

CITY OF FORT SASKATCHEWAN

2016 Supplementary Assessment Bylaw C2-16

Recommendation:

1. That Council give first reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
2. That Council give second reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
3. That Council provide unanimous consent to proceed with third and final reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.
4. That Council give third reading to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

Purpose:

To pass the Supplementary Assessment Bylaw C2-16, which authorizes the City to collect the revenue included in the 2016 budget. This allows for the preparation of supplementary assessments for improvements within the municipality.

Background:

The *Municipal Government Act* (MGA) requires a supplementary assessment bylaw to be passed annually if a municipality determines that a supplementary assessment on new improvements is warranted. A supplementary assessment bylaw applies only to the year in which it is passed.

The MGA requires municipalities to prepare assessments on properties as of December 31st for the year prior to the year in which the tax is imposed. For example, in 2015 property taxes calculated in May were based on property assessments as of December 31, 2014. With a supplementary assessment bylaw, the municipality can conduct a second assessment to cover improvements constructed during the year and levy a tax based on those improvements. The supplementary assessment is conducted during the fall of the year, which enables the City to collect taxes on improvements constructed up until that time. Without a supplementary assessment, improvements that are constructed in 2016 would not be taxed until 2017.

A supplementary assessment bylaw authorizes the municipality to assess and tax all new improvements (other than linear) based on the number of months that they are completed, occupied, or begin to operate. Improvements completed, occupied, or operating in August of 2016 would receive a supplementary assessment/tax notice in 2016, in addition to the regular assessment/tax notice. The supplementary assessment will reflect the value of the improvement pro-rated for the number of months that the improvement is completed, occupied, or operating and the tax levy is calculated accordingly.

Plans/Standards/Legislation:

Supplementary Assessment Bylaw C2-16 meets one of the priorities under the Community Sustainability Plan, “Governance” – Municipal Revenue Mix.

“Monitoring the size and mix of municipal revenue sources helps indicate whether municipal revenue generation policies are achieving required revenue in a fair and efficient way.”

Financial Implications:

Supplemental tax revenue of \$60,000 was included in the approved 2016 Budget.

Recommendation:

That Council give three readings to Bylaw C2-16, which authorizes the preparation of supplementary assessments for improvements within the municipality.

Attachments:

Bylaw C2-16, 2016 Supplementary Assessment

File No.:

Prepared by:	Grace Pesklevis Tax Accounting Clerk	Date: January 28, 2016
Approved by:	Susan Morrissey, CPA, CGA Director, Finance	Date: February 2, 2016
Reviewed by:	Kelly Kloss City Manager	Date: February 2, 2016
Submitted to:	City Council	Date: February 9, 2016