Scenario 4:
Non-residential shift scenarios

Risks	Pros	Cons
Reconsideration for 2019 required	Increases perceived equity/fairness for non-residential taxpayers	Length of how long rebate program is intended to continue
Details to follow for the strategy for identification of funding sources for one time funds	Maintains the current service levels and capital projects within the One Calgary approved budget	Source of funding for the rebate program to be identified
Wholesale change in the taxation system may create significant resistance from residential taxpayers		The impact of growth in the base and how this will be managed is uncertain
Residential impact once rebates expire will be significantly higher than communicated property tax increases		Does not address the tax ratio over the longer term

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Scenario 4:

Transfer from Non-Residential to Residential over two years and offer rebates over the One Calgary budget cycle

	Proportion	Proportional Value	Tax rate	Shift	% change	Rebate
2019 Before tax rate increase						
Residential	0.45	$850.2M	0.0039476			
Non-Residential	0.55	$1,030.2M	0.0181013			
	1	$1,880.4M	4.58			
2019 49% RES and 51% NR						
Residential	0.49	$942.6M	0.0043765	$92,375,995	10.86%	$61M
Non-Residential	0.51	$981.1M	0.0172196	$(50,231,323)	-4.87%	
	1	$1,923.7M	3.93			
2020 50% RES and 50% NR*						
Residential	0.50	$989.3M	0.0045935	$139,112,490	4.96%	$83M
Non-Residential	0.50	$987.4M	0.0173303	$(43,926,720)	0.64%	
	1	$1,976.7M	3.77			

*Assumes growth revenue is evenly distributed between residential and non-residential

Residential rebates for 2021 ($43M) and 2022 ($44M) would bridge half of the increase from the One Calgary approval.

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