

Background and Previous Council Direction

Background

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 2024 February 29, the province released Budget 2024. The provincial education property tax requisition is forecasted at \$2.73 billion province-wide in 2024-25, an increase from \$2.50 billion in 2023-24. While education property tax rates in 2024-25 will be frozen at the 2023-2024 levels, revenue will increase by \$229 million from the 2023-24 forecast, reflecting the growth in the assessment tax base. The rates used to calculate the tax rate per \$1,000 of equalized assessment are \$2.65 for residential/farmland property and \$3.76 for non-residential. This results in an increase in the provincial requisition of 12 per cent for Calgary taxpayers.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023/11/07	C2023-1148	<p>2023 November Adjustment to the 2023-2026 Service Plans and Budgets</p> <p>That council:</p> <ol style="list-style-type: none"> 1. Approve the recommendation to account for differential in physical growth (new or redevelopment) between residential and non-residential and shift the tax share from non-residential to residential by 1 per cent for the next 3 years. 2. Approve the recommended adjustments to the 2023-2026 Service Plans and Budgets.
2023/11/01	EC2023-1047	<p>2024 Preliminary Assessment Roll and Related Estimates</p> <p>That Executive Committee:</p> <ol style="list-style-type: none"> 1. Forward this report to the 2023 November 7 Regular Meeting of Council; and 2. Recommends that Council receive this report for the Corporate Record to inform deliberations on Service Plans and Budget Adjustments in November
2023/02/14	C2023-0109	<p>2023 Residential and Non-Residential Tax Share Options</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Direct Administration to pursue Option A as outlined in Attachment 2, maintaining status quo tax share of 52 residential: 48 non-residential.

		3. Direct Administration to consider accounting for differential physical growth (new or re-development) in preparing tax share scenarios for 2024-2026.
2022/11/08	C2022-1051	2023-2026 Service Plans and Budgets Council approved 2023-2026 Service Plans and Budgets.
2022/11/02	C2022-1120	TIPP Bylaw Amendments That Council give three readings to proposed Bylaw 50M2022 (Attachment 2) to amend the Tax Instalment Payment Plan (TIPP) Bylaw 9M2002.
10/4/2022	EC2022-0649	Financial Task Force – Property Tax Policy Framework That Council: 6. In continuing to use the tax share approach to make tax distribution decisions, abandon the 2012 direction to continue applying a zero per cent increase to consolidated business tax revenue, effectively drawing business tax consolidation to a close.
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.