

Policy Number:	C-223
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2023 November 14
Effective Date:	2023 November 14
Date Last Amended:	N/A
Date Last Reviewed:	2023 November 14

Purpose

- 1 The intent of this policy is to provide strategic direction on the long-term financial viability of Rocky View County (the “County”) through the maintenance of a balanced tax ratio that distributes the tax burden between residential and non-residential assessment classes. This policy will guide tax rate setting on an annual basis.



Policy Statement

- 2 The County strives to balance the municipal tax burden between residential and non-residential assessment classes. This will be achieved through setting tax rates where the non-residential assessment classes will contribute a minimum of 50% of the annual municipal tax.



Policy

- 3 The County recognizes the need to diversify the overall assessment base through careful consideration of development applications.
- 4 The County sets tax rates annually based on budgetary needs.
- 5 The County recognizes a need to balance the municipal tax burden between assessment classes while maintaining competitive tax rates.
- 6 The County recognizes that the non-residential assessment class generally has tools to minimize the impacts of municipal property tax.

- 7 Current legislation limits the tax ratio to a maximum of 5:1.
- 8 On an annual basis, the County will implement a tax ratio that complies with legislation and allocates a minimum of 50% of the municipal tax to the non-residential assessment classes.



References

Legal Authorities	<ul style="list-style-type: none"> • <i>Municipal Government Act, RSA 2000, c M-26</i>
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> • Rocky View County Policy C-197, <i>Assessment Base Diversification</i>
Related Procedures	<ul style="list-style-type: none"> • N/A
Other	<ul style="list-style-type: none"> • N/A



Policy History

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> • N/A
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> • N/A



Definitions

- 9 In this policy:
 - (1) “assessment base” means the total taxable property assessment in the County;
 - (2) “non-residential assessment” means all taxable assessment types other than residential. This includes commercial, industrial, machinery and equipment, linear, and farmland property assessment;
 - (3) “residential assessment” means residential, farm residential, and vacant residential property assessment;
 - (4) “Rocky View County” or “the County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and

- (5) “tax ratio” means the ratio of the highest non-residential tax rate set out in the municipality’s property tax bylaw for a year to the lowest residential tax rate set out in the municipality’s property tax bylaw for the same year.