



SCENARIO 1: 2018 November 14 Council Direction

Tax transfer - 2019 impact

	Residential		Non-residential *		Ratio
	Rate	Tax impact (\$)	Rate	Tax impact (\$)	
2019 Projected Impact					
Approved One Calgary Budget	3.45%	\$65	1.01%	\$10,970	4.47 :1

* Sample calculated based upon a \$5 million non-residential property value and \$475,000 residential property value





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Risks	Pros	Cons
Non-residential to residential tax ratio is close to legislated maximum – increasing the risk that relative assessment shifts next year may push it over	Approved by Council - Maintains the current service levels and capital projects within the One Calgary approved budget	One year solution – lack of certainty into the future
Some non-residential taxpayers may see increases that challenge their profitability	Communicated with Public - Maintains expectations for residential taxpayers	Some non-residential taxpayers will continue to face high increases
	No reconsideration needed	
	Liquidity is preserved for major unfunded projects	