2.83%	-0.38%	-9.41%	-7.25%	-18.21%	0.00%	-2.12%
Municipal Taxes	5.24%	7.90%	-1.89%	0.45%	-11.42%	8.30%	6.01%
Municipal Taxes After Rebate	5.24%	7.90%	-1.89%	0.45%	-11.42%	8.30%	6.01%
Municipal Taxes After PTP	5.24%	7.90%	-1.89%	0.45%	-11.42%	13.44%	6.01%
Provincial Taxes	-3.89%	-1.46%	-10.39%	-8.25%	-19.10%	-1.08%	-3.18%
Total Taxes	3.42%	6.04%	-3.58%	-1.28%	-12.95%	10.44%	4.18%



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