

City Sets 2016 Property Taxes

April 28, 2016

The average single-family home in Edmonton will see a 4.1% increase in property taxes this year, and non-residential properties will see a 2.1% increase. That's according to the 2016 property tax rates set today by City Council.

"For about \$6.30 a day in municipal property taxes, the average homeowner receives a range of services," says Rod Risling, Manager, Assessment and Taxation, "from essential services such as police, firefighters, roadway maintenance and public transit to the services that make Edmonton a great place to live, such as North America's best parks, libraries and top-notch recreation centres."

For a typical house valued at \$408,000, the property taxes will amount to about \$3,265 a year, consisting of about \$2,302 for municipal programs and services and \$963 for the provincial education tax.

Breakdown for Typical Single-Family House (\$408,000)

	2015	2016	Change
Municipal Property Tax	\$2,244	\$2,302	\$58
Provincial Education Tax	\$894	\$963	\$69
Total	\$3,138	\$3,265	\$127
Monthly	\$261.50	\$272.08	\$10.58

City Council finalizes property tax rates every spring after the Government of Alberta announces the education tax it requires the City to collect to support the Alberta education system. The approved municipal tax increase amounted to the initially budgeted 3.4% increase. However, when combined with the provincial education tax requisition, the overall property tax increase for the residential property class came to 4.9% and the overall non-residential tax increase amounted to 2.1%.

Apartment buildings will see an increase of approximately 12.9%, which translates to \$11 a month for a typical suite valued at \$131,400. The difference in the percentage increase comes as a result of market fluctuations that indicate the value of rental properties has increased at a faster rate than that of single-family homes.

Tax notices will be mailed to all property owners May 24, 2016. The [deadline to pay](#) taxes is June 30, 2016.

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