

Summary of 2023 Assessment Roll & 2024 Tax Levies, Requisitions & Tax Rates

1. Changes in the 2023 Taxable Assessment Base

Changes in the taxable property assessment base over the prior year are the result of either new taxable assessment growth or market value change. The finalized 2023 taxable assessment base forms the basis for the 2024 tax year.

- Assessment growth is primarily generated from new construction, new land servicing & development activity, and additions or renovations to existing property. Assessment growth becomes part of the taxable assessment base and assists in offsetting future municipal tax increases.
- Market value change refers to changes in property assessments resulting from inflation/deflation of real estate prices due to external market forces within our local real estate market. Within St. Albert, market value changes are *not* used to generate new tax revenue, as the City's practice is to adjust property tax rates as to offset market value fluctuations (revenue neutrality). It is important to note that property whose market value has increased or decreased at a rate different than the property class average, will experience tax increases which are similarly different than the property class average.

2023 Physical and Market Change for 2024 Taxation Year

Property Class	2022 Assessment Roll (Beginning of Year)	2023 Net Assessment Growth	% Growth	Finalized 2023 Roll (End of Year)	% Market
Residential	\$11,698,974,290	\$282,172,540	2.41%	\$12,248,898,790	2.23%
Non-Residential	\$2,030,857,350	\$25,742,050	1.27%	\$2,127,287,440	3.44%
Total	\$13,729,831,640	307,914,590	2.24%	\$13,729,831,640	2.41%

2. Municipal Property Tax

Municipal Property Taxes are comprised of three general components. They are as follows:

Municipal Sub-Category	2024 Municipal Levy
a. General Municipal Levy	\$132,033,348
b. Servus Credit Union Place Capital Levy	\$2,017,778
c. Annexation Lands Levy	\$153,574
TOTAL 2024 MUNICIPAL LEVY	\$134,204,700

2a. General Municipal Levy

The general municipal tax levy component is based on the City's 2024 operating budget requirements. City council has established the budget based on service levels for residents and priorities for sustaining and developing our community.

Further information regarding the 2024 Budget can be found on the City of St. Albert website at this location:

<https://stalbert.ca/cosa/finance/business-plans-budget/2024-budget/>

This levy amount is split between the two assessment classes based on policy contained within Section 11 of *Budget & Taxation Guiding Principles Policy C-FS-05*. As stipulated within that policy, the City Manager can recommend to Council an annual adjustment to the general municipal tax split, which may result in higher average municipal tax increases for the non-residential property class as compared to the residential property class. For 2024, the **overall** tax (Municipal, Provincial, and Homeland) split is recommended to be at 4.5% for residential properties and 4.7% for non-residential properties. Sample impacts of this tax split decision are demonstrated at the end of this report.

2b. Servus Credit Union Place Capital Levy

The Servus Credit Union Place capital levy commenced in 2005 and represents the annual debenture payment payable for the initial construction cost of Servus Credit Union Place. 2024 marks the 20th year that the levy has been in effect. The existing debenture payments expire in 2024/2025. The annualized payment for budget purposes was previously a static amount of \$3,280,900. In 2024, the capital amount has been decreased to \$2,017,000. As per previous Council decision, the Servus Place Capital Levy is applied to the two assessment classes on a *uniform* basis. Therefore, tax rates are not "split", but are uniform.

Total 2024 municipal tax rates inclusive of municipal components 2a. and 2b. are as follows:

Property Class	2024 Municipal Mill Rate	Tax per \$100,000 of Assessment
Residential	8.68569	\$868.57
Non-Residential	13.12805	\$1,312.81

2c. Annexation Lands Tax Levy

Annexed lands by the City of St. Albert from Sturgeon County are subject to special taxation rules as per *Order in Council 362/2021*. Under the provisions of this order, the annexation lands “*must be taxed by the City of St. Albert...*” using the municipal tax rate established by Sturgeon County or the City of St. Albert, whichever is lower. Therefore, administration must incorporate Sturgeon County’s 2024 tax rates into our own tax rate bylaw for those assessments contained within the annexation lands area. Once developmental activity occurs on any of the said lands, the tax rates revert to City of St. Albert rates.

Property Class	Sturgeon County 2024 Mill Rate	Tax per \$100,000 of Assessment
Residential	3.87040	\$387.04
Residential Vacant	6.32840	\$632.84
Farm Land	8.54504*	\$854.50
Non-Residential	10.91170	\$1,091.17

*City of St. Albert Farm Rate is lower of the two rates.

3. Provincial Education Requisition

Provincial legislation requires the City to levy and collect education taxes on behalf of the Province of Alberta. The City of St. Albert does not set or control the requisition amount. The City receives an annual requisition from the Province of Alberta which establishes what amount is to be levied and collected from the residential and non-residential classes of taxable property.

For the purposes of the 2024 taxation year, provincial education taxes are based on the revised *2024 Uniform Provincial Education Tax Rates* and the *2022 Equalized Assessment Roll* totals.

All education requisitions are to be levied, collected and remitted by the City, to the Alberta School Foundation Fund (ASFF) and the Separate School Board (Greater St.

Albert Roman Catholic Separate School District No. 734). The summary of change in the 2024 education requisition versus 2023 is shown below. The figures below represent gross levy change totals. Disparity in the residential versus non-residential requisition changes is due to underlying year-over-year changes in the 2022 equalized provincial assessment roll totals as compared to the 2021 equalized provincial assessment roll totals. Variables such as growth, market value change, and reported assessment roll totals at the municipal level, are factors in the requisition change results. Actual tax impacts are lessened by the effect of new assessment growth occurring in 2023. Average tax impacts are shown at the end of this report.

Property Class	2024 Education Requisition	2023 Education Requisition	\$ Change	% Change
Residential	\$30,468,863	\$28,813,423	\$1,655,440	5.7%
Non-Residential	\$7,729,758	\$7,656,448	\$73,310	1.0%
Total	\$38,198,621	\$36,469,871	\$426,102	4.7%

Property Class	2024 Mill Rate	Tax per \$100,000 of Assessment
Residential	2.48748	\$248.75
Non-Residential	3.65597	\$365.60

4. Homeland Housing Requisition

The Homeland Housing Foundation is a non-profit management body established January 1, 2017 due to an amalgamation of the Sturgeon Foundation and the Westlock Foundation. The Homeland Housing region includes the City of St. Albert, MD of Lesser Slave Lake, Sturgeon County, Town of Bon Accord, Town of Gibbons, Town of Legal, Town of Morinville, Town of Redwater, Town of Westlock, Village of Clyde, and Westlock County. Homeland Housing manages seniors housing facilities in all these locations.

Property Class	2024 Homeland Housing Requisition	2023 Homeland Housing Requisition	\$ Change	% Change
Total	\$1,237,662	\$1,210,194	\$27,468	2.3%

Property Class	2024 Mill Rate	Tax per \$100,000 of Assessment
Residential	0.07991	\$7.99
Non-Residential	0.12240	\$12.24

The City of St. Albert is required to levy, collect, and remit our portion of the annual requisition amount on behalf of Homeland Housing.

5. Designated Industrial Property Requisition

The Designated Industrial Property (DIP) Requisition is a provincially mandated requisition which commenced for the 2018 tax year. This requisition is for the service delivery cost borne by Alberta Municipal Affairs for the assessment preparation of designated industrial property throughout the province of Alberta. All Alberta municipalities are required to collect and remit their apportionment of the total requisition. Within St. Albert, DIP property consists of linear property, rail property, and miscellaneous oilfield installations.

Property Class	2024 Designated Industrial Requisition	2023 Designated Industrial Requisition	\$ Change	% Change
Total	\$7,693	\$7,063	\$630	8.9%

Property Class	2024 Mill Rate	Tax per \$100,000 of Assessment
Residential	Does not apply	Does not apply
Non-Res* (DIP only)	0.07650	\$7.65

6. Taxation Impacts

Impacts are based on How Your Assessment Changed in Relation to the Class Average

Property tax impacts will vary depending on the change in assessed value. Those properties that experience an assessment increase that is the same as the average for that class of assessment, will then experience a tax increase that is also the average. Any property that experiences an assessment change that is higher or lower than the base average, will also receive a tax increase that is correspondingly higher or lower

than the base average. The table below provides a summary, based on the City Manager recommended tax split.

Residential (SFD Sample)		Non-Residential (All Classes)	
Assessment increased by less than 2.2%	<u>Overall</u> tax increase will be less than 4.5%	Assessment increased by less than 3.4%	<u>Overall</u> tax increase will be less than 4.7%
Assessment increased by approx. 2.2%	<u>Overall</u> tax increase will be approx. 4.5%	Assessment % increased by approx. 3.4%	Overall tax increase will be approx. 4.7%
Assessment increased by more than 2.2%	<u>Overall</u> tax increase will be greater than 4.5%	Assessment increased by greater than 3.4%	<u>Overall</u> tax increase will be greater than 4.7%

Total Tax Impact is based on the Weighted Average of the Change in the Different Tax Components

Property tax impacts are the cumulative effect of changes in all three components of property tax: municipal, education, and Homeland Housing. Each tax component experiences different rates of increase in any given tax year. Only the municipal component is within the City’s control. **The Education requisition, Homeland Housing requisition, and Designated Industrial Property (DIP) requisition are not within the City’s control.** Municipal taxes account for approximately 77% of the levy total, Education taxes, 22%, and the Homeland Housing requisition, 1%. The DIP requisition is inconsequential.

Individual properties rarely experience an exact average assessment % change that was the same as their assessment class (residential or non-residential). However, for demonstration purposes the following charts provide impacts for a “typical” property.

Locking the Tax Split

2024 BUDGET (Inc Amendments): \$134,204,700

TAX SPLIT:

RES 79% NON-RES 21%



Residential (Typical) Change

	2023 TAX YR	2024 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	\$500,000	\$511,000		
ASSESSMENT CHANGE \$		\$11,000		
ASSESSMENT CHG %		2.2%		
MUNICIPAL LEVY*	\$4,232	\$4,438	\$206	4.9%
EDUCATION LEVY	\$1,232	\$1,271	\$39	3.2%
HOMELAND HOUSING LEVY	\$41	\$41	\$0	0.0%
TOTAL	\$5,505	\$5,750	\$245	
OVERALL TAX CHG \$			\$245	4.5%

Non-Residential Bldg (Typical) Change

	2023 TAX YR	2024 TAX YR	\$ CHG	% CHG
TYPICAL ASSESSMENT	\$1,000,000	\$1,034,000		
ASSESSMENT CHANGE \$		34,000		
ASSESSMENT CHG %		3.4%		
MUNICIPAL LEVY*	\$12,775	\$13,575	\$800	6.3%
EDUCATION LEVY	\$3,796	\$3,780	-\$15	-0.4%
HOMELAND HOUSING LEVY	\$126	\$127	\$1	1.0%
TOTAL	\$16,696	\$17,482	\$786	
OVERALL TAX CHG \$			\$786	4.7%