

BYLAW 19878

2022 Business Improvement Area Assessment, Supplementary Assessment, Tax, Supplementary Tax and Tax Rate Bylaw

Purpose

To allow for the 2022 annual and supplementary Business Improvement Area (BIA) assessment and taxation of businesses operating within a Business Improvement Area.

Readings

Bylaw 19878 is ready for three readings.

Passage of this bylaw by January 24, 2022, is required to facilitate the mailing of the Business Improvement Area assessment and tax notices on February 18, 2022, to meet the March 31, 2022, payment due date.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 19878 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

The 2022 Business Improvement Area (BIA) budgets were approved by City Council on December 6, 2021.

The 2022 Business Improvement Area Assessment, Supplementary Assessment, Tax, Supplementary Tax and Tax Rate Bylaw establishes the manner in which businesses within a Business Improvement Area are assessed, and the corresponding tax rates to fund the Business Improvement Area operating budgets, as approved by City Council.

REPORT

A Business Improvement Area is a commercial area within the City of Edmonton where business owners have combined efforts to enhance and promote the location. The City of Edmonton is

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required by provincial legislation to collect BIA taxes and distribute those funds to each BIA for the purpose of implementing the specific improvements approved by the membership. Programs, services and operations in support of each business district are financed by the BIA tax.

BIAs operate as non-profit corporations and submit operating budgets annually for review and approval by City Council. Local business owners make up the membership of the BIA, with each governed by a member-appointed board. Businesses within a BIA, including professional corporations, pay a BIA tax.

The method of assessment and taxation for BIAs has been in place since 2006. Assessments are based on the typical net annual rental value of the space occupied or used for the purpose of the business, or at a percentage of the property assessment.

Budget/Financial Implications

This Bylaw establishes the 2022 tax rates to achieve the annual BIA budgets totalling \$3,758,904.

Legal Implications

Passage of Bylaw 19878 allows the City to create a BIA assessment roll and impose a BIA tax, supplementary BIA assessment and tax, and set the 2022 tax rates to generate sufficient revenues to fund BIA operating budgets as approved by City Council.

ATTACHMENT

1. Bylaw 19878 - 2022 Business Improvement Area Assessment, Supplementary Assessment, Tax, Supplementary Tax and Tax Rate Bylaw