

Background and Previous Council Direction

Background

Since 2016, Administration has provided Council and the public with preliminary assessment roll information and related estimates to illustrate how market changes may impact tax responsibility for different property types. This information is intended to support Council budget deliberations and proactively share information with the public about tax implications of market changes. Information is preliminary because the assessment roll is not finalized until mid-November. In 2020, Administration began reporting on preliminary assessment information earlier in response to Financial Task Force recommendation #4, which called on The City to improve how it uses annual reporting to be responsive to economic conditions.

On 2022 July 5, as part of the 2023-2026 Service Plans and Budgets – Guidance of Funding City Services (C202-0798), Administration provided a confidential forecast on 2023 assessment values which included market trends for residential and non-residential properties and next steps for the preparation of the 2023 assessment roll in accordance with the direction from 2022 June 8 (C2022-0755). A further 2023 assessment update was provided in a confidential attachment on 2022 September 13 as part of a preview of the 2023-2026 Service Plans and Budgets (C2022-0942).

Arising from recent Council direction on 2022 October 4, Administration is providing additional information about how changing the distribution of tax responsibility between the residential and non-residential assessment classes would impact taxpayers.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 October 04	EC2022-0649	Financial Task Force - Property Tax Policy Framework Council directed Administration to include information regarding changing the distribution of tax responsibility between residential and non-residential taxpayers to the 2022 October 18 Executive Committee, in addition to information on preliminary assessment values.
2022 September 13	C2022-0942	Preview of the 2023-2026 Service Plans and Budgets Council received a further confidential update on 2023 forecasted assessment values at as of 2022 August.
2022 July 05	C2022-0798	2023-2026 Service Plans and Budgets – Guidance of Funding City Services Council received a confidential update on 2023 forecasted assessment values in fulfillment of the 2022 June 8 direction arising from C2022-0755.
2022 June 8	C2022-0755	2023-2026 Service Plans and Budgets Strategic Discussion (Verbal) Council directed administration to report to Council with the estimated taxable residential and non-residential property assessment base in closed session.
6/29/2020	C2020-0742	Report and Recommendations of the Financial Task Force Council adopted the Financial Task Force recommendations including #4 which was to establish annual reporting, including for public information, that reflects evolving economic conditions faced by Calgary residents and businesses. The goal is to generate evidence that will allow The City to be responsive to economic conditions and taxpayer expectations in a meaningful manner.