

Alberta Municipal Affairs

What we've been up to and what's next

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Alberta

Agenda

- Kicking things off
- Assessment Services Branch updates
 - DI Property overview & impacts
- Assessment Audit updates
- Assessment Policy updates
- Questions



Kicking things off

Municipal Assessment and Grants

GEPT

- Funding programs
- Audit
- Equalized assessment

APTP

- Assessment and tax policy

ASB

- Prepare and defend assessments

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Assessment Services



Mission Statement:

To lead the delivery of an accurate and transparent provincial assessment roll that provides Albertans with a reliable source of municipal funding

Designated Industrial Assessment Contracts

Municipality	Successful Proponent
Beaver County	Accurate Assessment Group
Big Lakes County	Compass Assessment Consultants Inc
Brazeau County	Accurate Assessment Group
Clear Hills County	Accurate Assessment Group
Clearwater County	Accurate Assessment Group
County of Grande Prairie	Accurate Assessment Group
County of Northern Lights	Accurate Assessment Group
County of Paintearth	Accurate Assessment Group
County of Stettler	Wildrose Assessment Services Inc.
County of Two Hills	Accurate Assessment Group
County of Wetaskiwin	Accurate Assessment Group
Cypress County	Cypress County
Lacombe County	Lacombe County
Mackenzie County	Compass Assessment Consultants Inc
Mountain View County	Mountain View County
Municipal District of Bonnyville	Municipal District of Bonnyville
Municipal District of Greenview	Accurate Assessment Group
Municipal District of Lesser Slave River	Accurate Assessment Group
Municipal District of Opportunity	Accurate Assessment Group
Northern Sunrise County	Accurate Assessment Group
Red Deer County	Red Deer County
Saddle Hills County	Accurate Assessment Group
Strathcona County	Strathcona County
Wheatland County	Wheatland County
Yellowhead County	Accurate Assessment Group

2023 ASB Priorities



Best
practices



Provincial
Assessor
Directives



RFI
improvements



IT systems



Stakeholder
engagement



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Designated Industrial Property

What is Designated Industrial (DI) Property?

Facilities regulated by
the AER, CER, or AUC

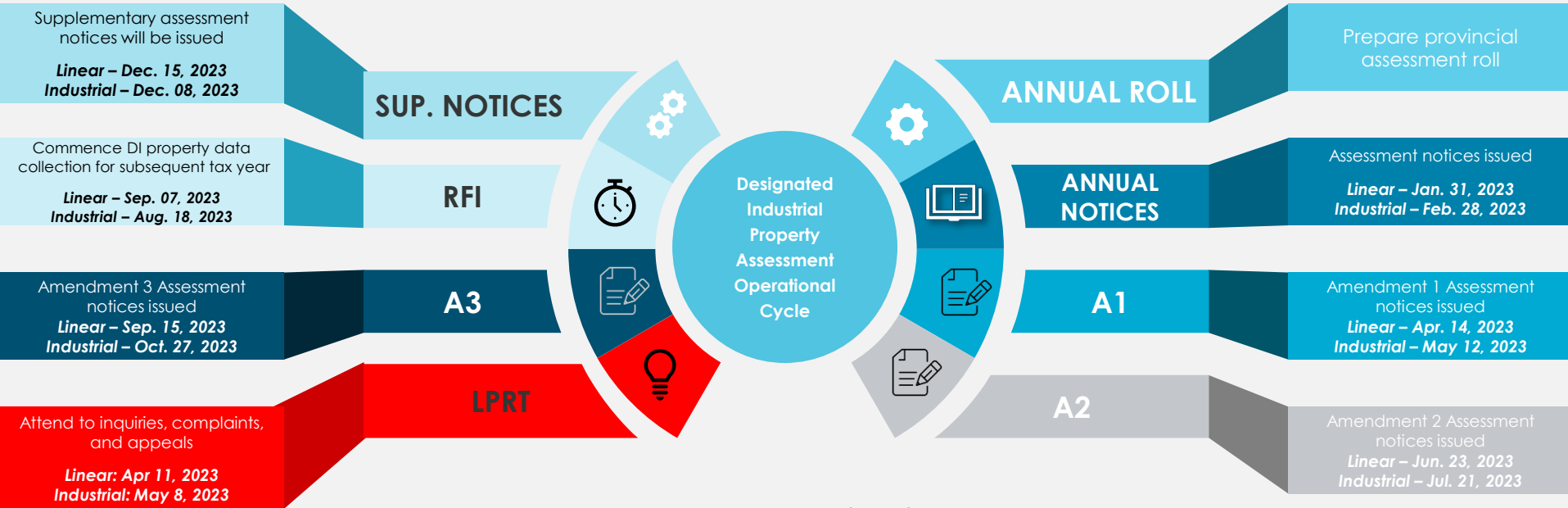
Linear property

Major Plants

Land & improvements
associated with any of
the above

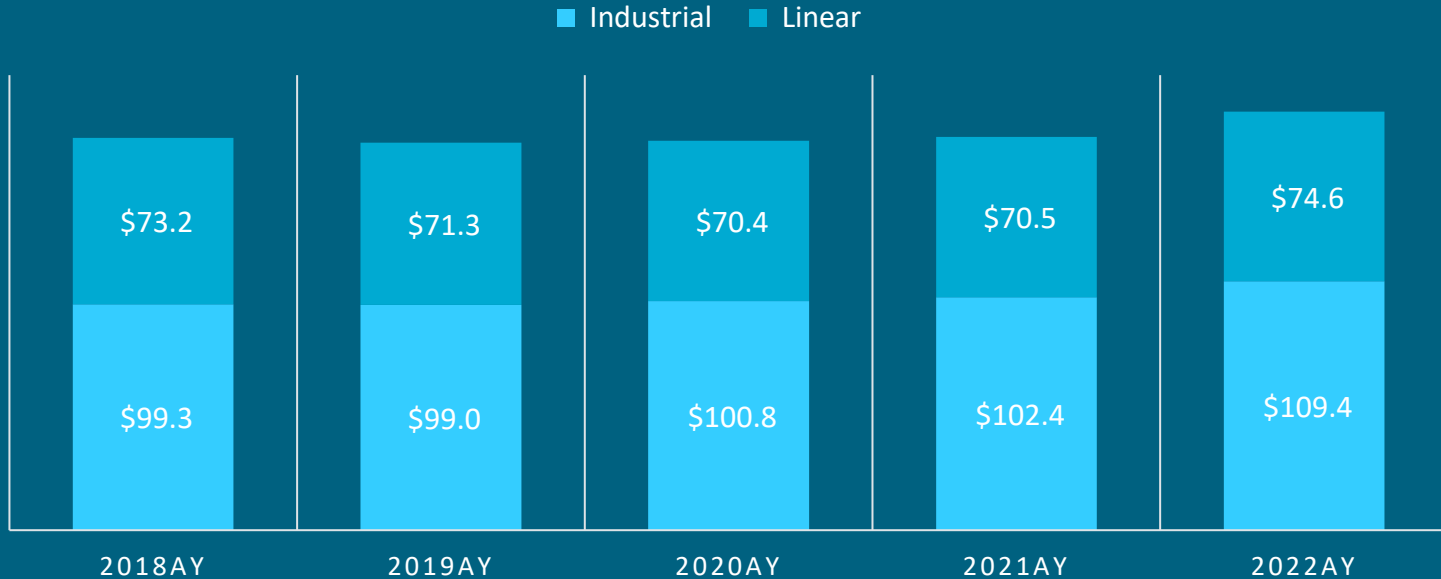


2022 Assessment Year / 2023 Tax Year



Note 60 days complaint window to reach out to GoA and address any concerns

PROVINCIAL ROLL TOTAL FIVE YEAR COMPARISON (DI PROPERTY TAXABLE ASSESSMENT IN BILLIONS)



Year-Over-Year Changes



Industrial Property

Property Type	2022 Assessment Year (in billions)	Change
Machinery & Equipment	\$93.2	7.3%
Non-Residential	\$16.2	5.9%
Totals	\$109.4	7.1%

Linear Property

Property Type	2022 Assessment Year (in billions)	Change
Pipelines (including gas dist.)	\$26.7	-0.2%
Wells	\$26.3	12.1%
Electric Power Systems	\$9.9	6.4%
Electric Power Generation	\$7.6	7.6%
Telecommunication and Cable	\$2.5	5.8%
Railway	\$0.9	7.3%
Totals	\$74.6	5.9%

Assessment Complaints

Industrial Property

- Ten active complaints currently with the LPRT.
- Waiting for LPRT decisions for two completed hearings.
- Three hearings scheduled in 2023 currently.

Linear Property

- Supreme Court filing
- Five EPG complaints



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Assessment Audit

Assessment audit

- Completed 23 detailed audits on towns and counties across Alberta
- Findings grouped into two categories:
 - Best practice (valuation)
 - Administration (compliance)
- Most recommendations related to omitted details for assessment notices

Assessment audit

- Most common best-practices recommendations related to:
 - Land valuations
 - Consistent use of costing models for improvements
- Compliance of towns and counties is strong overall
- Upcoming audit season will continue to focus on towns and counties

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Assessment Policy

Assessment Model Review – Status Update



Phase 1: Steering Committee on Engagement

- Work is underway
- Developing process and plan for engagement

Phase 2: Engagement on model review

- Plan based on recommendations from Phase 1
- Timeline: TBD

Oil & Gas Companies Property Tax Incentives

3-year tax holiday on all new wells and pipelines: 2022 – 2024 tax years

2022 Tax Year – \$12 million

Elimination of the Well Drilling Equipment Tax: started in the 2021 tax year

2022 Tax Year – \$45 million

Additional depreciation adjustments on lower producing wells: 2021-2023 tax years

2022 Tax Year – \$28 million

Continuation of the 35 per cent reduction to shallow gas wells and associated pipeline: 2019 – 2023 tax years

2022 Tax Year – \$18 million

Other initiatives and issues

- COPTER Engagement
- Unpaid Oil and Gas Property Taxes
- Land Titles Office Document Processing
- *Continuing Care Act* – related amendments



Questions?