



# Municipal Property Tax 2020

Presentation to:  
City Council

June 1, 2020

# Proposed Tax Rates – 2020

compared to 2019

Requisitions	Single Family		Multi- Family		Farm Land		Non-Residential	
	2020	2019	2020	2019	2020	2019	2020	2019
<b>Education</b>	2.4622	2.5883	2.4622	2.5883	2.4622	2.5883	3.4992	3.5949
<b>Cypress View Foundation</b>	0.1035	0.1040	0.1035	0.1040	0.1035	0.1040	0.1035	0.1040
<b>Municipal</b>	7.1152	6.7302	8.8781	8.7125	34.5368	33.2291	15.7102	15.1159
<b>Total</b>	9.6809	9.4225	11.4438	11.4048	37.1025	35.9214	19.3129	18.8148
<b>Percentage Difference</b>	2.7%		0.3%		3.3%		2.6%	
<b>With COVID-19 Tax Cancellation</b>	-1.3%		-1.1%		-0.35%		-0.5%	



# Net Municipal Tax Revenue Increase – 2020

Compared to budget

Net Municipal Tax Increase - 2020						
Compared to Budget						
	2020 Budget	2020 Actual	Required \$	Difference	Budget	Actual
	\$'000	\$'000	\$'000	%	%	%
Total Tax Requirement	\$77,544	\$77,544				
Assessment Growth	\$2,242	\$2,154	(88)	-0.1%	2.9%	2.8%
Market Loss	(\$238)	(\$1,277)	(1,039)	-1.3%	-0.3%	-1.6%
Muni Tax Increase	\$2,706	\$3,833	1,127	1.4%	3.5%	4.9%
<b>Total Net Tax Increase</b>	<b>\$82,254</b>	<b>\$82,254</b>	<b>-</b>	<b>0.0%</b>	<b>6.1%</b>	<b>6.1%</b>



# Net Municipal Tax Increase – 2020

Physical & Market Growth Compared to budget

	2020 Assessment Base			2019 Muni Tax Rates	2020 Tax Revenue		
	Physical Growth	Market Change	Total		Physical Growth	Market Change	Tax Growth
	<i>\$ millions</i>		<i>\$ millions</i>		<i>\$ thousands</i>		<i>\$ thousands</i>
Single Family	13	-47	-34	6.7302	\$91	-\$318	-\$227
Multi-Family	16	2	18	8.7125	\$140	\$18	\$157
Farm Land	0	0	0	33.2291	\$0	\$0	\$0
Non-Residential	127	-65	63	15.1159	\$1,924	-\$977	\$947
<b>Total Assessment</b>	<b>157</b>	<b>-110</b>	<b>47</b>		<b>\$2,154</b>	<b>-\$1,277</b>	<b>\$878</b>
<b>Actual</b>	<b>1.74%</b>				<b>2.8%</b>	<b>-1.6%</b>	<b>1.13%</b>
<b>Budget</b>	<b>1.86%</b>				<b>2.9%</b>	<b>0</b>	



# Median House – Tax Impact

0.00	2020	2019	\$ Change	% Change
<b>Single Family Res Assessment Value</b>	266,900	271,500	4,600	-1.7%
<b>Tax Rate</b>				
Municipal	\$1,899	\$1,827	\$72	3.9%
Education	\$657	\$703	-\$46	-6.5%
Cypress View	\$28	\$28	-\$1	-2.2%
<b>Total Tax</b>	<b>\$2,584</b>	<b>\$2,558</b>	<b>\$26</b>	<b>1.0%</b>
<b>COVID-19 TAX CREDIT RATE</b>	<b>-0.3850</b>			
<b>Tax Cancellation</b>	<b>-\$102.76</b>		<b>-\$102.76</b>	
<b>Final Total Tax</b>	<b>\$2,481</b>	<b>\$2,558</b>	<b>-\$77</b>	<b>-3.0%</b>
For the median home, decrease of -\$77 per year (-\$6.43 per month)				

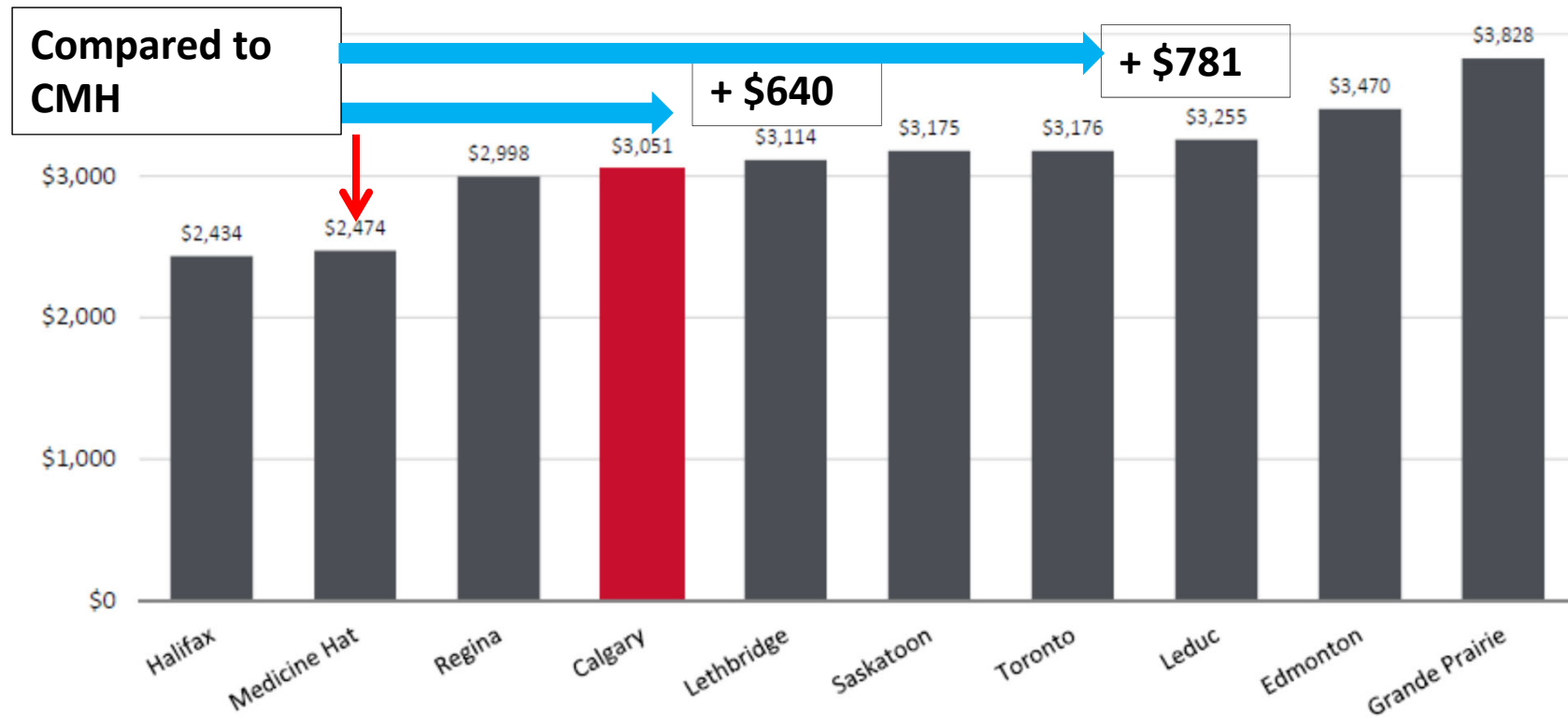


# Non-Residential – Median Tax Impact

0.00	2020	2019	\$ Change	% Change
<b>Non-Residential Assessment Value</b>	1,000,000	1,000,000	0.0	0.0%
<b>Tax Rate</b>				
Municipal	\$15,710.20	\$15,115.90	\$594	3.9%
Education	\$3,499.20	\$3,594.90	-\$96	-2.7%
Cypress View	\$103.50	\$104.00	\$0	-0.5%
<b>Total Tax</b>	<b>\$19,312.90</b>	<b>\$18,814.80</b>	<b>\$498</b>	<b>2.6%</b>
<b>COVID-19 TAX CREDIT RATE</b>	<b>-0.5943</b>			
<b>Tax Cancellation</b>	<b>-\$594.30</b>		<b>-\$594.30</b>	
<b>Final Total Tax</b>	<b>\$18,718.60</b>	<b>\$18,814.80</b>	<b>-\$96</b>	<b>-0.5%</b>
For a sample \$1 million property, decrease of -\$96 per year (\$-8.02 per month)				

# Median House – Tax Comparison

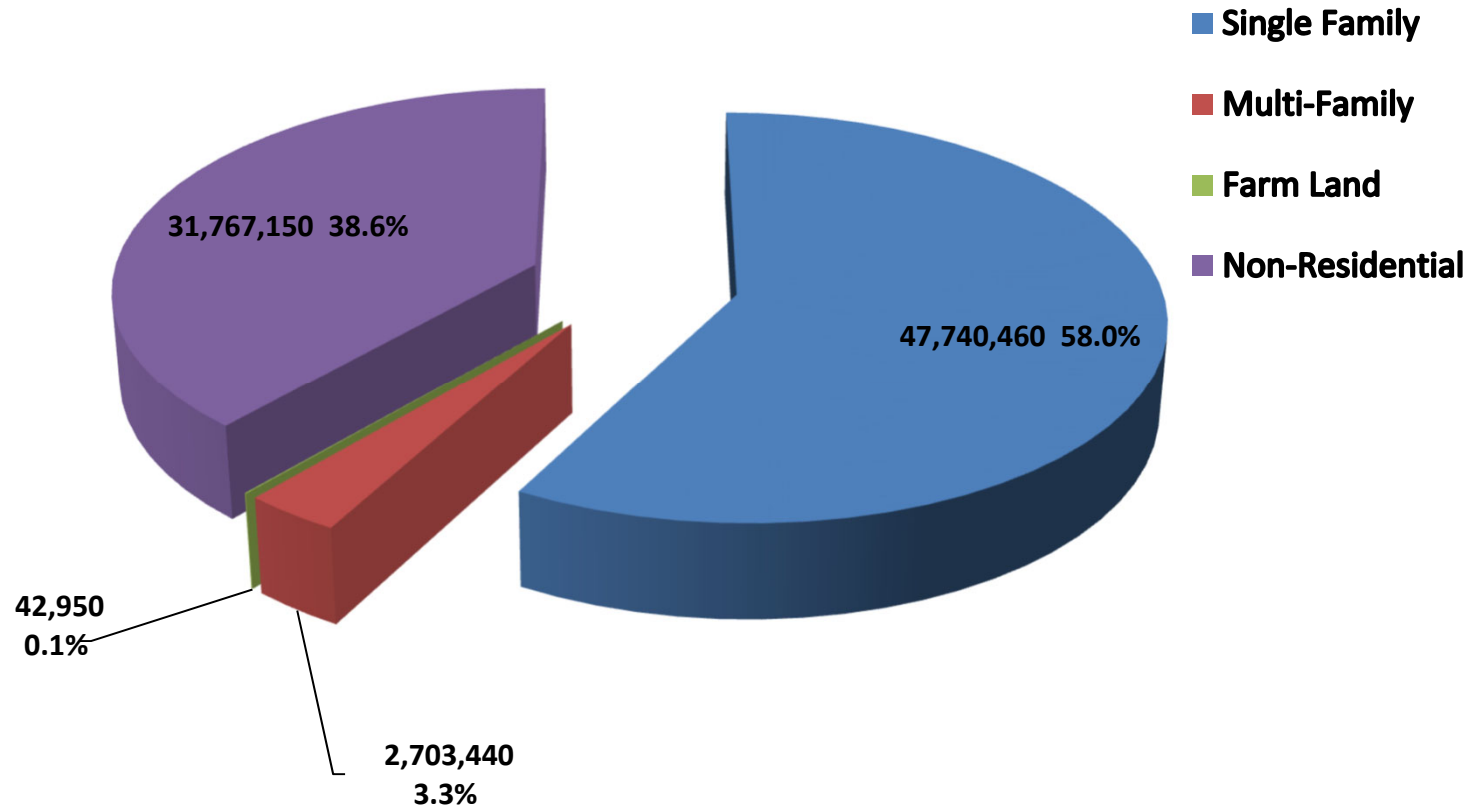
Figure 11: Median Property Tax for Single Detached Houses in 2018 - Selected Canadian Cities



Source: City of Calgary  
2018 Residential Property Taxes & Utility Charges Survey

# Distribution of Tax Revenue – 2020

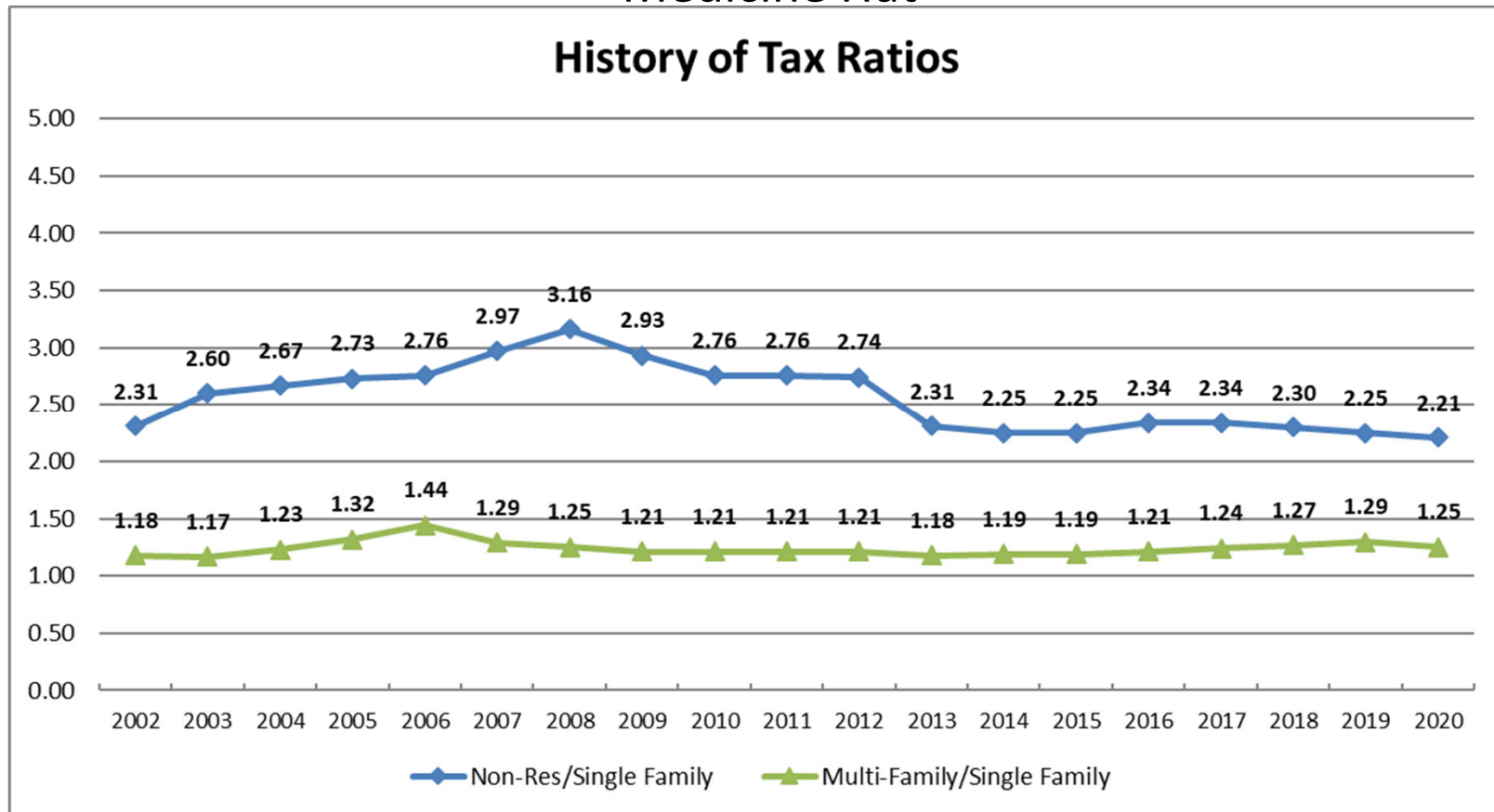
Municipal portion = \$82,254,000





# Non-Residential to Residential Tax Ratio

## Medicine Hat



Source: CMH Internal

# Questions ?