



CITY OF EDMONTON

BYLAW 15034

**A BYLAW FIXING THE FEES FOR ASSESSMENT AND
TAX SERVICES OF THE CITY OF EDMONTON**

(CONSOLIDATED ON DECEMBER 07, 2010)

THE CITY OF EDMONTON

BYLAW 15034

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CITY OF EDMONTON**

Whereas, pursuant to sections 299, 300, 301, 307, 350 and 553 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 (MGA), as amended, Council may pass bylaws dealing with the fixing of fees for assessment and tax services:

And Whereas, pursuant to section 93 of the *Freedom of Information and Protection of Privacy Act*, as amended, the City of Edmonton may set fees payable to the City for services provided under the Act and Regulations;

Edmonton City Council enacts:

PART I - PURPOSE, DEFINITIONS AND INTERPRETATION

PURPOSE	1	The purpose of this bylaw is to establish the fees and charges for providing tax searches, tax certificates, and other services of the City of Edmonton Assessment and Taxation Branch.
DEFINITIONS	2	In this bylaw, unless the context otherwise requires: <ul style="list-style-type: none"> (a) “City” means the Municipal Corporation of the City of Edmonton; (b) “Council” means the Municipal Council of the City of Edmonton; (c) “Person” includes an individual, partnership, association, corporation, trustee, executor, administrator or legal representative;
RULES FOR INTEPRETATION	3	The marginal notes and headings in this bylaw are for reference purposes only.

PART II - FEES

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| FEES | 4 | Fees and charges for assessment and tax services shall be in accordance with Schedule "A" to this bylaw. |
| NO FEES | 5 | A person is not liable for payment of the fees specified in Schedule "A" – section 2(a), section 5 or section 6 for information respecting property owned by that person. |

PART III - GENERAL

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|--------------------------------------|---|---|
| IN FORM REQUESTED BY THE CITY | 6 | Requests made under section 299 or section 300 of the MGA must be in the manner required by the City of Edmonton, Assessment and Taxation Branch. |
| NUMBER AND GENDER REFERENCES | 7 | All references in this bylaw will be read with such changes in number and gender as may be appropriate according to whether the reference is to a male or female person, or a corporation or partnership. |
| REPEALS | 8 | Bylaw 11914 is repealed effective January 1, 2009. |
| EFFECTIVE DATE | 9 | This bylaw takes effect beginning on January 1, 2011. |

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(NOTE: Consolidation made under Section 69 of the *Municipal Government Act*, R.S.A. 2000, c. M-26 and Bylaw No. 12005, and printed under the City Manager's authority)

Bylaw 15034 passed by City Council, December 10, 2008:

Amendments:

Bylaw 15261, December 01, 2009

Bylaw 15544, December 7, 2010

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SCHEDULE A – Bylaw No. 15034

Service or Information	Description	Fee/Charge
1.(a) Tax Certificate	A document certifying the amount of taxes imposed in the year for a specific property or business, including the amount of current taxes owing and the total amount of tax arrears.	(per tax roll account or assessment roll account unless otherwise specified) Staff Assisted - \$32.50 On-Line - \$27.50
(b) No Levy Letter	A letter in lieu of a Tax Certificate confirming tax levy and balance information for a specific property that is not currently assessed.	\$32.50 + \$10.00 for each additional account searched
2. Historical Assessment and/or Tax Information	Compiled information for a specific property or business tax roll account, providing information on levies, payments and adjustments. a) Up to three years of information, including current year. b) More than three years of information.	a) \$10.00 per year b) \$50.00 per hour
3. Copies of Taxation/Assessment Notice	Excluding most current year	\$10.00 per account per year
4.(a) Local Improvement Certificate (Letter)	A letter confirming the breakdown of local improvement charges for a specific property including payout information.	\$30.00
(b) Local Improvement Search	A letter confirming whether there are local improvement charges for a specific property.	\$10.00
5. Tax Search	Information relating to a specific property, business or entire condominium plan as established on the Tax Roll including: property or premise address, legal description, current assessment, exemption (%), land use/mill class, North American Industry Classification code, building age, current levy, and current balance information.	Staff Assisted - \$10.00 On-Line - \$8.00 Condominium Plan - \$10.00 (maximum of \$600.00) Search for related condominium parking/accessory unit - \$10.00 per search conducted
6. Current Assessment Detail Report	A report that provides assessment information for a specific assessment roll account.	\$25.00
7. Section 299 Requests	Documents required to be provided under s. 299 of the Municipal Government Act and regulations.	\$50.00 per hour plus photocopying charges per this bylaw (#15) – minimum charge \$25.00

Service or Information	Description	Fee/Charge
8. Section 300 Requests	Documents required to be provided under s. 300 of the <i>Municipal Government Act</i> and regulations.	\$50.00 per hour plus photocopying charges per this bylaw (#15) – minimum charge \$25.00
9. Pro-Forma	A report for a non-residential/multi-residential income-producing property.	\$50.00/Hour Minimum charge - \$25.00
10. Property Tax Information to Lending Institutions	Information provided to lending institutions to allow them to pay their mortgagees' property tax accounts, if the mortgage interest is recorded on City of Edmonton records at time of request. Service includes processing tax payments, maintaining mortgage interest information, and providing annual and subsequent tax billing information.	Hard Copy - \$10.00 Electronic - \$6.50
11. Other Assessment and/or Tax Information	Services not identified in Items (1) – (8), provided that the information is not considered confidential.	\$10.00 per assessment/tax roll account per year
12. (a) Tax Notification Filing Fee (Caveat Charges)	A charge for registration of Tax Notification against the Certificate of Title of a property.	\$90.00
(b) Distress Warrant/Removal and Sale of Assets and Other Collection Costs	100% recovery of costs incurred by the City.	Pro-rata/cost recovery
13. Returned Cheque Fee	A service charge applied to a tax roll account when a cheque is returned by a financial institution.	Single Account - \$25.00 Multiple Accounts - \$15.00 per account
14. Customized Reports/Maps	Customized reports or maps detailing assessment and/or tax information for a group of properties or businesses limited to details available pursuant to Item 5 of Schedule "A" to this bylaw.	\$100/Hour plus \$5.00 per assessment/tax roll account
15. Photocopying Charges	Fee for photocopies of document(s) requested from property, business or general files.	\$0.30 per page (single sided) \$0.60 per page (double sided)
16. Annual Assessment Roll (excluding confidential information)	Electronic or paper copy of all or a portion of (by land use code or neighbourhood) the annual assessment roll, excluding confidential information.	\$5.00