

# Designated Industrial Property Assessment

2024 Tax Year – City of Fort Saskatchewan

Assessment Services Branch

April 16, 2024



# Presenters

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# Who we are

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Business function responsible for the assessment of Designated Industrial (DI) properties in Alberta



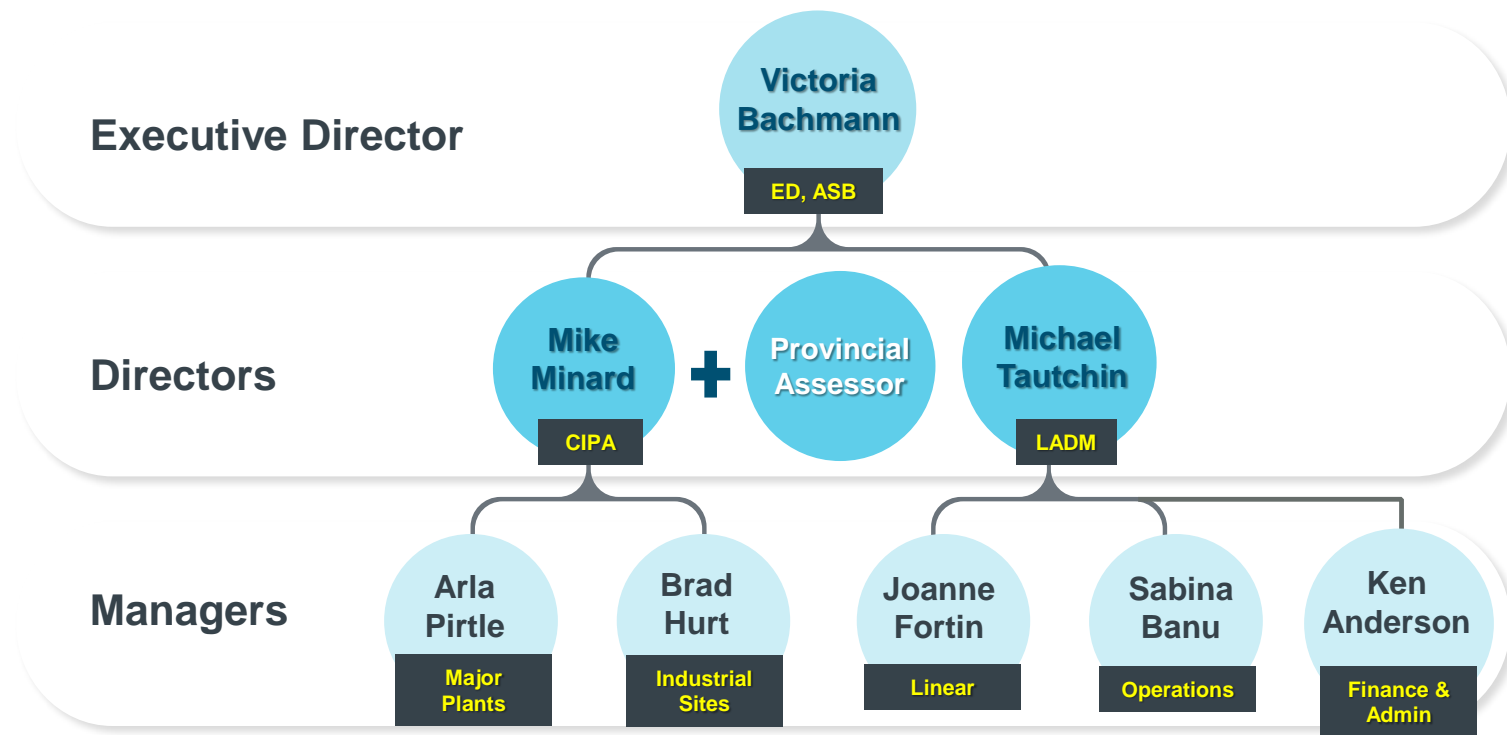
Prepare, amend, and defend the provincial assessment roll which allows municipalities to tax DI properties (DIP)



A diverse, multi-talented team with professionals in:

- property assessment
- engineering
- accounting
- geospatial & data analytics
- project management
- quality assurance
- general administrative capabilities
- stakeholder management

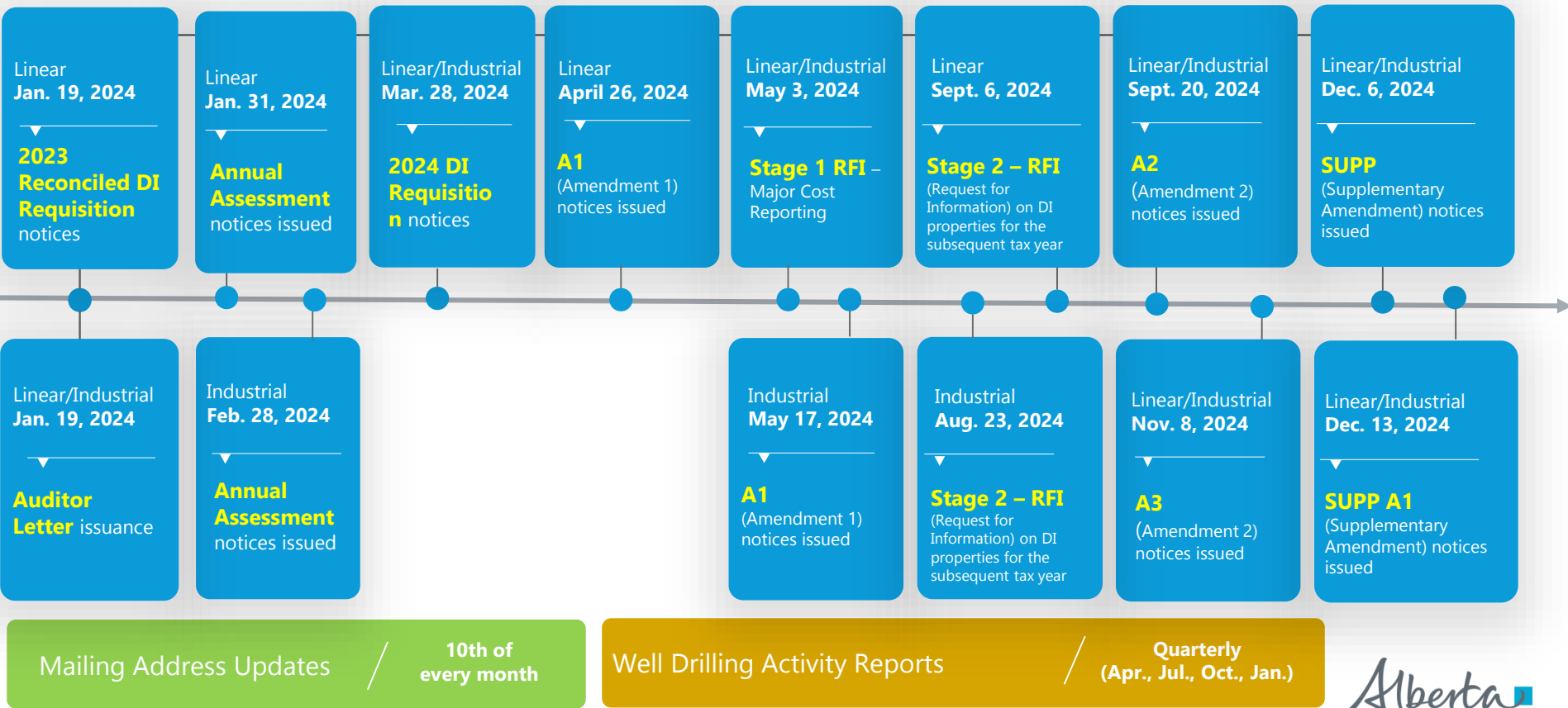
# Assessment Services Branch (ASB)



*Available to address stakeholder concerns*

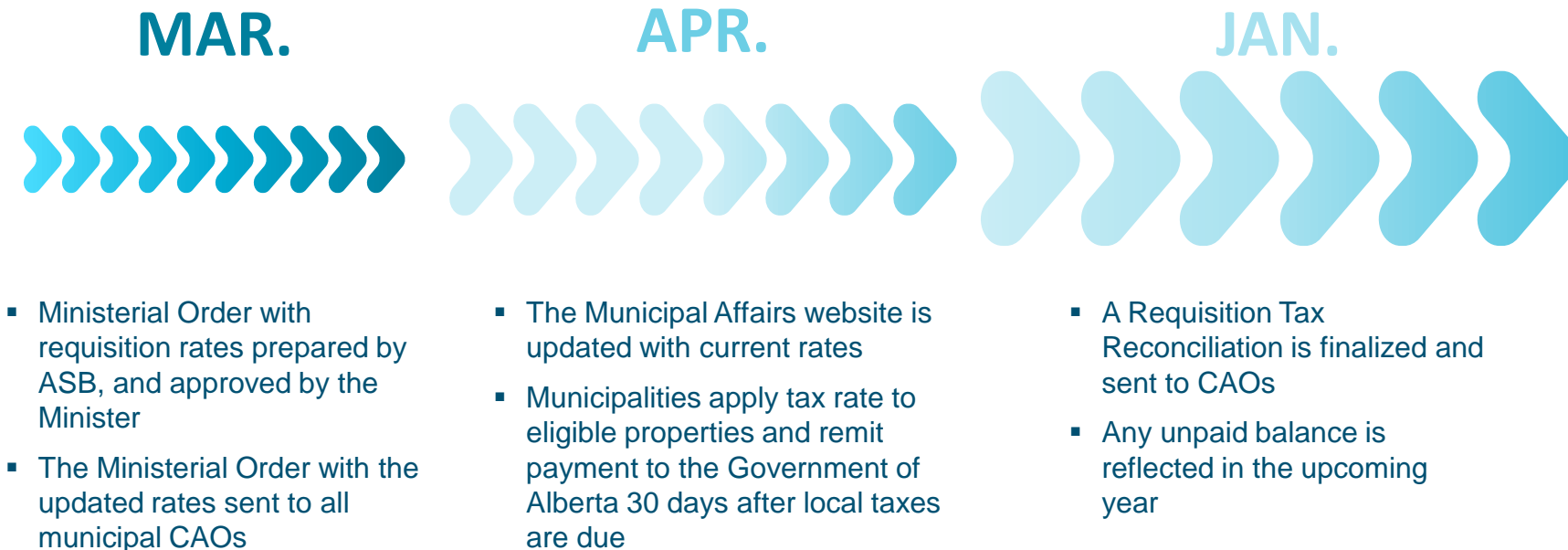
Alberta

# 2024 Annual Operational Schedule/Timelines



# DI Property Requisition Timeline

The Requisition Rate is based on the total assessment base and amount to be requisitioned



# DI Property Inventory – Linear Properties



**Pipelines**



**Wells** source - AER



**Telecomm & Cable Distribution**



**Electric Power Systems**



**Electric Power Generation**



**Railway**



# DI Property Inventory – Industrial Properties

Facilities regulated by AER, AUC and CER e.g., well sites, batteries, compressor stations, etc.



Well Sites



Compressor Station



Battery

Properties on the Major Plants List (*M&E Assessment Minister's Guidelines*) e.g., oil sands, gas plants, pipeline terminals, pulp & paper mills, refineries, petrochemicals, etc.



Terminals



Gas Plants



Oil Sands



# Overview of the 2023 AY (2024 Tax Year)



Total taxable  
provincial DI  
assessment for  
2023AY/2024TY



**\$196B**

Linear

**\$82.7**

Industrial

**\$113.4**

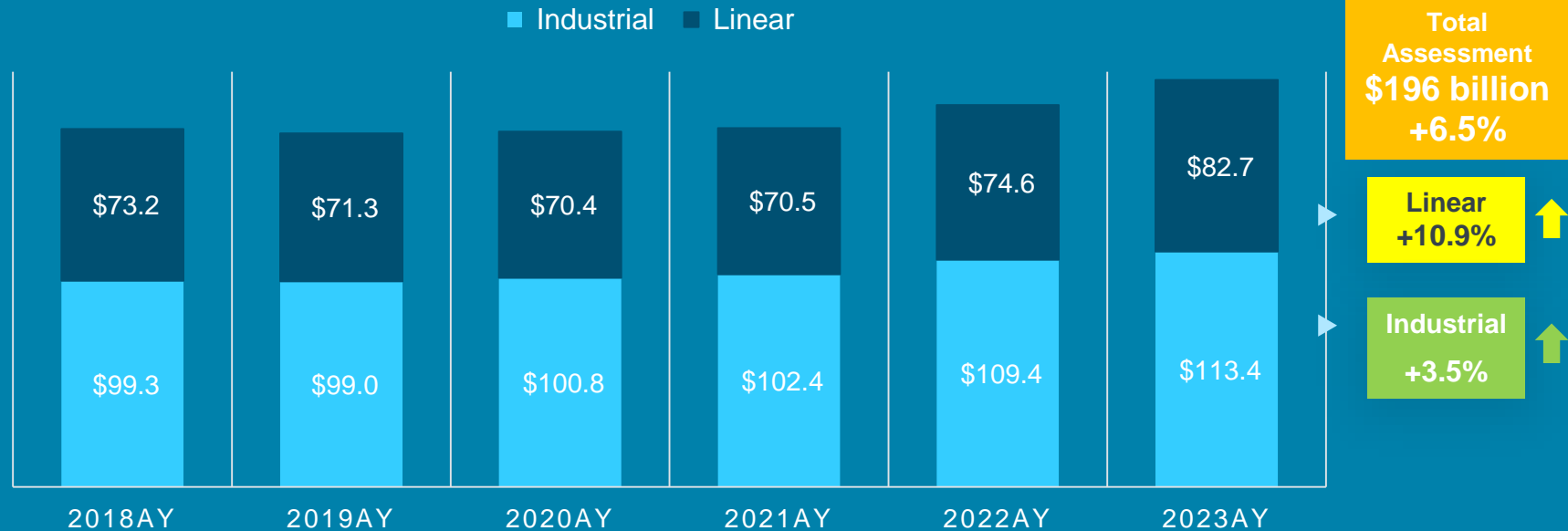
**DI Property Assessments translates to:**

- **\$2B** - Alberta municipalities tax revenue
- **\$339M** - Alberta School Foundation Fund

*Alberta* 

# PROVINCIAL ROLL TOTAL

SIX YEAR COMPARISON  
(DI PROPERTY TAXABLE ASSESSMENT IN BILLIONS)



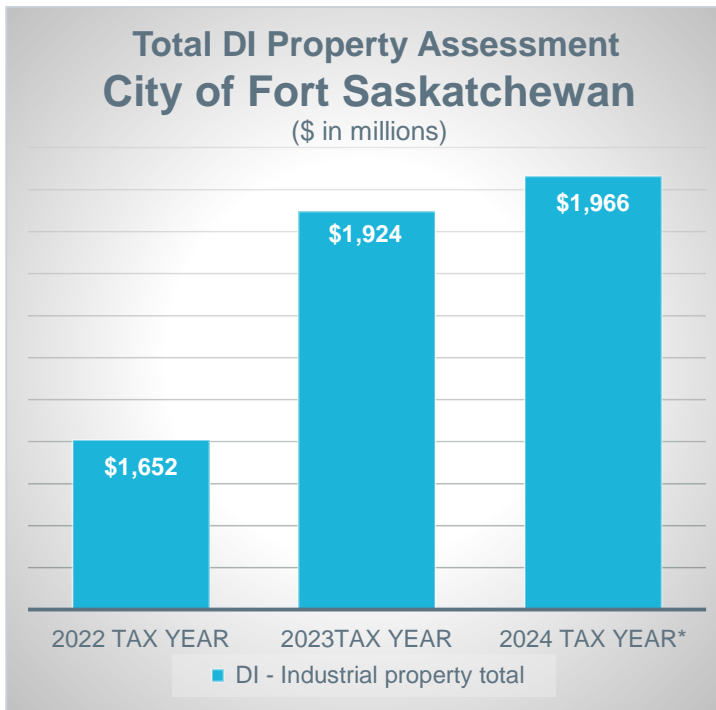
\*Total designated industrial property assessment as at February 28, 2024

\*all figures are in billions of dollars

\*all figures are taxable assessment only

# City of Fort Saskatchewan 2024 Tax Year

## DI Property Assessment Summary (\$ in millions)



| Property Type                                | 2022<br>Tax Year   | 2023<br>Tax Year   | 2024<br>Tax Year   | \$<br>Difference | %<br>Change |
|--|--------------------|--------------------|--------------------|------------------|-------------|
| Farmland                                     | \$ 0.21            | \$ 0.21            | \$ 0.21            | 0.00             | 0.00        |
| DIP Lands and Buildings<br>(Non-Residential) | \$ 211.76          | \$ 219.66          | \$ 223.52          | 3.86             | 1.76        |
| DIP Machinery and<br>equipment               | \$1,301.83         | \$1,555.71         | \$1,589.10         | 33.39            | 2.15        |
| <b>DI - Industrial property total</b>        | <b>\$1,513.80</b>  | <b>\$1,775.58</b>  | <b>\$1,812.83</b>  | <b>37.25</b>     | <b>2.10</b> |
| CBL - Cables                                 | \$ 3.51            | \$ 3.84            | \$ 4.44            | 0.60             | 15.66       |
| ELE - Electric Power                         | \$ 33.04           | \$ 35.85           | \$ 36.66           | 0.80             | 2.25        |
| EPG – Elec Power Gen.                        | \$ 26.97           | \$ 31.20           | \$ 32.47           | 1.27             | 4.07        |
| GDP – Gas Distribution                       | \$ 4.11            | \$ 4.21            | \$ 4.39            | 0.19             | 4.41        |
| PL - Pipeline                                | \$ 33.15           | \$ 33.38           | \$ 33.69           | 0.31             | 0.93        |
| RL - Railway                                 | \$ 27.74           | \$ 29.81           | \$ 29.68           | -0.13            | -0.44       |
| TEL -<br>Telecommunications<br>Carrier       | \$ 6.73            | \$ 6.74            | \$ 8.24            | 1.50             | 22.26       |
| WL - Well                                    | \$ 3.03            | \$ 3.40            | \$ 3.68            | 0.28             | 8.26        |
| <b>DI - Linear property total</b>            | <b>\$ 138.28</b>   | <b>\$ 148.42</b>   | <b>\$ 153.24</b>   | <b>4.82</b>      | <b>3.25</b> |
| <b>Total DI assessment</b>                   | <b>\$ 1,652.08</b> | <b>\$ 1,924.00</b> | <b>\$ 1,966.07</b> | <b>42.07</b>     | <b>2.19</b> |

# 2024 Tax Year – Key Updates

## Tax Holiday

- 2020 announcement is still valid
  - No assessment on new well & pipeline assets for three years (2021 AY – 2023 AY)
  - Expires 2023 Assessment Year (2024 Tax Year)
- City of Fort Saskatchewan Tax Holiday:
  - Pipeline \$ 3,292,710 assessed value
  - Well \$ 0 assessed value
  - Total of **\$ 3,292,710** assessed value



## AMR Update

### 4-STAGE ENGAGEMENT STRATEGY

#### STAGE 1

Design the plan

2023

#### STAGE 2

Review foundational policies

Mar. – Dec. 2024

#### STAGE 3

Update assessment models

Winter 2025 – Summer 2027

#### STAGE 4

Consider the impacts

Summer 2027 – Spring 2028



## AYM

- 2022 Minister's Guidelines for regulated property assessments approved
- Kindly note the applicable/approved 2022 Assessment Year Modifiers (AYMs) and cost factors is applicable to property types in your municipality for purposes of the 2023 tax computations
- Details are available on the Municipal Affairs website at <https://www.alberta.ca/municipal-property-assessment-legislation.aspx#toc-0>.



# Expectations

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## Communication

- Early information sharing of significant changes for properties and companies in your jurisdiction
- Concerns, complaints, comments

## Collaboration

- Periodic Municipal approved permit information sharing to support GoA QA/QC checks
- Shared understanding of GoA DI property assessment objectives – **fair, accurate and timely assessments**

# Questions?

