

Bylaw 19514

Realty Supplementary Assessment Bylaw

Purpose

To authorize the supplementary assessment of improvements.

Readings

Bylaw 19514 is ready for three readings.

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 19514 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

The *Municipal Government Act* R.S.A 2000, c.M-26 requires that a bylaw be passed to authorize the supplementary assessment for improvements. While this bylaw previously came forward annually, changes to legislation now allow the bylaw to apply to future years and this bylaw will apply going forward until repealed.

Report

This Bylaw comes forward to City Council, as approval is required to proceed with previously established City Council direction of allowing supplementary assessments for taxation.

On December 11, 2020, Council approved the 2021 budget requirements including a supplementary assessment revenue forecast of \$4 million.

Supplementary property assessments are based on the added value of new construction that will be completed and/or occupied during 2021. The supplementary assessment does not include any value already appropriated in the annual

assessment notice to be mailed February 12, 2021. Any changes to the land, such as newly created subdivisions, are not included in the supplementary process.

Provincial legislation requires that the City apply the same tax rates to supplementary assessment that were applied for annual property tax purposes. This includes both the municipal tax rate and the provincial education property tax rate.

Corporate Outcomes and Performance Management

Corporate Outcome: The City of Edmonton has a resilient financial position.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Supplementary property taxes provide a predictable source of revenue.	Variance between 5-year average budgeted revenue and actual revenue.	Budgeted: \$4.72M (2019) Actual: \$5.69 (2019) \$ Variance: \$0.97M (2019) % Variance: 17% (2019)	20% of the budgeted supplementary assessment revenue. (2021)

Public Engagement

No public engagement took place on this bylaw. It is an annual administrative bylaw that provides ongoing authority to perform supplemental assessments.

Budget/Financial Implications

Supplementary assessments in 2021 are projected to collect an additional \$4 million and have already been incorporated into the 2021 budget.

Attachments

1. Bylaw 19514

Others Reviewing this Report

- B. Andriachuk, City Solicitor