



ASSESSMENT AND TAX POLICY

Council Policy

C-710

Policy Number:	C-710
Policy Owner:	Finance Services
Adopted By:	Council
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes the principles and guidelines that support Rocky View County’s long-term financial sustainability through a balanced municipal tax structure and a diversified property tax assessment base.
- 2 To guide the County’s *Municipal Development Plan*, capital infrastructure, and service investments to ensure alignment with the Council’s *Strategic Plan*, the County’s Fiscal Management Strategy, and emerging priorities.



Policy Statement

- 3 The County is committed to the collection of municipal tax levies from residential and non-residential assessment classes in accordance with part 9 of the *Municipal Government Act*.
- 4 The County will ensure a stable and sustainable tax revenue stream that supports effective service delivery in alignment with long-term goals and objectives stated in **its Fiscal Management Strategy, which is approved at the start of each County term and subject to regular review to reflect current macroeconomic conditions, and emerging priorities.**
- 5 The County will maintain a tax ratio between residential and non-residential assessment classes and grow each assessment class in alignment with the Council’s *Strategic Plan* and Fiscal Management Strategy.
- 6 The County’s development approvals and capital infrastructure investments will be guided by their potential to support a more balanced assessment base and enhance the County’s long-term



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financial sustainability, as outlined in the Fiscal Management Strategy approved at the beginning of each Council term."



Policy

Assessment Growth and Diversification

- 7 The County will align municipal development plans, land use planning, and corresponding infrastructure investment decisions with the residential and non-residential assessment class diversification goals established in the Fiscal Management Strategy.
- 8 The County is committed to achieving a balanced assessment base in conjunction with healthy reserve balances, thereby reducing the risk of over-reliance on any one assessment class, thereby enabling sustainable service delivery and fiscal resilience.
- 9 The County will prioritize funding growth costs associated with infrastructure development, population, and economic development with the corresponding assessment growth funds realized from said growth.
- 10 Should assessment growth funds exceed associated growth cost, excess funds can be applied to other financial priorities through the County's budgeting process as a one-time application or on an ongoing basis. Financial priorities include:
 - (1) debt reduction on existing County debt obligations;
 - (2) municipal lifecycle reserves funding to close capital infrastructure funding gaps;
 - (3) municipal specific purpose reserves funding for emerging initiatives; and
 - (4) permanent tax levy reduction by funding existing service delivery unassociated with assessment growth.

Tax Ratio Management

- 11 The County will establish tax rates each year to meet budgetary needs while ensuring that tax burden distribution between assessment classes remains as stable as possible.
- 12 The County will maintain a minimum contribution of the annual municipal tax levy from non-residential assessment classes in accordance with the Fiscal Management Strategy, recognizing that non-residential properties generally have greater capacity and tools to manage property tax impacts.



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- 13 The County will comply with section 358.1 of the *Municipal Government Act* which limits the maximum tax rate ratio between non-residential and residential properties.

Governance

- 14 Assessment growth and tax levies will be determined through the County’s multi-year budgeting exercise in accordance with the *Multi Year budgeting Policy*.
- 15 Tax levies and associated tax rates are established in accordance with *the Municipal Government Act*.
- 16 Administration will provide regular reporting and transparent updates to Council on the use of existing tax levies and target assessment diversification compositions, monitoring the potential impacts of changing market, demographic, and development conditions on tax levies and assessment compositions.



References

Legal Authorities
Related Plans, Bylaws, Policies, etc.
Related Procedures
Other

- *Municipal Government Act*, RSA 2000, c M-26, part 9, section 358.1
- *Rocky View County Plan* Bylaw C-7280-2013 (Municipal Development Plan)
- *Multi-Year Budgeting Policy* C-709
- *Council’s Strategic Plan 2023 to 2027*



Policy History

Amendment Date(s) – Amendment Description
Review Date(s) – Review Outcome Description

- New
- New



Definitions

- 17 In this policy:



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- 18 “Administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
- 19 “assessment base” means the total taxable property assessment in Rocky View County;
- 20 “Council” means the duly elected Council of Rocky View County;
- 21 “non-residential assessment” means all taxable assessments excluding residential, including commercial, industrial, machinery and equipment, linear, and farmland;
- 22 “residential assessment” means assessments from residential, farm residential, and vacant residential properties;
- 23 “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
- 24 “tax ratio” means the ratio of the highest non-residential tax rate set out in the County’s property tax bylaw for a given year compared to the lowest residential tax rate set out in the County’s property tax bylaw for the same year.