

COUNCIL POLICY

C-197



Approval Date: March 1, 2016 Review Date: Revision Date(s):		Title: Assessment Base Diversification Policy	
		Policy Category: Governance	Supporting Department: Legislative Services
		Reference(s): County Plan (Bylaw 7280-2013) 2015 – 2018 Strategic Plan	

1. PURPOSE

The intent of this policy is to provide strategic direction on long term financial viability of the County through the maintenance of a healthy property assessment base. This Policy will be considered when evaluating significant residential and non-residential developments in the County.

2. POLICY STATEMENT

The County is committed to continued assessment base diversification and will strive to achieve an Assessment Split Ratio of 65%/35% by 2035 through careful consideration of development applications.

3. DEFINITIONS

“Assessment Base” means the total taxable property assessment in the County.

“Assessment Split Ratio” means the ratio of Residential Assessment to Non-Residential Assessment in the County. This ratio is expressed in percentage of the overall taxable Assessment Base.

“County” means Rocky View County.

“Net Contributor” means the revenue collected through property taxation exceeds the expenses associated with providing municipal services.

“Non-Residential Assessment” means all taxable assessment types other than Residential. This includes commercial, industrial, machinery and equipment, linear and farmland property assessment.

“Residential Assessment” means residential, farm residential and vacant residential property assessment.

4. POLICY RATIONALE

1. The County recognizes that long term financial viability is dependent on a healthy Assessment Split Ratio.
2. Municipal Affairs also recognizes the importance of Non-Residential Assessment as part of their “Key Measures of Municipal Sustainability” screening tool.
3. The County has invested in infrastructure to facilitate increased non-residential development in the County.
4. It is generally accepted that non-residential development is a Net Contributor to a municipality’s overall municipal taxation structure.
5. Current legislation prohibits the collection of levies to fund soft services typically required for residential development such as municipal buildings, fire services, police services, recreation, libraries etc.
6. There are limits on property taxation as a tool to collect for capital infrastructure requirements and increased operational impacts to service communities.
7. As of December 31, 2015 the Assessment Split Ratio was 73%/27% in the County.