



2020 Residential Property Taxes and Utility Charges Survey



2020 Residential Property Taxes and Utility Charges Survey

Introduction

This year's survey of participating Canadian municipalities contains information on the 2020 taxation year. Participating Canadian municipalities responded to the survey via e-mail. This publication includes all survey responses.

Some participating municipalities chose not to answer some questions, and in some instances, we have had to supplement information from public sources like the Alberta 2020 Education Property Tax Requisitions. As such, there may be different numbers of participants for each table and graph contained in this report.

If you wish to have your municipality included in next year's survey, you can send an email with your municipality's primary contact information to Clyde Pawluk, clyde.pawluk@calgary.ca.

Additional survey questions this year

This year we introduced a couple new questions, but with regard to the current taxation year. We asked what are the current median assessed property values for houses and condos in your municipality as well as the current property tax rates (municipal portion only). This is a departure from our ordinary focus on the prior years' property taxes. These new questions were added to give a flavor of what is happening in various markets today and though the numbers were not surprising to us, seeing the results charted was an eye-opener which we believe helps to explain national concern with housing affordability, and why the issue seems to be more pressing in Toronto and Vancouver.

Methodology

A preliminary survey was sent out in the spring. Responses came in over the subsequent months, and we have made efforts to confirm numbers with survey participants. Audited financial statements, annual budgets and property tax bylaws provided missing information in some cases. This year most municipalities answered the electricity question, and we did not have to obtain rate information from electric utilities serving Canadian municipalities.

Utility numbers were collected or calculated under these assumptions:

- per a "typical" month consisting of 30.4 days:
- 600 kW/h usage of electricity,
- 19 cubic meters of water usage, and
- 17.5 cubic meters of wastewater disposal.
- Other charges on a per-residential-dwelling basis:
- recycling fees,
- garbage disposal, and
- other

The definition of a "representative bungalow" used in this survey is:

- twenty-five to thirty-years-old,
- single detached,
- three-bedroom bungalow with a main floor area of 1,200 square feet,
- a double car garage,
- a finished full basement,
- on a 6,000 square-foot lot located in an average neighbourhood of the city.

The definition of a "representative two-storey" used in this survey is:

- A 2-storey,
- 3-bedroom,
- 2-bathroom,
- single-family house with double attached garage or car port,
- with an average 1,500 square feet of above grade living space (including only those houses with 1,100 to 1,900 square feet into the calculations),
- located in an average neighbourhood.

The practice in Vancouver is to have a semi-finished crawl space instead of a basement, so there are no "representative single-family houses" in Vancouver. In keeping with their prior participation in this survey, Vancouver provided average taxation information across all single-family homes instead.

Executive Summary

In 2020, Calgary ranked #3 and #6 for a representative Two-Storey and Bungalow home respectively for municipal Property tax for large Canadian cities that responded to the survey.

When we add the average annual residential utility and other charges to the municipal property taxes, Calgary ranked #6 and #8 for a representative Two-Storey and Bungalow home respectively.

Residential Property Taxes and Utility Charges			Calgary Region	Selected Canadian Cities	Reference Pages
			Calgary Rank (out of # of municipalities Reporting)	Calgary Rank (out of # of Cities Reporting)	
A	Municipal Property Tax	Bungalow	6th / 7	6th / 12	6
		Two-Storey	2nd / 4	3rd / 11	7
B	Net Property Tax (Total Property Tax Less Homeowner Grants)	Bungalow	6th / 6	9th / 12	8
		Two-Storey	3rd / 4	3rd / 11	9
C	Total Property Tax (Average and Median)	Average	6th / 7	8th / 12	12
		Median	3rd / 4	7th / 12	13
D	Total Property and Business Tax		2nd / 7	5th / 13	15
E	Property and Business Tax Per Person	Property Tax	6th / 7	9th / 13	17
		Property and Business Tax	6th / 7	9th / 13	18
F	Proportion of Property Tax Load Paid	Lowest Share for Residential Properties	2nd / 7	5th / 13	20
G	Monthly Average Utility Charges		5th / 7	11th / 13	21
H	Combined Municipal Property Tax and Utility Charges	Bungalow	7th / 7	8th / 12	23
		Two-Storey	3rd / 4	6th / 11	24
I	Combined Net Property Tax and Utility Charges	Bungalow	6th / 6	8th / 12	27
		Two-Storey	3rd / 4	5th / 11	28
J	Combined Total Property Tax and Utility Charges	Average	6th / 7	9th / 12	30
K	Non-residential Taxes per \$1,000 of Assessed Value		4th / 5	3rd / 8	32
L	Average Taxes per 1,000 square feet per year	Downtown Office Space	4th / 4	5th / 8	34
		Big Box Retail of 50,000 square feet or more (Municipal Property Tax only)	4th / 4	1st / 8	35
M	Median Assessed Value and Municipal Tax Rate (Single family and Condo) in 2021	Median Assessed Value - Single Family	4th / 4	9th / 11	37
		Median Assessed Value - Condo	4th / 4	8th / 10	38
		Municipal Tax Rate - Single Family	3rd / 6	3rd / 11	39
		Municipal Tax Rate - Condo	3rd / 6	3rd / 10	40

Legend: ■ Better than Average ■ Average ■ Worse than Average

2020 Residential Property Taxes and Utility Charges Survey

List of Figures and Tables

A. Municipal Property Tax

Figure 1: Municipal Property Tax for a Representative Bungalow House in 2020 - Selected Canadian Cities.....	6
Figure 2: Municipal Property Tax for a Representative Bungalow House in 2020 - Calgary Region	6
Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2020 - Selected Canadian Cities	7
Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2020 - Calgary Region.....	7

B. Net Property Tax (Total Property Tax less Grants to Homeowners)

Figure 5: Net Property Tax (after Grants) for a Representative Bungalow House in 2020 - Selected Canadian Cities.....	8
Figure 6: Net Property Tax (after Grants) for a Representative Bungalow House in 2020 - Calgary Region	8
Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2020 - Selected Canadian Cities	9
Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2020 - Calgary Region.....	9
Table 1: Comparative Property Tax Levy on a Representative Bungalow House in 2020 - Selected Canadian Cities	10
Table 2: Comparative Property Tax Levy on a Representative Bungalow House in 2020 - Calgary Region.....	10
Table 3: Comparative Property Tax Levy on a Representative Two-Storey House in 2020 - Selected Canadian Cities.....	11
Table 4: Comparative Property Tax Levy on a Representative Two-Storey House in 2020 - Calgary Region	11

C. Total Property Tax (Average and Median)

Figure 9: Average Property Tax for Single Detached Houses in 2020 - Selected Canadian Cities	12
Figure 10: Average Property Tax for Single Detached Houses in 2020 - Calgary Region	12
Figure 11: Median Property Tax for Single Detached Houses in 2020 - Selected Canadian Cities	13
Figure 12: Median Property Tax for Single Detached Houses in 2020 - Calgary Region.....	13
Table 5: Average Property Tax and Median Property Tax for All Single Detached Houses in 2020 - Selected Canadian Cities	14
Table 6: Average Property Tax and Median Property Tax for All Single Detached Houses in 2020 - Calgary Region.....	14

D. Total Property and Business Tax Levy

Table 7: Total Property and Business Tax Levy in 2020 - Selected Canadian Cities.....	15
Table 8: Total Property and Business Tax Levy in 2020 - Calgary Region	15
Table 9: Total Property Tax Levy By Purposes in 2020 - Selected Canadian Cities	16
Table 10: Total Property Tax Levy By Purposes in 2020 - Calgary Region.....	16

E. Property and Business Tax Per Person

Figure 13: Total Property Tax Levy Per Person in 2020 - Selected Canadian Cities	17
Figure 14: Total Property Tax Levy Per Person in 2020 - Calgary Region.....	17
Figure 15: Total Property and Business Tax Levy Per Person in 2020 - Selected Canadian Cities.....	18
Figure 16: Total Property and Business Tax Levy Per Person in 2020 - Calgary Region	18
Table 11: Total Property and Business Tax Levy Per Person in 2020 - Selected Canadian Cities	19
Table 12: Total Property and Business Tax Levy Per Person in 2020 - Calgary Region.....	19

F. Proportion of Property Tax Load Paid by Residential Properties

Figure 17: Residential Property Tax as Percent of Total Tax Levy in 2020 - Selected Canadian Cities.....	20
Figure 18: Residential Property Tax as Percent of Total Tax Levy in 2020 - Calgary Region	20

G. Average Monthly Utility Charges

Figure 19: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2020 - Selected Canadian Cities.....	21
Figure 20: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2020 - Calgary Region	21
Table 13: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2020 - Selected Canadian Cities.....	22
Table 14: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2020 - Calgary Region	22

2020 Residential Property Taxes and Utility Charges Survey

H. Combined Municipal Property Tax and Utility Charges

Figure 21: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Selected Canadian Cities	23
Figure 22: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Calgary Region.....	23
Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Selected Canadian Cities.....	24
Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Calgary Region	24
Table 15: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Selected Canadian Cities.....	25
Table 16: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Calgary Region	25
Table 17: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Selected Canadian Cities.....	26
Table 18: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Calgary Region	26

I. Combined Net Property Tax and Utility Charges

Figure 25: Net Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Selected Canadian Cities	27
Figure 26: Net Property Tax and Utility Charges for a Representative Bungalow House in 2020 - Calgary Region.....	27
Figure 27: Net Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Selected Canadian Cities	28
Figure 28: Net Property Tax and Utility Charges for a Representative Two-Storey House in 2020 - Calgary Region	28
Table 19: Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2020 - Selected Canadian Cities.....	29
Table 20: Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2020 - Calgary Region	29

J. Combined Total Property Tax and Utility Charges (Average)

Figure 29: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2020 - Selected Canadian Cities	30
Figure 30: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2020 - Calgary Region.....	30
Table 21: Average Property Tax and Utility Charges for Single Detached Houses in 2020 - Selected Canadian Cities	31
Table 22: Average Property Tax and Utility Charges for Single Detached Houses in 2020 - Calgary Region.....	31

K. Non-residential Taxes per \$1,000 of Assessed Value

Figure 31: Non-residential Taxes per \$1,000 of Assessed Value in 2020 - Selected Canadian Cities.....	32
Figure 32: Non-residential Taxes per \$1,000 of Assessed Value in 2020 - Calgary Region	32
Table 23: Non-residential Taxes per \$1,000 of Assessed Value in 2020 - Selected Canadian Cities	33
Table 24: Non-residential Taxes per \$1,000 of Assessed Value in 2020- Calgary Region.....	33

L. Average Taxes per 1,000 square feet per year

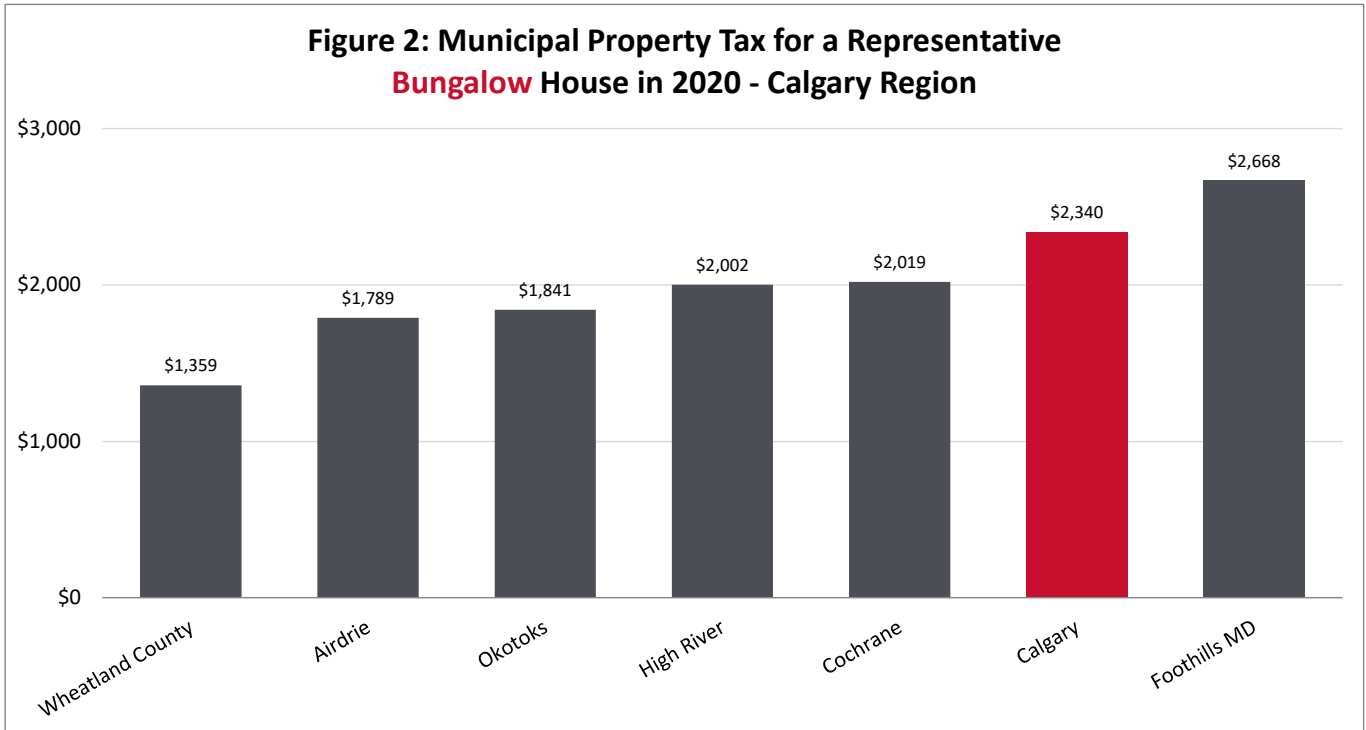
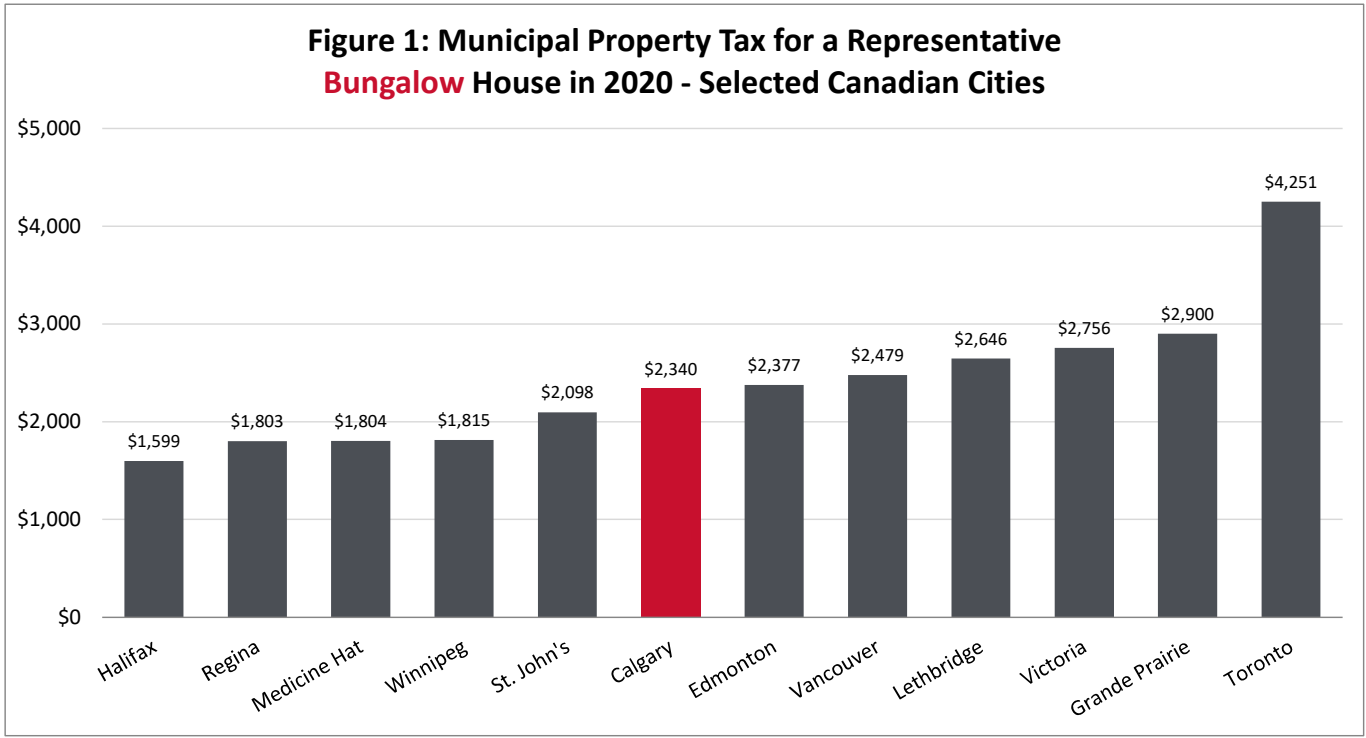
Figure 33: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Downtown Office Space (All Taxes and Levies) - Selected Canadian Cities.....	34
Figure 34: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Downtown Office Space (All Taxes and Levies) - Calgary Region	34
Figure 35: Average Taxes per 1,000 square feet per year in 2020 - Big Box Retail of 50,000 sq feet or more (Municipal Property Tax only) - Selected Canadian Cities.....	35
Figure 36: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Big Box Retail of 50,000 sq feet or more (Municipal Property Tax only) - Calgary Region.....	35
Table 25: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Selected Canadian Cities.....	36
Table 26: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Calgary Region	36

M. Median Assessed Value and Municipal Tax Rate

Figure 37: Median Assessed Value - Single Family in 2021 - Selected Canadian Cities	37
Figure 38: Median Assessed Value - Single Family in 2021 - Calgary Region.....	37
Figure 39: Median Assessed Value - Condo in 2021 - Selected Canadian Cities	38
Figure 40: Median Assessed Value - Condo in 2021 - Calgary Region.....	38
Figure 41: Municipal Tax Rate - Single Family in 2021 - Selected Canadian Cities.....	39
Figure 42: Municipal Tax Rate - Single Family in 2021 - Calgary Region	39
Figure 43: Municipal Tax Rate - Condo in 2021 - Selected Canadian Cities	40
Figure 44: Municipal Tax Rate - Condo in 2021 - Calgary Region	40
Table 27: Median Assessed Value and Municipal Tax Rate in 2021 - Selected Canadian Cities.....	41
Table 28: Median Assessed Value and Municipal Tax Rate in 2021 - Calgary Region	41

2020 Residential Property Taxes and Utility Charges Survey

A. Municipal Property Tax



2020 Residential Property Taxes and Utility Charges Survey

Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2020 - Selected Canadian Cities

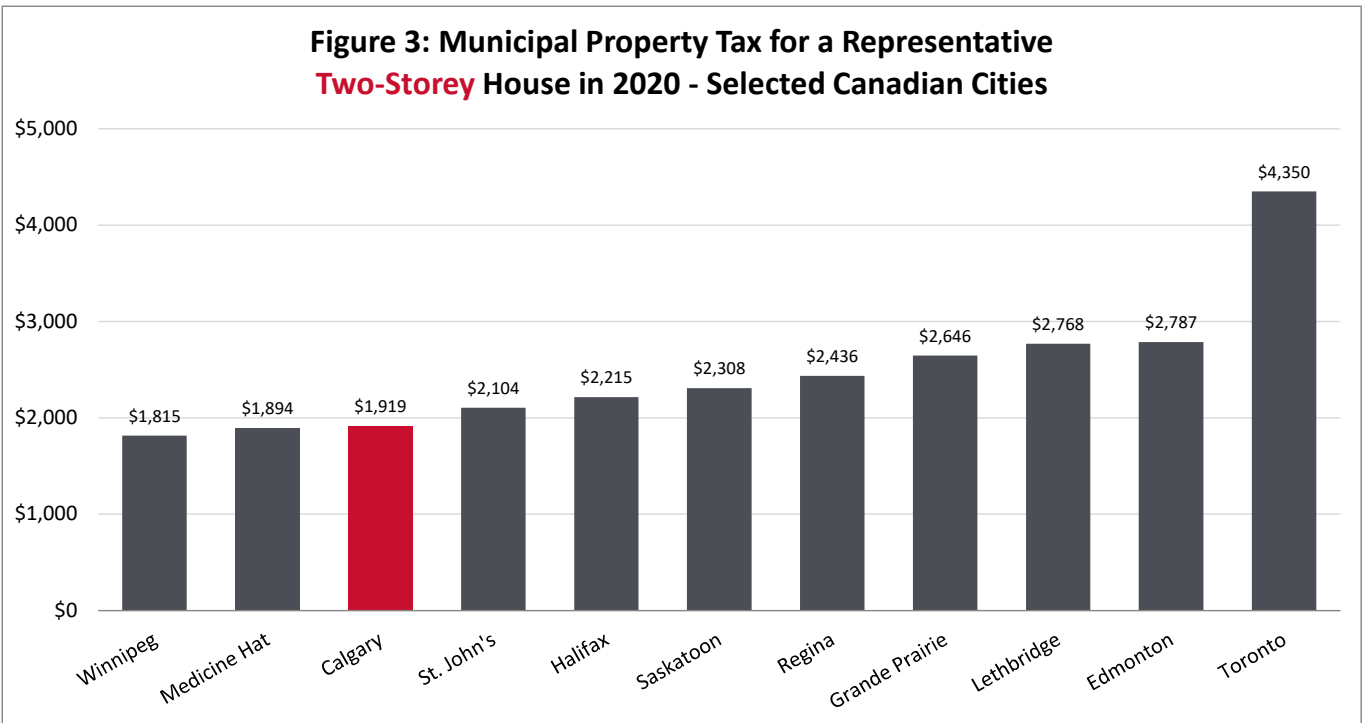
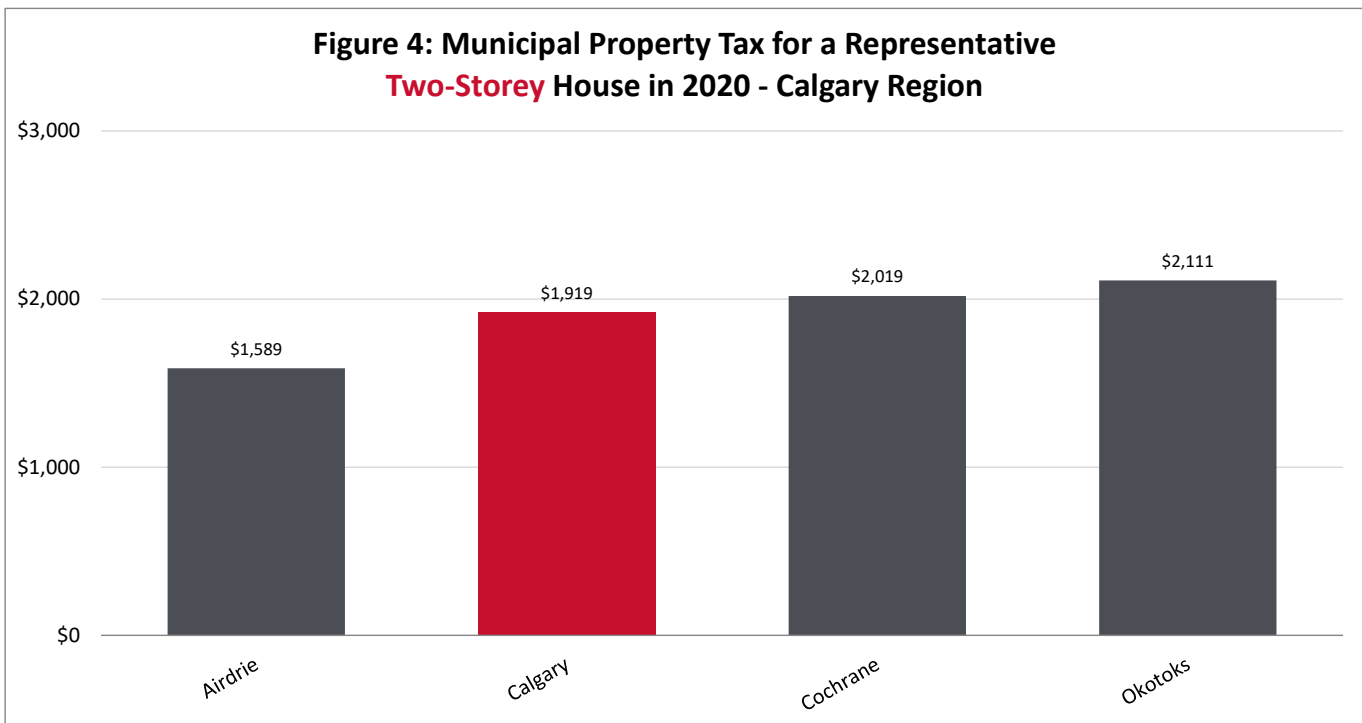
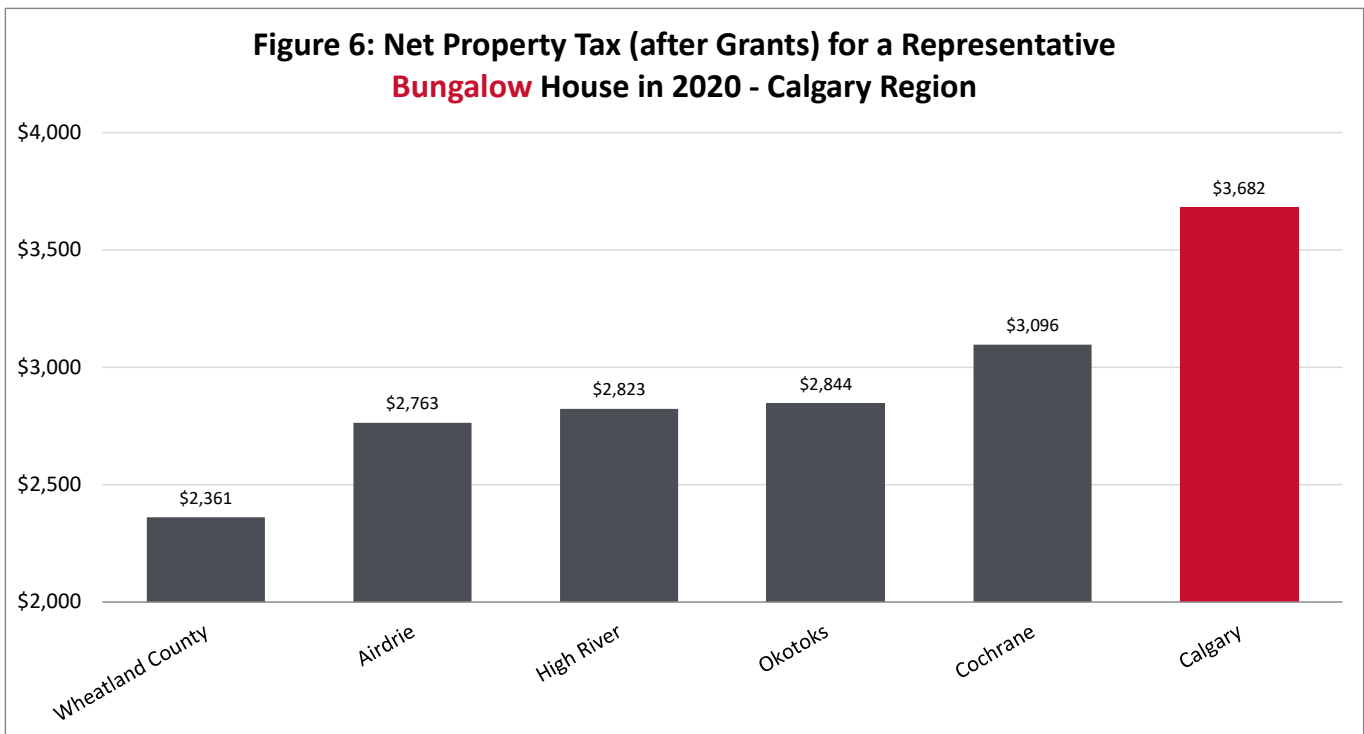
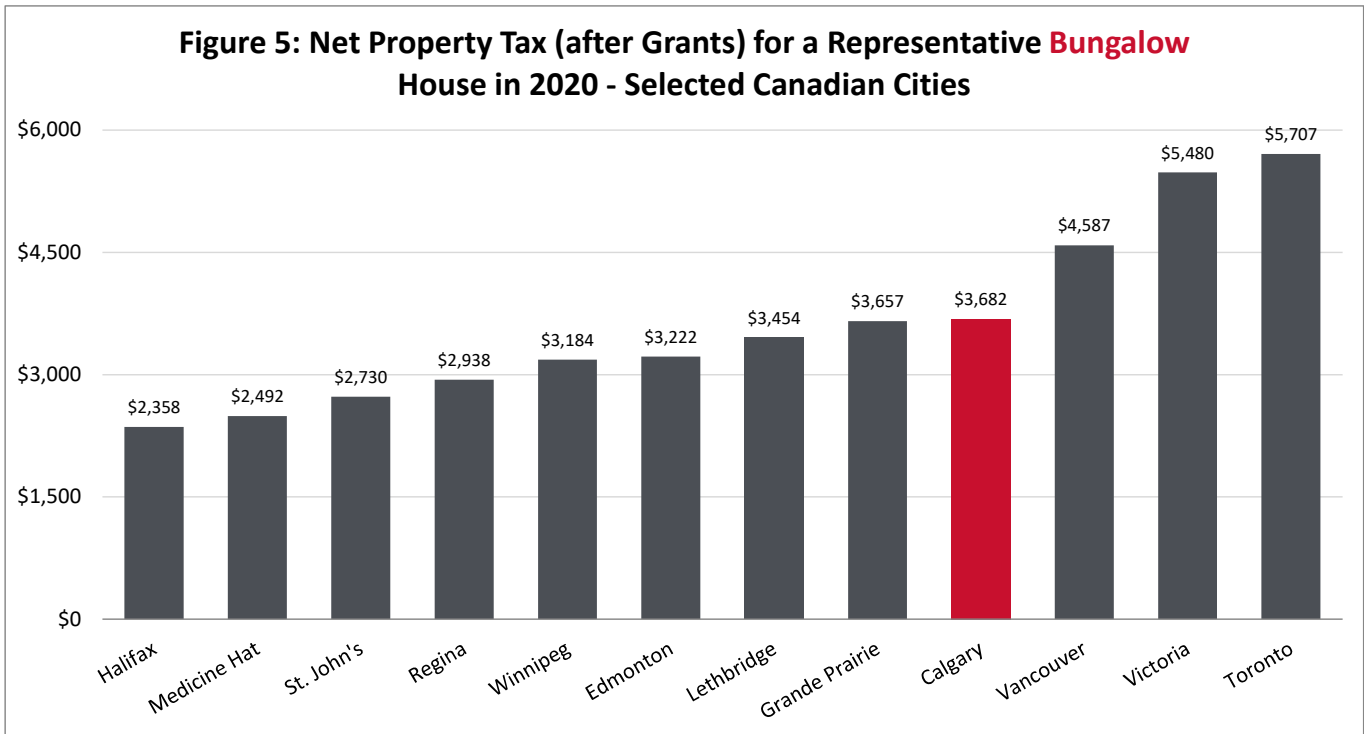


Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2020 - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey

B. Net Property Tax (Total Property Tax less Grants to Homeowners)



2020 Residential Property Taxes and Utility Charges Survey

Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2020 - Selected Canadian Cities

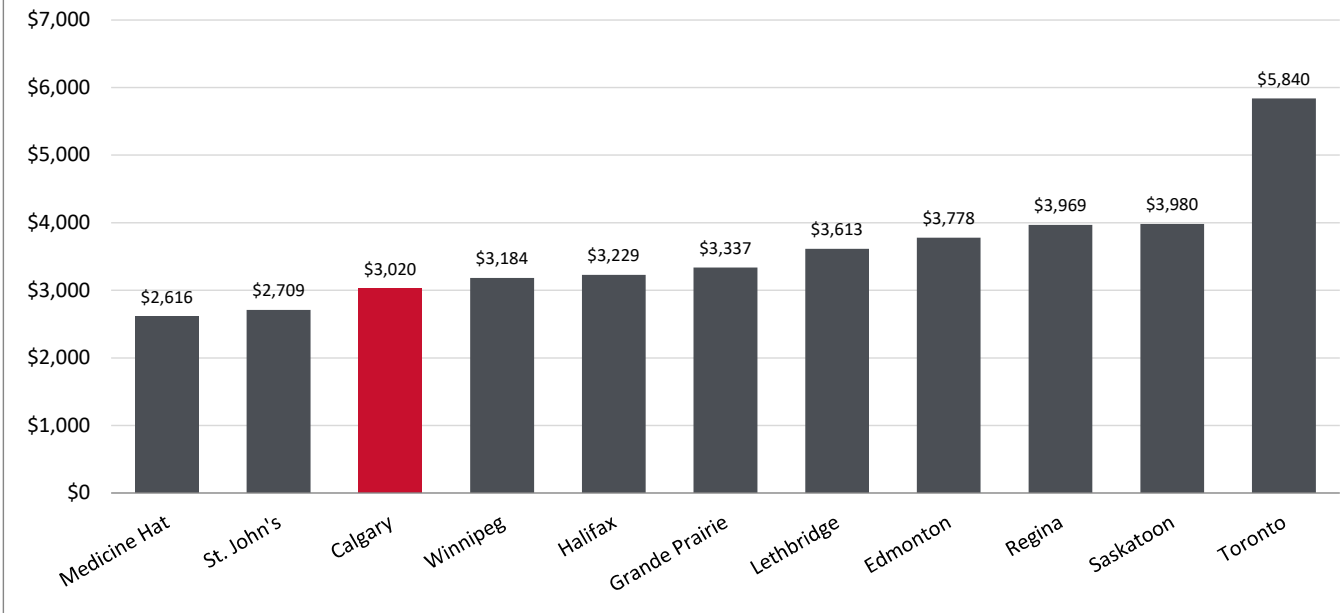
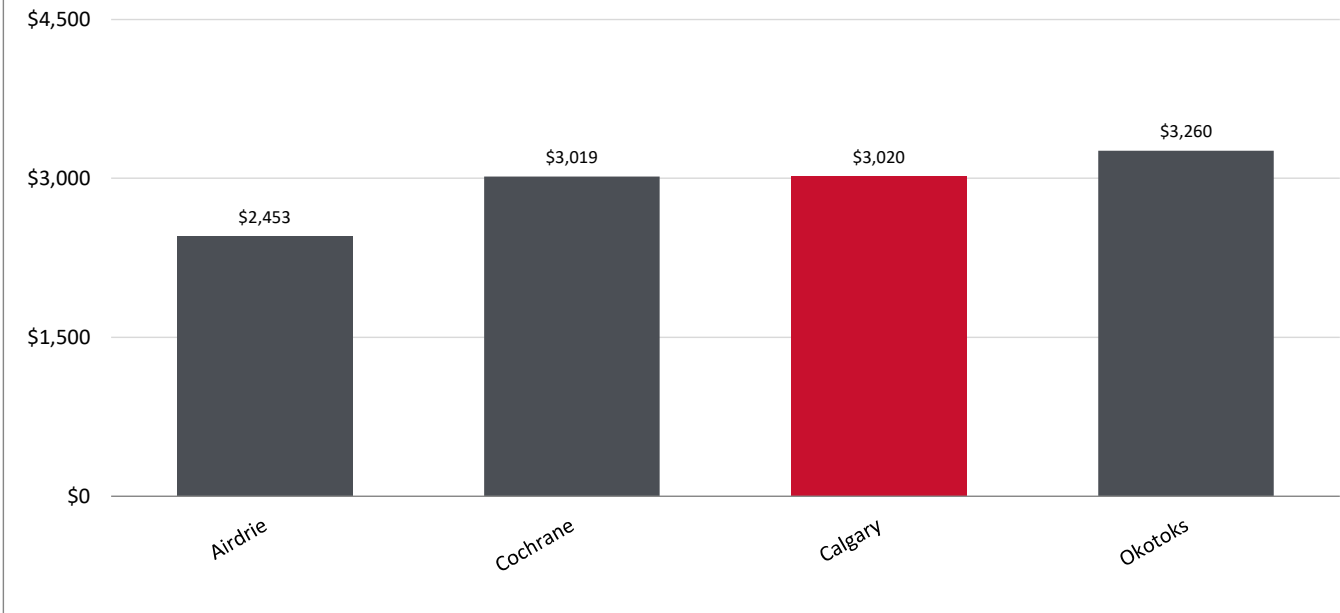


Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2020 - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey

Table 1
Comparative Property Tax Levy on a Representative Bungalow House in 2020
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Grande Prairie	2,900	743	14	3,657	8
Halifax	1,599	680	79	2,358	1
Lethbridge	2,646	763	44	3,454	7
Medicine Hat	1,804	660	28	2,492	2
Regina	1,803	974	161	2,938	4
Saskatoon	N/A	N/A	N/A	N/A	N/A
St. John's	2,098	0	605	2,703	3
Victoria	2,756 †	1,124	1,600	5,480	11
Winnipeg	1,815	1,369	0	3,184	5
Vancouver	2,479	1,566	543	4,587	10
Edmonton	2,377	845	0	3,222	6
Calgary	2,340	1,343	0	3,682	9
Toronto	4,251	1,456	0	5,707	12
* Average	2,406	960	384	3,622	-

Note: Cities in the tables are in alphabetical order for municipalities with population less than or equal to 900,000. For the three larger municipalities, they are in this order: VECT – Vancouver, Edmonton, Calgary, and Toronto.

† BC Assessment schedules 701-704_2020

* Average of those reporting

Table 2
Comparative Property Tax Levy on a Representative Bungalow House in 2020
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Airdrie	1,789	960	14	2,763	2
Cochrane	2,019	1,063	15	3,096	5
Foothills MD	2,668	1,904	N/A	N/A	N/A
High River	2,002	786	35	2,823	3
Okotoks	1,841	903	99	2,844	4
Wheatland County	1,359	972	29	2,361	1
Calgary	2,340	1,343	0	3,682	6
* Average	2,003	1,133	38	2,928	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

Table 3
Comparative Property Tax Levy on a Representative Two-Storey House in 2020
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Grande Prairie	2,646	678	13	3,337	6
Halifax	2,215	909	105	3,229	5
Lethbridge	2,768	799	46	3,613	7
Medicine Hat	1,894	693	29	2,616	1
Regina	2,436	1,315	218	3,969	9
Saskatoon	2,308	1,438	234	3,980	10
St. John's	2,104	0	605	2,709	2
Victoria	N/A	N/A	N/A	N/A	N/A
Winnipeg	1,815	1,369	0	3,184	4
Vancouver	N/A	N/A	N/A	N/A	N/A
Edmonton	2,787	991	0	3,778	8
Calgary	1,919	1,101	0	3,020	3
Toronto	4,350	1,490	0	5,840	11
* Average	2,477	1,078	179	3,570	-

* Average of those reporting

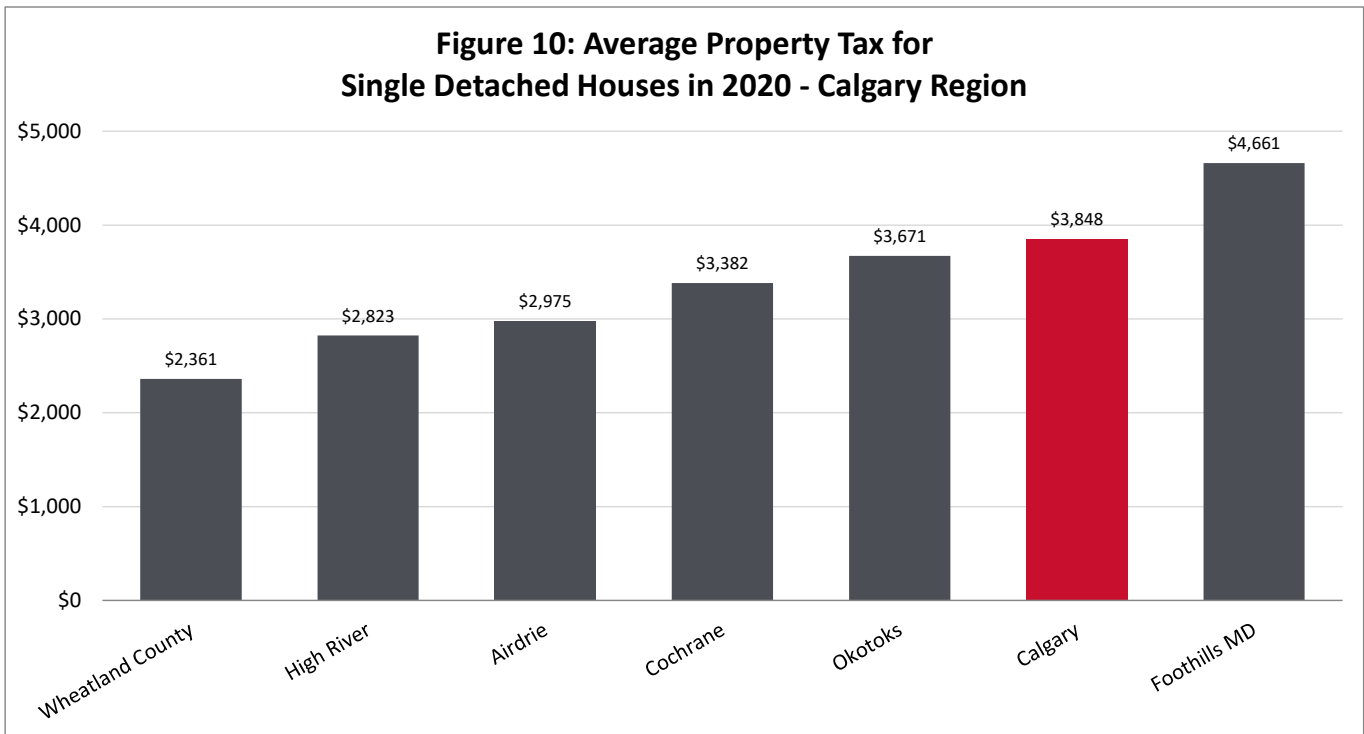
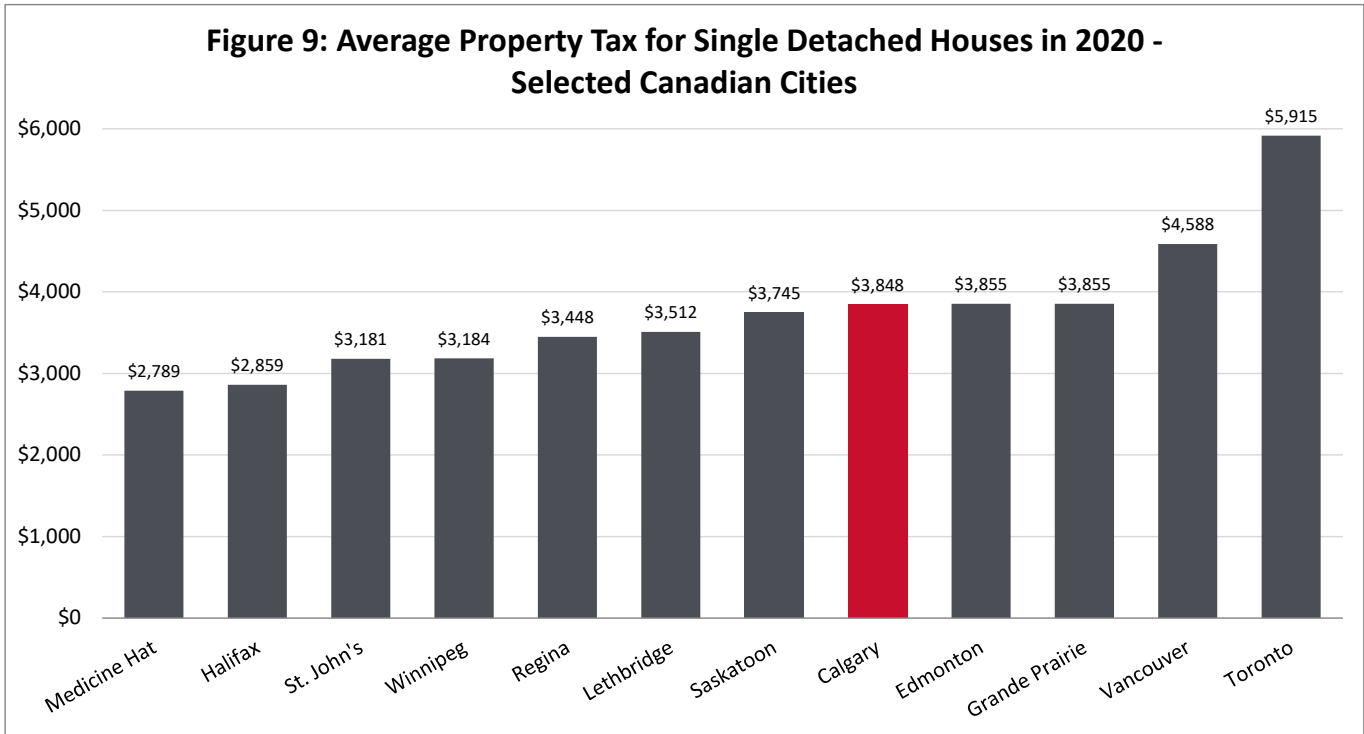
Table 4
Comparative Property Tax Levy on a Representative Two-Storey House in 2020
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Airdrie	1,589	852	12	2,453	1
Cochrane	2,019	986	14	3,019	2
Foothills MD	N/A	N/A	N/A	N/A	N/A
High River	N/A	N/A	N/A	N/A	N/A
Okotoks	2,111	1,035	114	3,260	4
Wheatland County	N/A	N/A	N/A	N/A	N/A
Calgary	1,919	1,101	0	3,020	3
* Average	1,909	994	47	2,938	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

C. Total Property Tax (Average and Median)



2020 Residential Property Taxes and Utility Charges Survey

Figure 11: Median Property Tax for Single Detached Houses in 2020 - Selected Canadian Cities

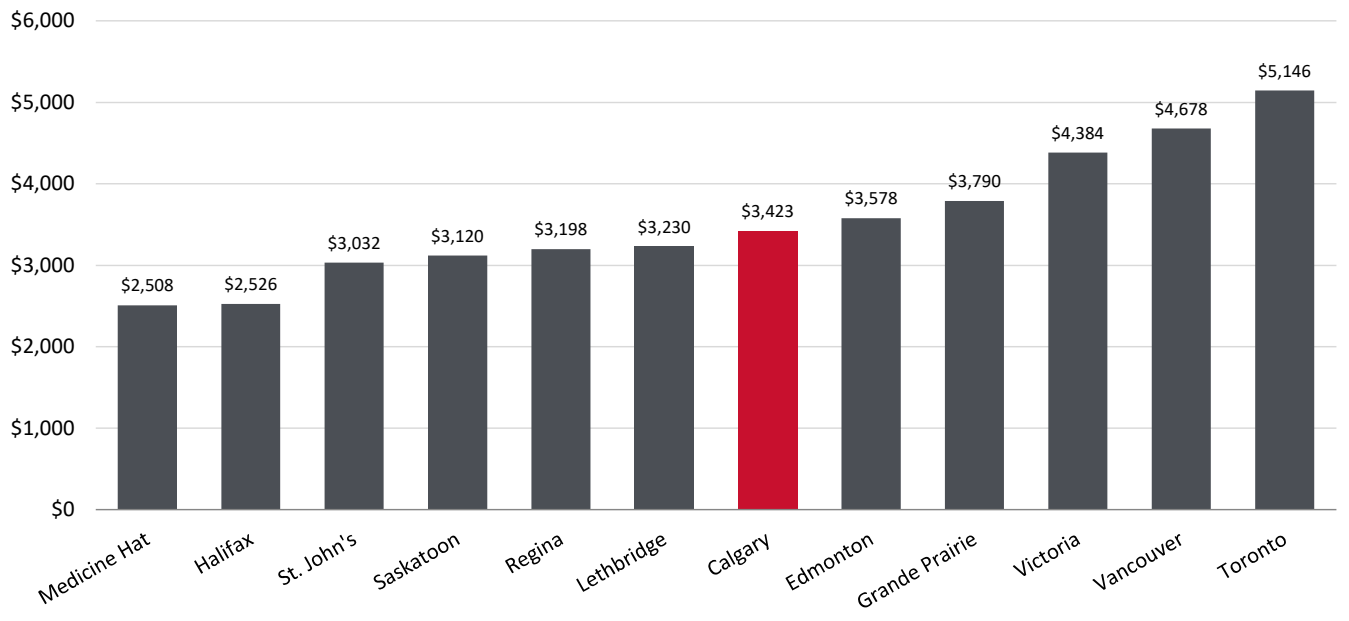
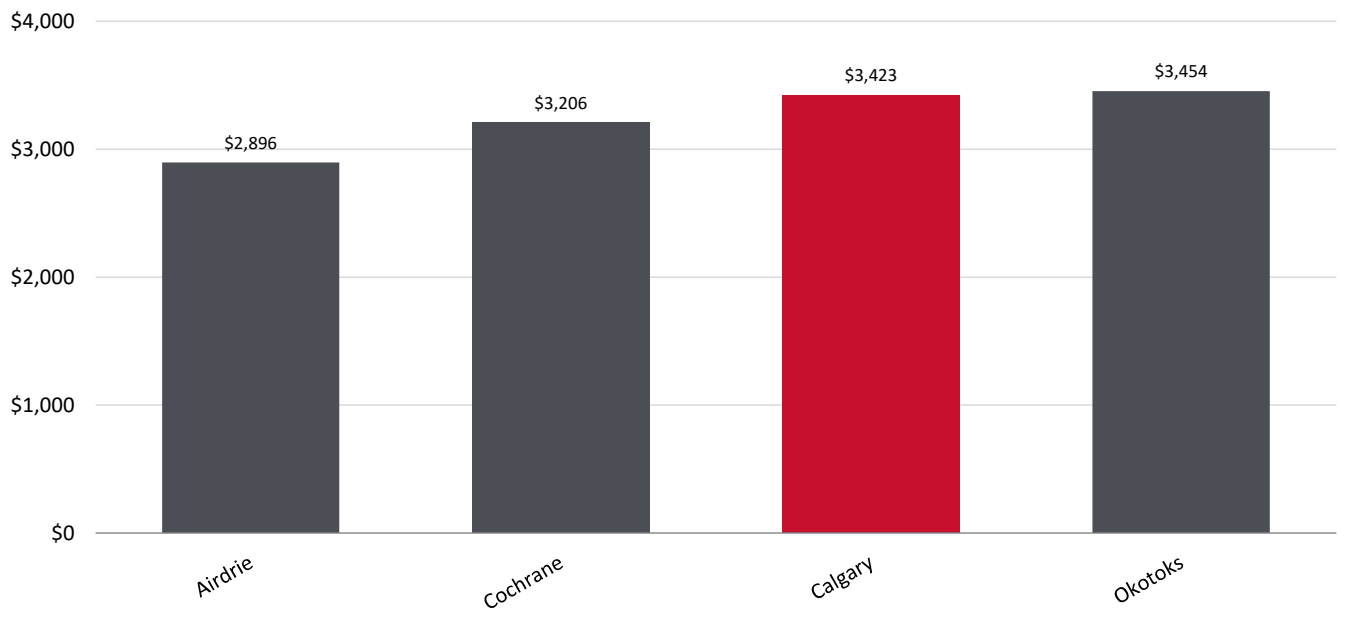


Figure 12: Median Property Tax for Single Detached Houses in 2020 - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey

Table 5
Average Property Tax and Median Property Tax for Single Detached Houses in 2020
(Selected Canadian Cities)
(dollars)

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Grande Prairie	3,855	10	3,790	9
Halifax	2,859	2	2,526	2
Lethbridge	3,512	6	3,230	6
Medicine Hat	2,789	1	2,508	1
Regina	3,448	5	3,198	5
Saskatoon	3,745	7	3,120	4
St. John's	3,181	3	3,032	3
Victoria	N/A	N/A	4,384 ‡	10
Winnipeg	3,184	4	N/A	N/A
Vancouver	4,588 ◊	11	4,678 †	11
Edmonton	3,855	9	3,578	8
Calgary	3,848	8	3,423	7
Toronto	5,915	12	5,146	12
* Average	3,732	-	3,551	-

◊ This includes general tax, metro Vancouver tax, provincial school, Translink, BC assessment plus municipal finance. ‡ Based on median value 860,000 x mill rate 5.0976. † Includes Regional and Transit Taxes

* Average of those reporting

Table 6
Average Property Tax and Median Property Tax for Single Detached Houses in 2020
(Calgary Region)
(dollars)

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	2,975	3	2,896	1
Cochrane	3,382	4	3,206	2
Foothills MD	4,661	7	N/A	N/A
High River	2,823	2	N/A	N/A
Okotoks	3,671	5	3,454	4
Wheatland County	2,361	1	N/A	N/A
Calgary	3,848	6	3,423	3
* Average	3,389	-	3,245	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

D. Total Property and Business Tax

Table 7

Total Property and Business Tax Levy in 2020

(Selected Canadian Cities)

(Thousands of dollars) Farm included in Residential Property Tax, Not including "other taxes"

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Grande Prairie	83,350	64,677	148,027	0	148,027	56.3	3
Halifax	474,274	277,239	751,513	0	751,513	63.1	10
Lethbridge	115,016	70,164	185,180	0	185,180	62.1	7
Medicine Hat	65,088	36,932	102,020	0	102,020	63.8	12
Regina	259,792	150,186	409,978	0	409,978	63.4	11
Saskatoon	289,360	134,794	424,153	0	424,153	68.2	13
St. John's	125,150	82,387	207,538	0	207,538	60.3	6
Victoria	117,097 †	96,624	213,721	0	213,721	54.8	2
Winnipeg	892,514	462,588	1,355,102	59,167	1,414,269	63.1	9
Vancouver	958,109 †	562,845	1,520,954	0	1,520,954	63.0	8
Edmonton	1,090,214	949,179	2,039,392	0	2,039,392	53.5	1
Calgary	1,584,560	1,158,913	2,743,474	0	2,743,474	57.8	5
Toronto	3,913,256	2,916,459	6,829,715	0	6,829,715	57.3	4
* Average	766,752	535,614	1,302,367	59,167	1,306,918	60.5	-

† Includes regional taxes

* Average of those reporting

Table 8

Total Property and Business Tax Levy in 2020

(Calgary Region)

(Thousands of dollars) Farm included in Residential Property Tax, Not including "other taxes"

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Airdrie	69,395	24,564	93,959	0	93,959	73.9	3
Cochrane	35,304	7,954	43,258	0	43,258	81.6	5
Foothills MD	44,881	7,277	52,158	0	52,158	86.0	7
High River	16,181	3,615	19,796	0	19,796	81.7	6
Okotoks	35,139	8,332	43,471	0	43,471	80.8	4
Wheatland County	10,406	29,571	39,977	0	39,977	26.0	1
Calgary	1,584,560	1,158,913	2,743,474	0	2,743,474	57.8	2
Average	256,552	177,175	433,727	0	433,727	69.7	-

2020 Residential Property Taxes and Utility Charges Survey

Table 9
Total Property Tax Levy By Purposes in 2020
(Selected Canadian Cities)
(Thousands of dollars) Not including Farm taxes

City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Grande Prairie	66,395	16,919	324	83,639	53,296	11,381	154	64,831
Halifax	324,979	149,296	0	474,274	244,445	32,794	2,223	279,463
Lethbridge	95,720	26,932	1,553	124,205	60,079	10,085	418	70,582
Medicine Hat	47,810	17,234	726	65,770	30,565	6,366	209	37,141
Regina	168,486	90,967	15,088	274,541	91,518	58,668	8,451	158,637
Saskatoon	178,206	111,067	18,061	307,334	77,574	57,219	7,995	142,789
St. John's	125,150 [†]	0	0	125,150	125,150	0	0	125,150
Victoria	86,594	30,502	0	117,097	86,389	10,235	2,504	99,128
Winnipeg	434,879	455,663	0	890,542	186,325	276,263	0	462,588
Vancouver	480,941	477,167	0	958,108	310,797	252,048	0	562,845
Edmonton	803,371	286,472	137,733	1,227,576	796,575	152,604	0	949,179
Calgary	1,007,171	577,389	0	1,584,560	947,379	211,534	0	1,158,913
Toronto	2,979,726	933,525	0	3,913,252	1,576,900	1,339,559	0	2,916,459
* Average	523,033	264,428	28,914	780,465	352,846	201,563	3,136	540,593

[†] No breakdown given, note that this includes residential plus a water tax per unit of \$605/unit

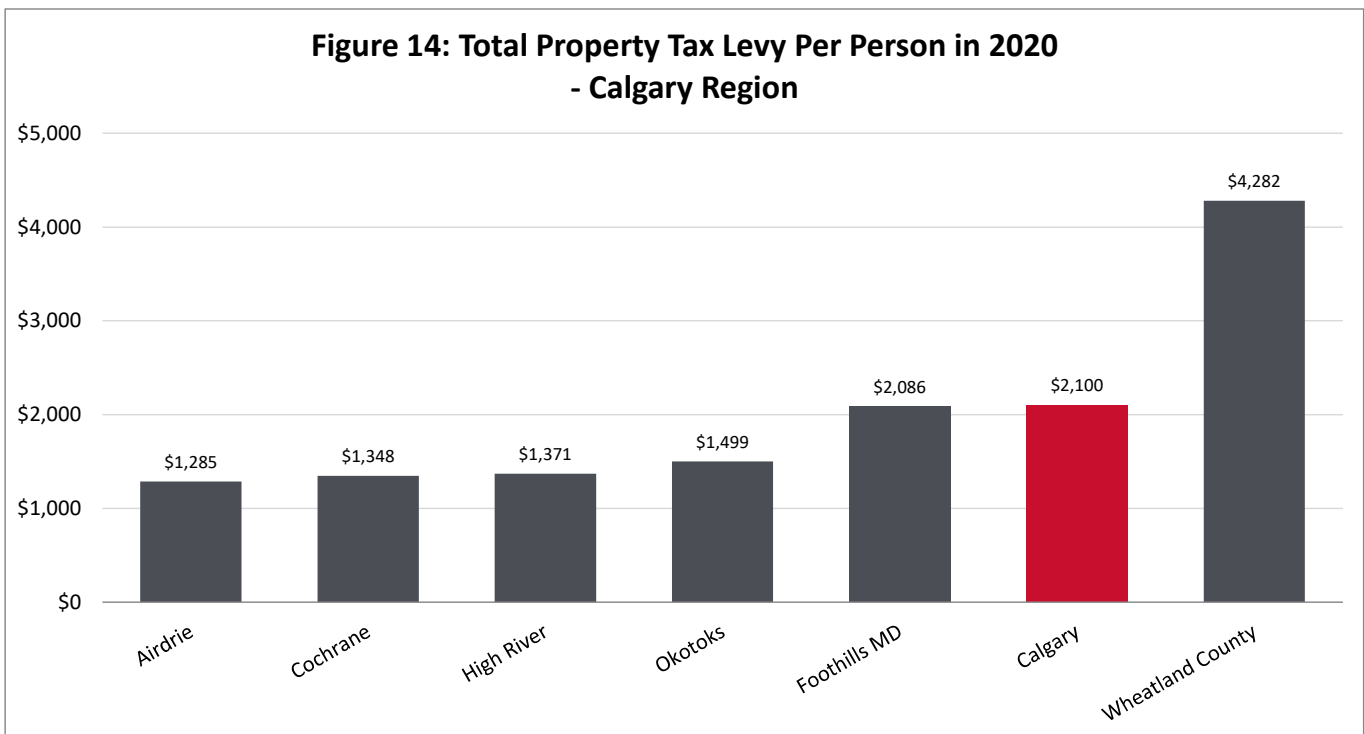
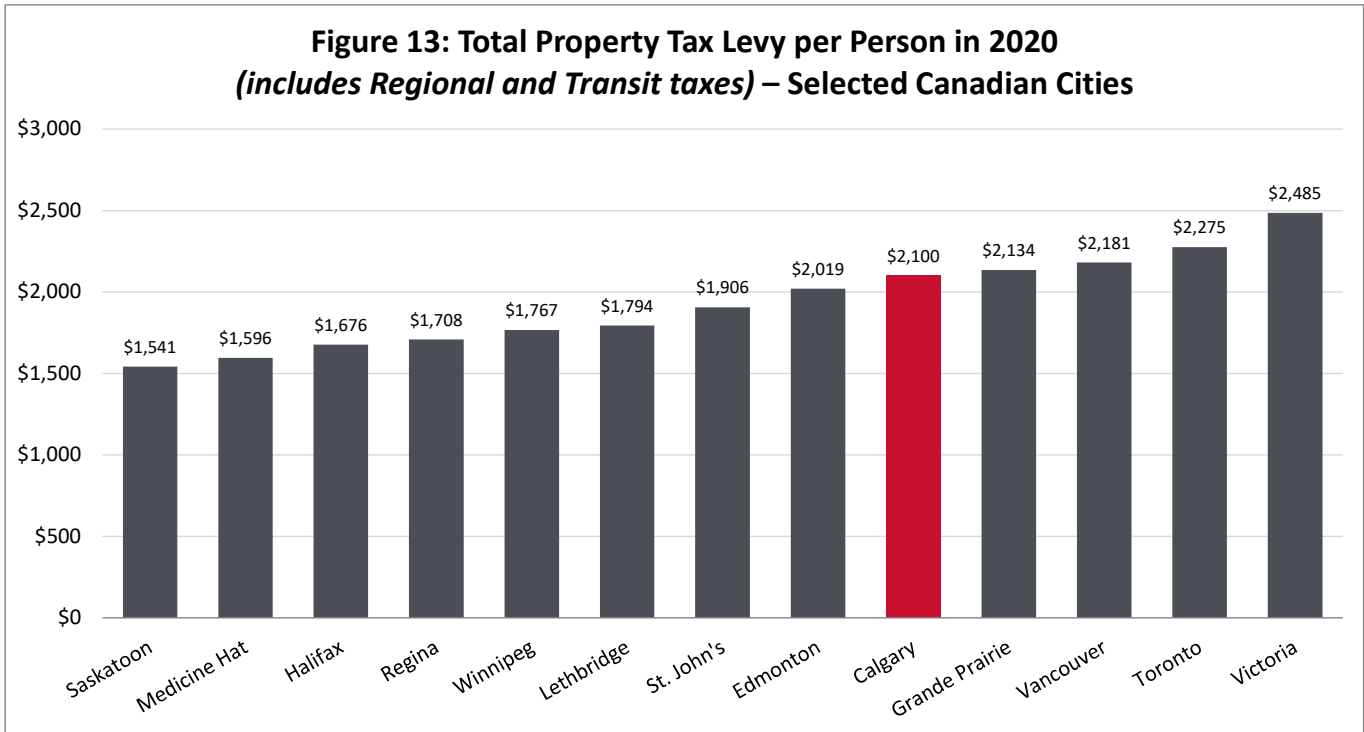
* Average of those reporting

Table 10
Total Property Tax Levy By Purposes in 2020
(Calgary Region)
(Thousands of dollars) Not including Farm taxes

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Airdrie	45,019	24,356	417	69,792	18,252	6,312	0	24,564
Cochrane	23,655	11,649	301	35,605	4,174	3,779	0	7,954
Foothills MD	25,544	17,368	N/A	N/A	4,305	2,972	0	7,277
High River	11,463	4,715	194	16,372	2,414	1,201	52	3,667
Okotoks	23,554	11,585	1,488	36,627	5,516	2,817	0	8,332
Wheatland County	4,302	3,584	826	8,712	22,582	6,989	0	29,571
Calgary	1,007,171	577,389	0	1,584,560	947,379	211,534	0	1,158,913
* Average	162,958	92,949	645	291,945	143,517	33,658	52	177,183

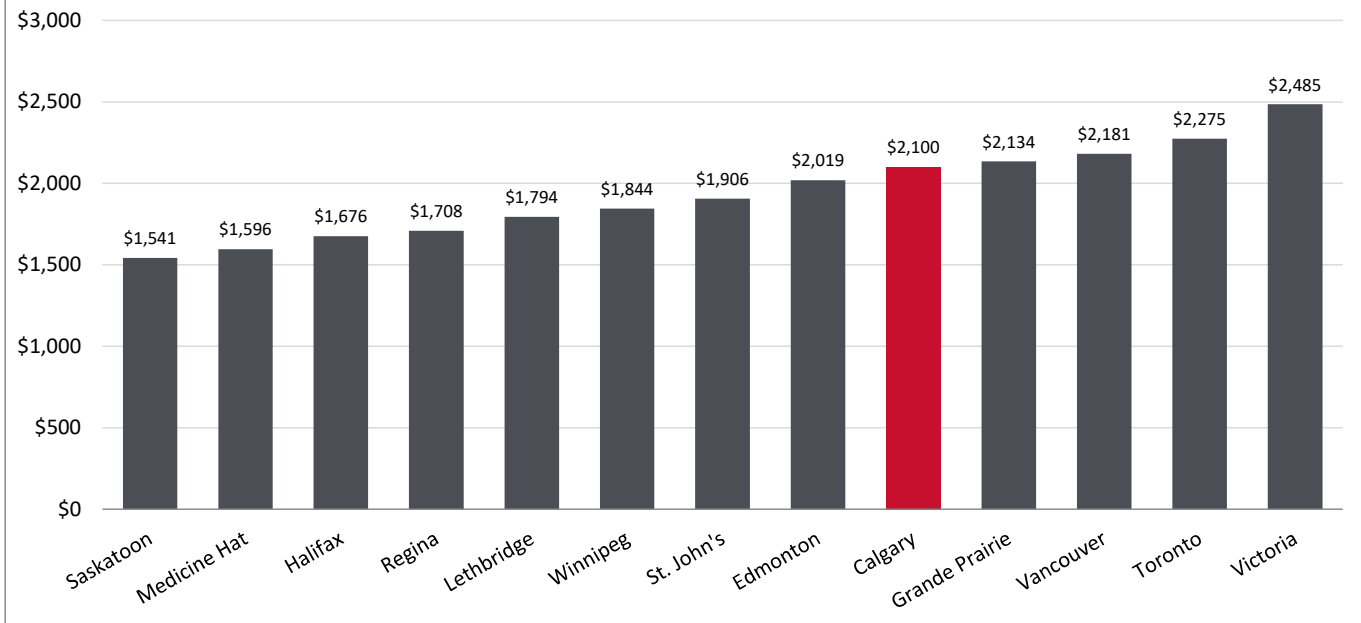
* Average of those reporting

E. Property and Business Tax Per Person

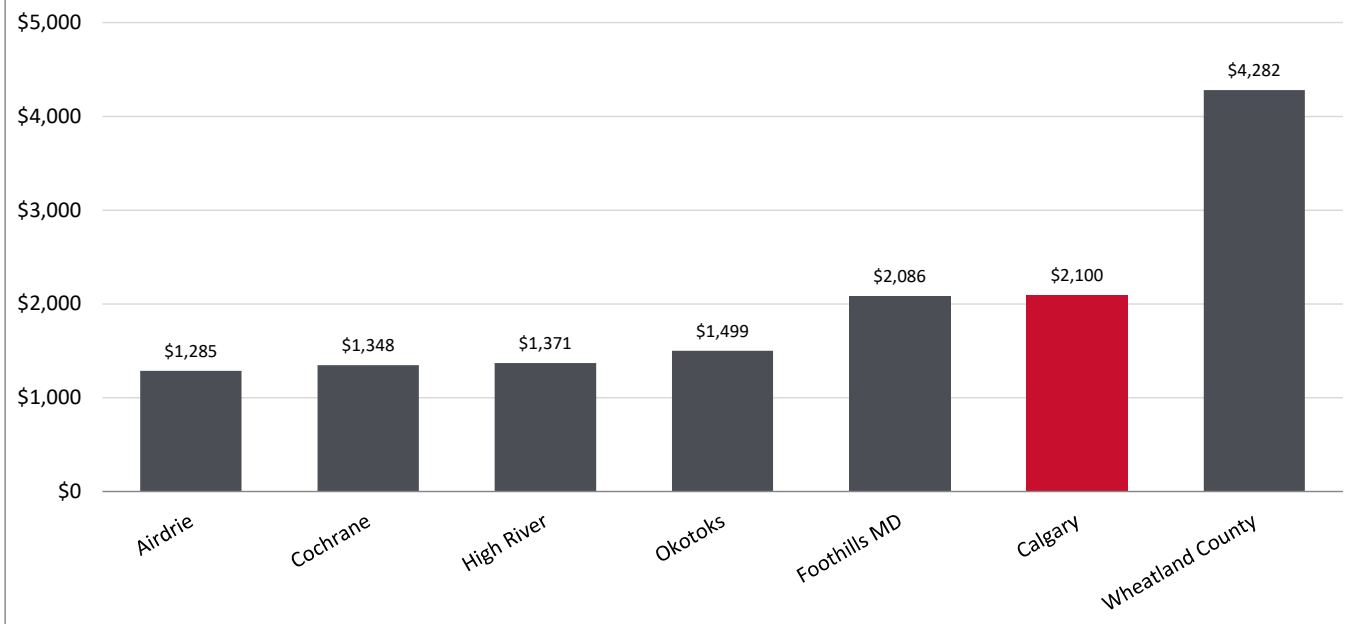


2020 Residential Property Taxes and Utility Charges Survey

**Figure 15: Total Property and Business Tax Levy Per Person in 2020
(includes Regional and Transit taxes) - Selected Canadian Cities**



**Figure 16: Total Property and Business Tax Levy Per Person in 2020
- Calgary Region**



2020 Residential Property Taxes and Utility Charges Survey

Table 11
Total Property and Business Tax Levy Per Person in 2020
(Selected Canadian Cities)
(includes Regional and Transit taxes)

City	Population	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		<i>(thousands of dollars)</i>			<i>(dollars)</i>			
Grande Prairie	69,355	148,027	0	148,027	2,134	10	2,134	10
Halifax	448,520	751,513	0	751,513	1,676	3	1,676	3
Lethbridge	103,227	185,180	0	185,180	1,794	6	1,794	5
Medicine Hat	63,912	102,020	0	102,020	1,596	2	1,596	2
Regina	240,000	409,978	0	409,978	1,708	4	1,708	4
Saskatoon	275,242	424,153	0	424,153	1,541	1	1,541	1
St. John's	108,860	207,538	0	207,538	1,906	7	1,906	7
Victoria	86,000	213,721	0	213,721	2,485	13	2,485	13
Winnipeg	766,894	1,355,102	59,167	1,414,269	1,767	5	1,844	6
Vancouver	697,266	1,520,954	0	1,520,954	2,181	11	2,181	11
Edmonton	1,009,875	2,039,392	0	2,039,392	2,019	8	2,019	8
Calgary	1,306,400	2,743,474	0	2,743,474	2,100	9	2,100	9
Toronto	3,001,601	6,829,715	0	6,829,715	2,275	12	2,275	12
* Average	629,012	1,302,367	59,167	1,306,918	1,937	-	1,943	-

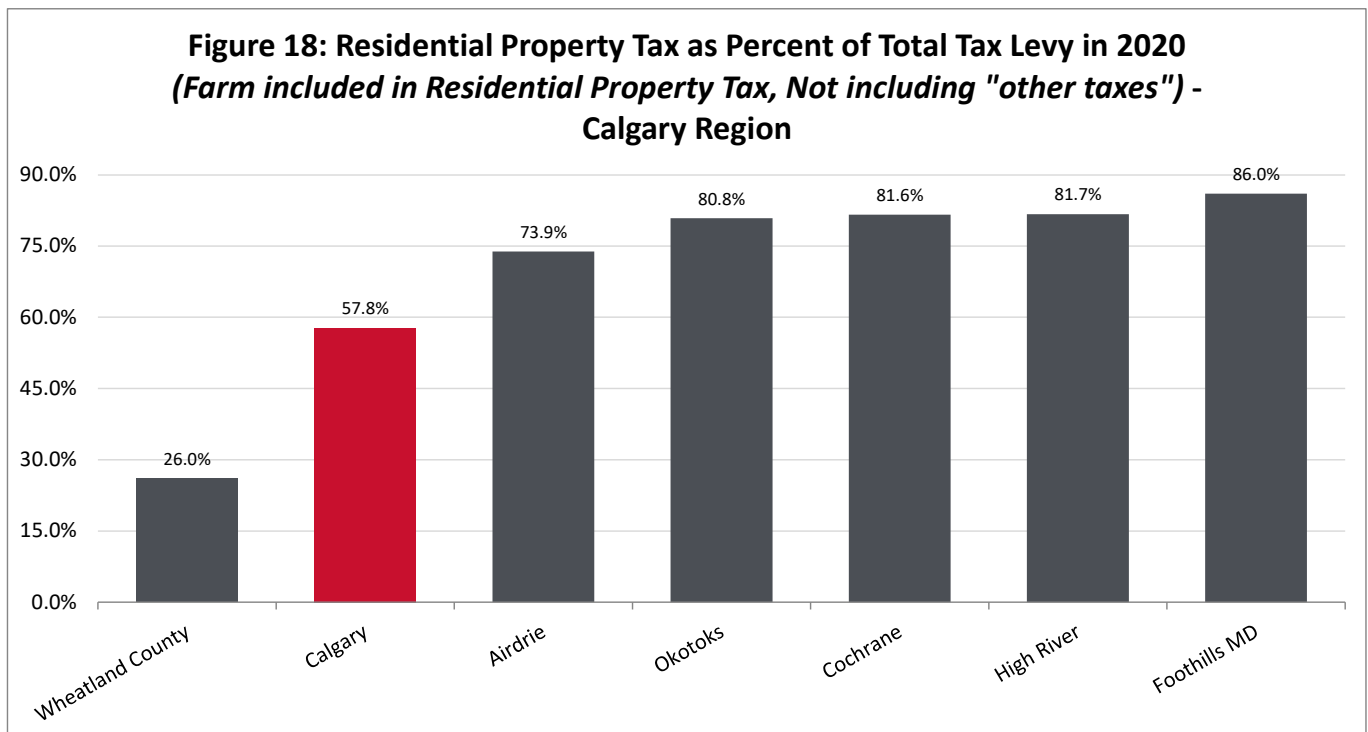
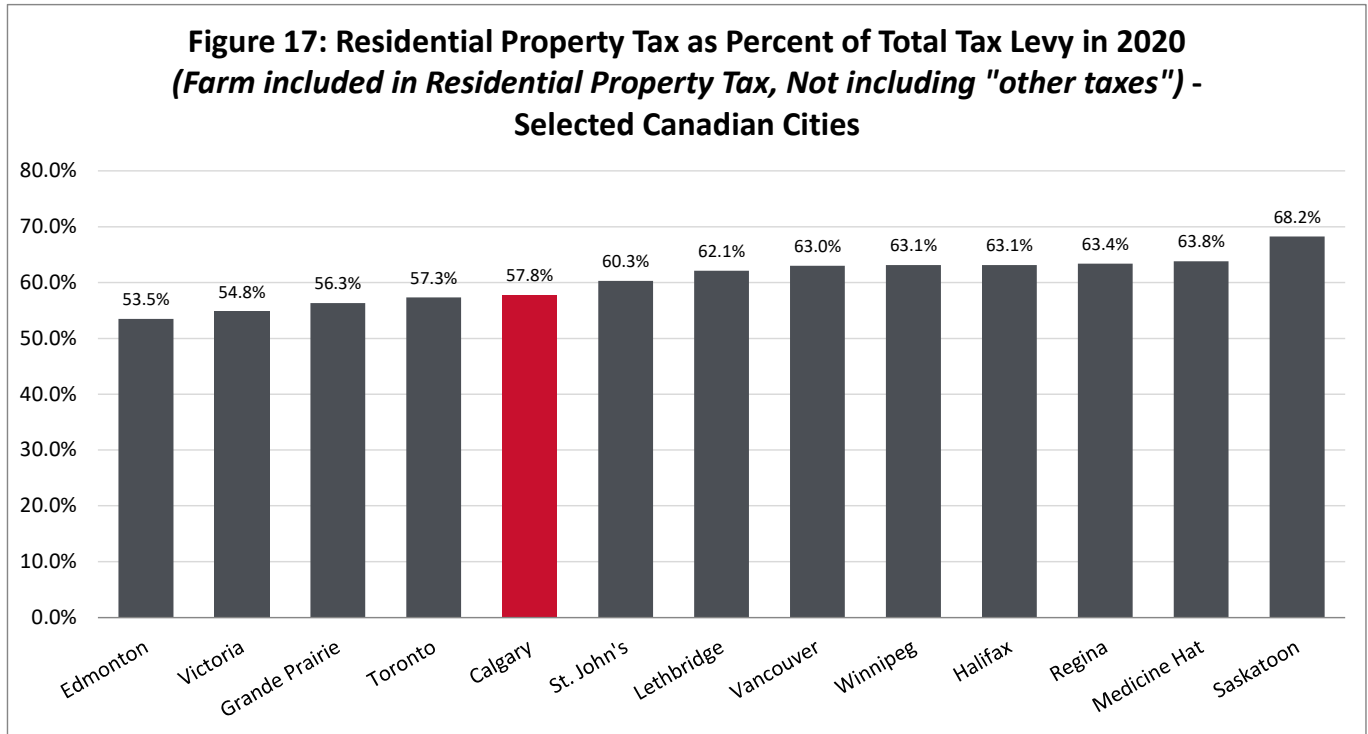
* Average of those reporting

Table 12
Total Property and Business Tax Levy Per Person in 2020
(Calgary Region)

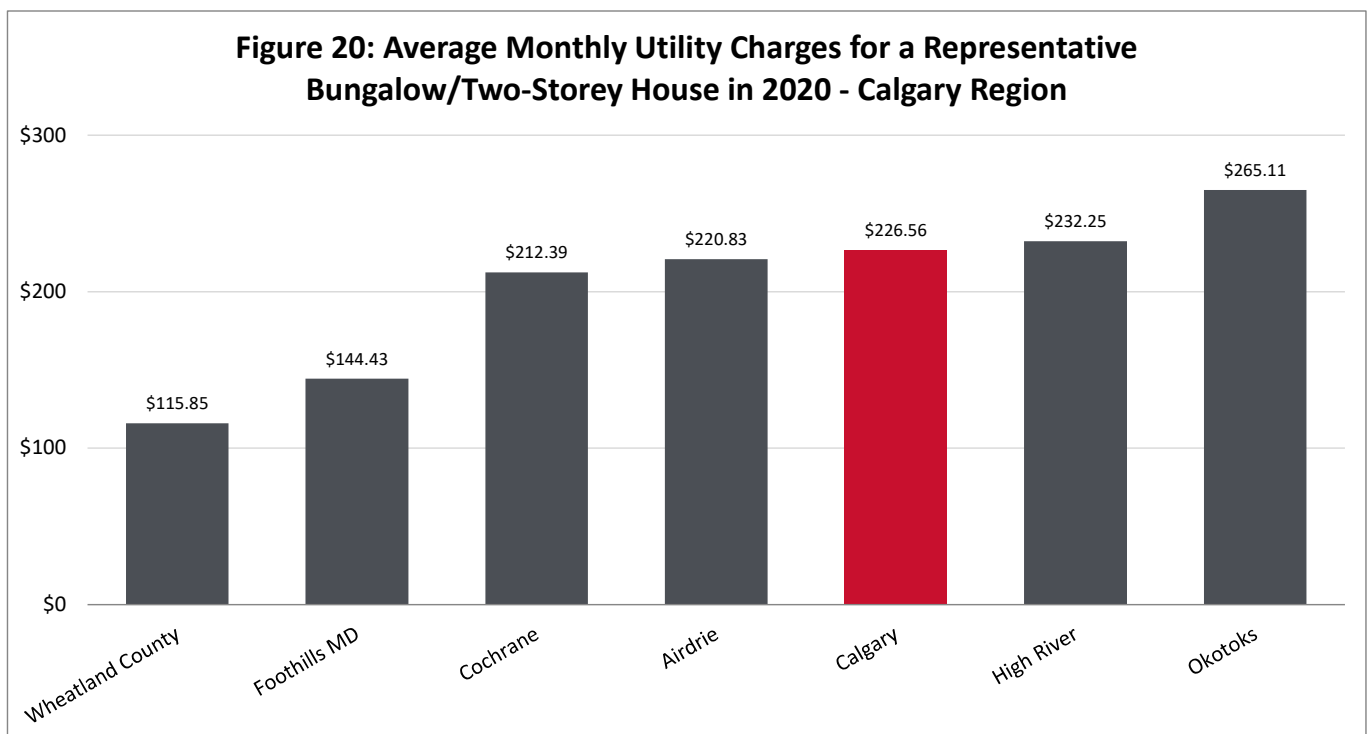
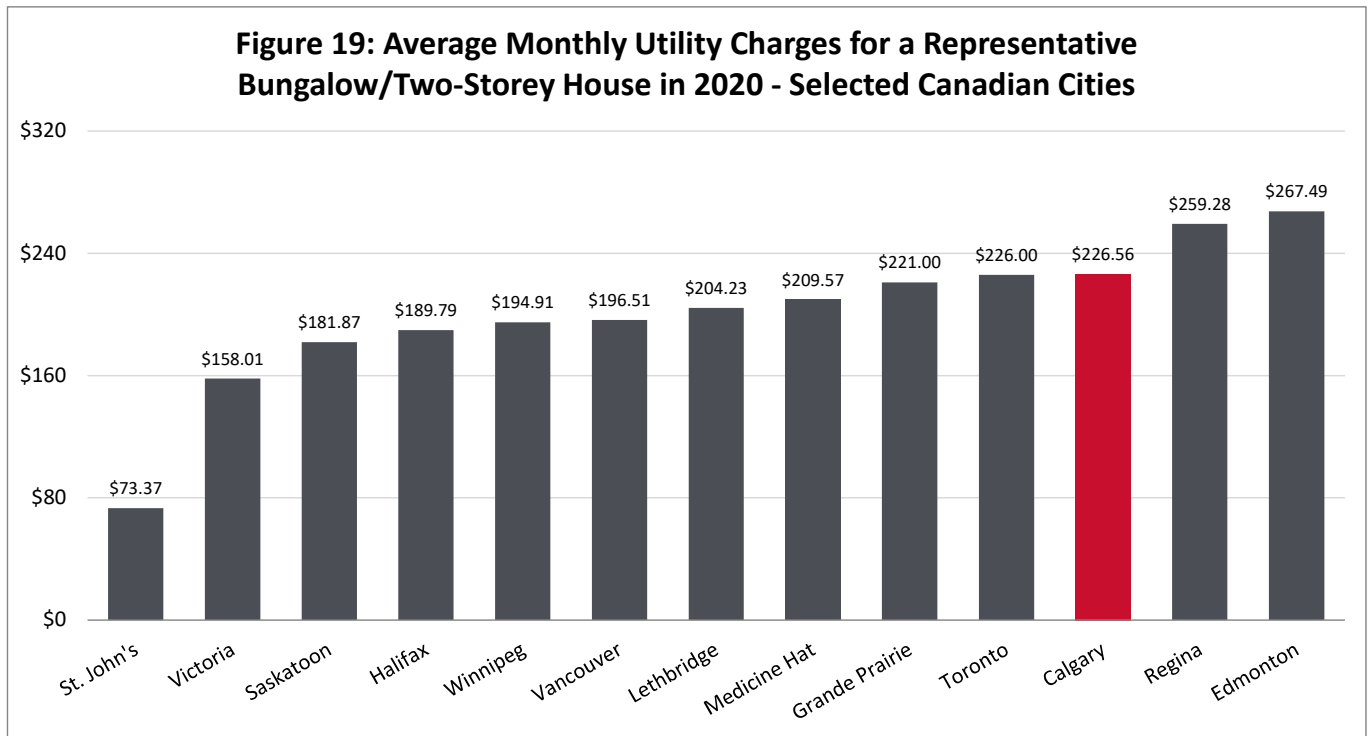
Calgary Region	Population	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		<i>(thousands of dollars)</i>			<i>(dollars)</i>			
Airdrie	73,125	93,959	0	93,959	1,285	1	1,285	1
Cochrane	32,100	43,258	0	43,258	1,348	2	1,348	2
Foothills MD	24,190	50,459	0	50,459	2,086	5	2,086	5
High River	14,434	19,796	0	19,796	1,371	3	1,371	3
Okotoks	29,002	43,471	0	43,471	1,499	4	1,499	4
Wheatland County	9,336	39,977	0	39,977	4,282	7	4,282	7
Calgary	1,306,400	2,743,474	0	2,743,474	2,100	6	2,100	6
Average	212,655	433,485	0	433,485	1,996	-	1,996	-

2020 Residential Property Taxes and Utility Charges Survey

F. Proportion of Property Tax Load Paid by Residential Properties



G. Average Monthly Utility Charges



2020 Residential Property Taxes and Utility Charges Survey

Table 13
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2020
(Selected Canadian Cities)
(dollars)

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Grande Prairie	102.00	43.00	48.00	18.00	0.00	10.00	221.00	9
Halifax	105.66	31.54	47.31	0.00	5.28	0.00	189.79	4
Lethbridge	116.44	35.18	26.39	17.22	0.00	9.00	204.23	7
Medicine Hat	87.48	49.22	46.97	16.14	2.36	7.40	209.57	8
Regina	122.42	64.26	48.00	7.50	17.10	0.00	259.28	12
Saskatoon	122.42	30.86	14.57	0.00	6.65	7.37	181.87	3
St. John's	73.37 †	0.00	0.00 ‡	0.00	0.00	0.00	73.37	1
Victoria	60.01	28.00	40.00	19.00	0.00	11.00	158.01	2
Winnipeg	62.76	45.07	58.91	0.00	0.00	28.17	194.91	5
Vancouver	60.01	65.42	43.58	11.25	0.00	16.25	196.51	6
Edmonton	107.63	49.29	50.39	47.22	12.96	0.00	267.49	13
Calgary	79.01	48.44	59.18	6.85	15.63	17.45	226.56	11
Toronto	125.00	41.00	33.00	27.00	0.00	0.00	226.00	10
* Average	94.17	44.27	43.03	14.18	10.00	13.66	200.66	-

† This is for 600KW per month, as heating is done by electric the average bill in the winter for residents is in the \$300-\$400 range, depending on LED lighting, insulation. ‡ Included in annual water tax of \$605 per unit, same with wastewater. Water not metered in St. John's.

* Average of those reporting

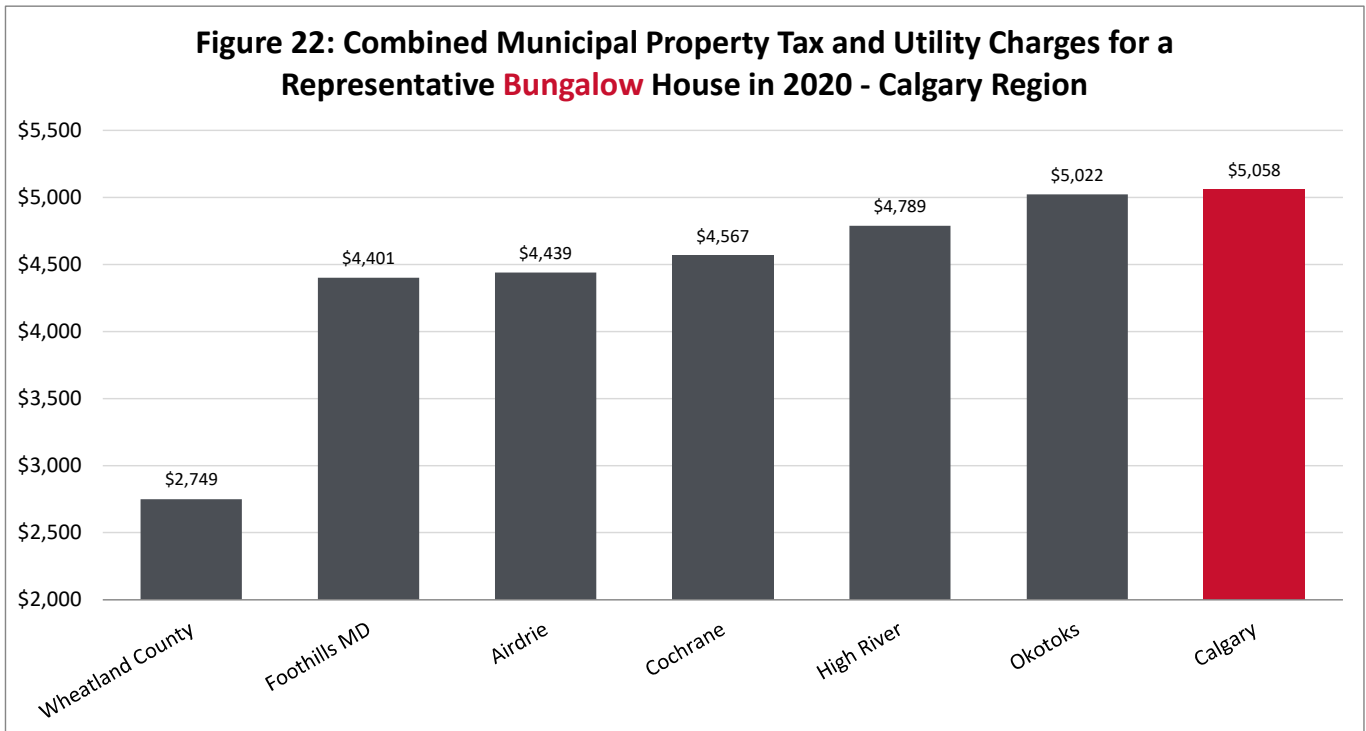
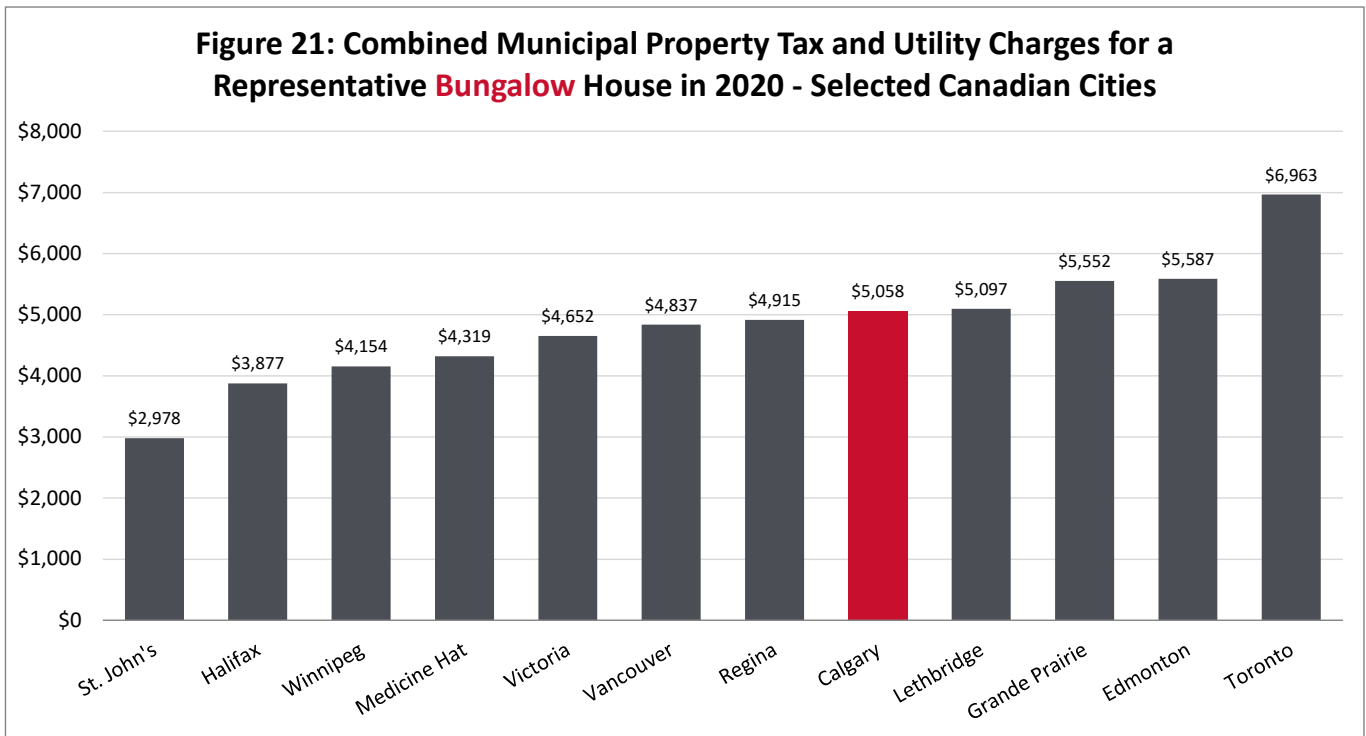
Table 14
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2020
(Calgary Region)
(dollars)

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	81.48	45.90	67.05	21.00	0.00	5.40	220.83	4
Cochrane	112.21	25.33	39.55	25.38	4.92	5.00	212.39	3
Foothills MD	81.83	28.50	17.10	17.00	0.00	0.00	144.43	2
High River	115.26	38.59	56.03	11.00	5.66	5.71	232.25	6
Okotoks	147.64	38.95	48.63	22.96 †	6.93	0.00	265.11	7
Wheatland County	74.84	24.61	16.40	0.00	0.00	0.00	115.85	1
Calgary	79.01	48.44	59.18	6.85	15.63	17.45	226.56	5
* Average	98.90	35.76	43.42	17.37	8.29	8.39	202.49	-

† Combined Garbage, Organic and Recycling

* Average of those reporting

H. Combined Municipal Property Tax and Utility Charges



2020 Residential Property Taxes and Utility Charges Survey

Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2020 - Selected Canadian Cities**

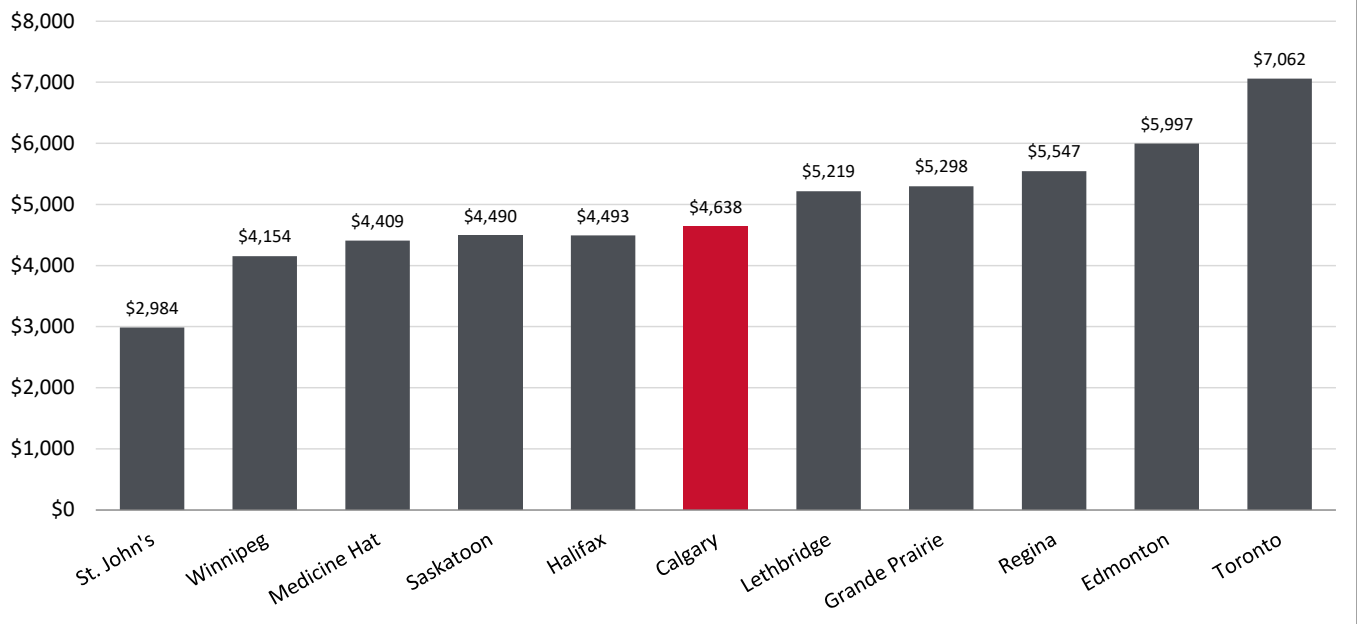
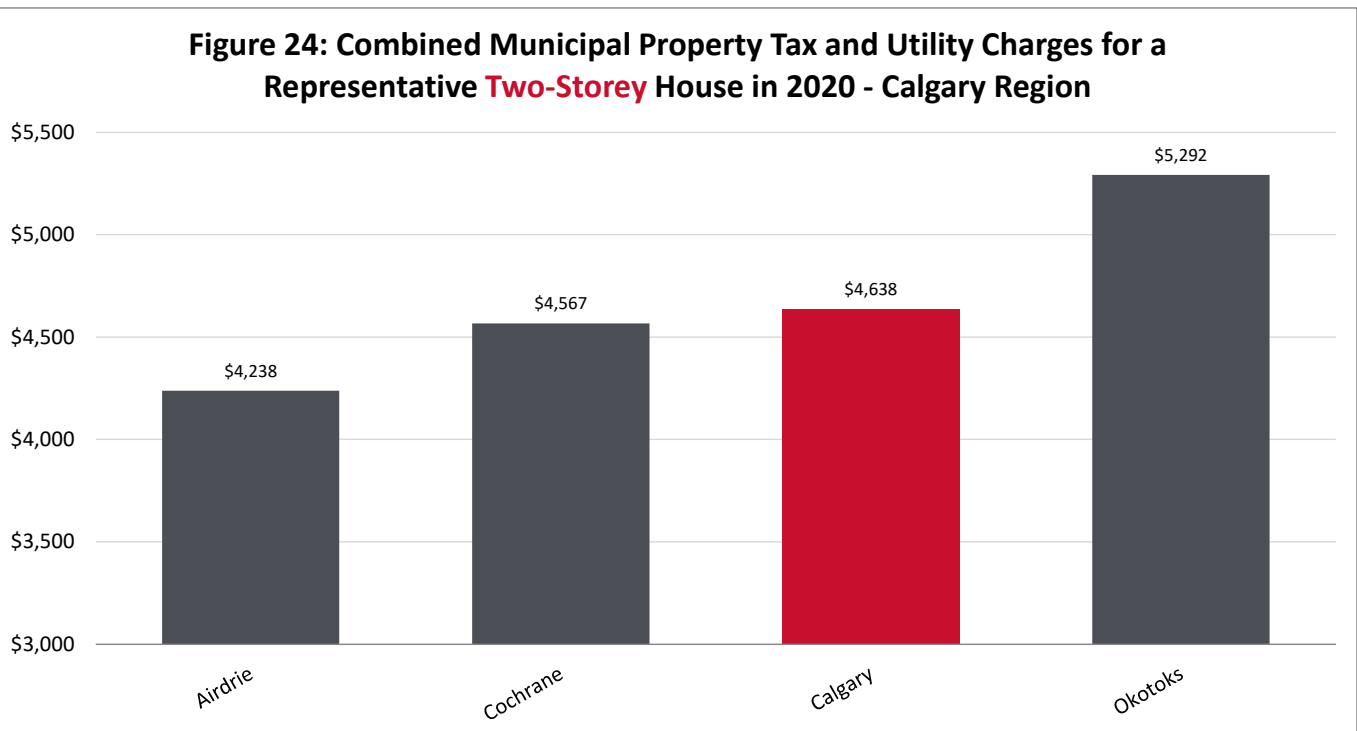


Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2020 - Calgary Region**



2020 Residential Property Taxes and Utility Charges Survey

Table 15
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	2,652.00	2,900	5,552.00	10	11
Halifax	2,277.50	1,599	3,876.89	2	1
Lethbridge	2,450.76	2,646	5,096.77	9	9
Medicine Hat	2,514.84	1,804	4,319.21	4	3
Regina	3,111.36	1,803	4,914.54	7	2
Saskatoon	2,182.44	N/A	N/A	N/A	N/A
St. John's	880.44	2,098	2,978.44	1	5
Victoria	1,896.17	2,756	4,652.17	5	10
Winnipeg	2,338.90	1,815	4,153.90	3	4
Vancouver	2,358.17	2,479	4,836.80	6	8
Edmonton	3,209.88	2,377	5,586.57	11	7
Calgary	2,718.72	2,340	5,058.29	8	6
Toronto	2,712.00	4,251	6,963.00	12	12
* Average	2,407.94	2,406	4,832.38	-	-

* Average of those reporting

Table 16
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2020
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,649.96	1,789	4,439.43	3	2
Cochrane	2,548.68	2,019	4,567.44	4	5
Foothills MD	1,733.16	2,668	4,401.43	2	7
High River	2,786.95	2,002	4,788.93	5	4
Okotoks	3,181.32	1,841	5,022.48	6	3
Wheatland County	1,390.20	1,359	2,749.43	1	1
Calgary	2,718.72	2,340	5,058.29	7	6
* Average	2,429.85	2,003	4,432.49	-	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

Table 17
Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	2,652.00	2,646	5,298.00	8	8
Halifax	2,277.50	2,215	4,492.56	5	5
Lethbridge	2,450.76	2,768	5,219.03	7	9
Medicine Hat	2,514.84	1,894	4,408.72	3	2
Regina	3,111.36	2,436	5,547.14	9	7
Saskatoon	2,182.44	2,308	4,490.44	4	6
St. John's	880.44	2,104	2,984.44	1	4
Victoria	1,896.17	N/A	N/A	N/A	N/A
Winnipeg	2,338.90	1,815	4,153.90	2	1
Vancouver	2,358.17	N/A	N/A	N/A	N/A
Edmonton	3,209.88	2,787	5,996.71	10	10
Calgary	2,718.72	1,919	4,637.69	6	3
Toronto	2,712.00	4,350	7,062.00	11	11
* Average	2,407.94	2,477	4,935.51	-	-

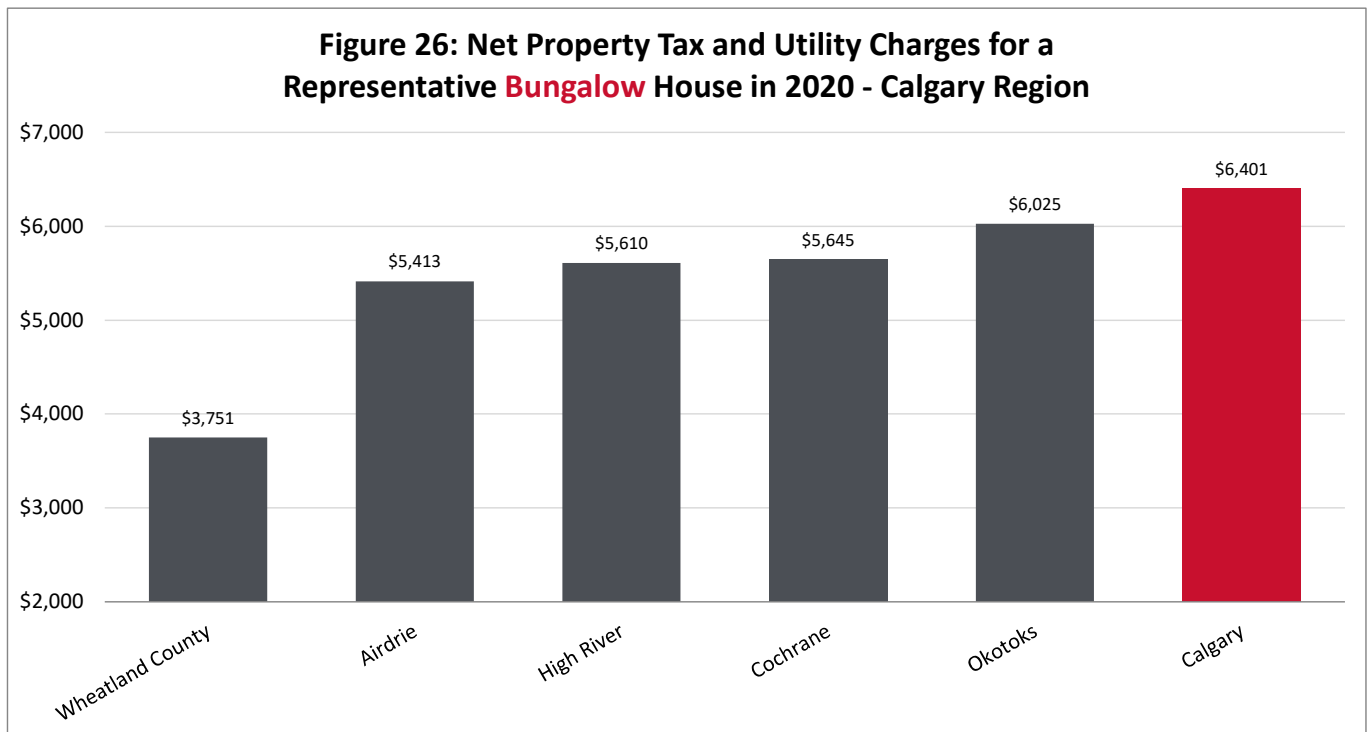
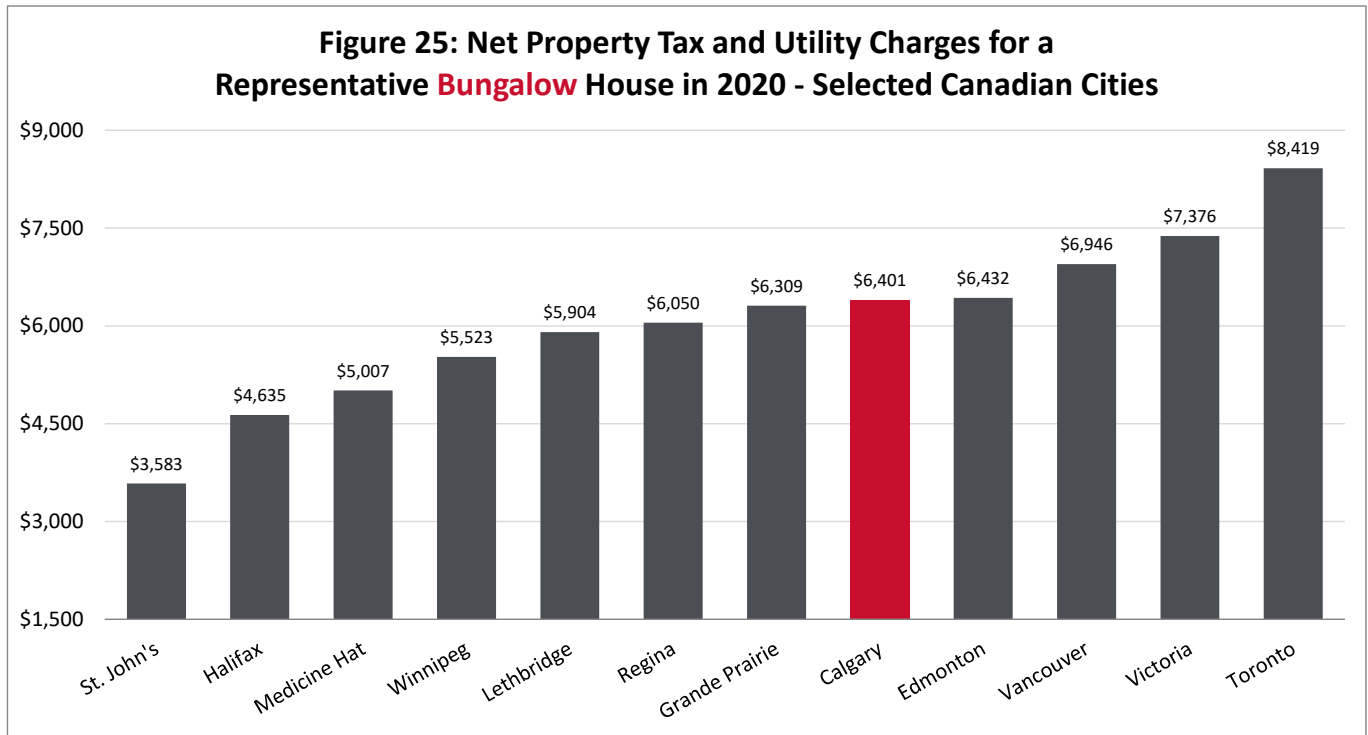
* Average of those reporting

Table 18
Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2020
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,649.96	1,589	4,238.47	1	1
Cochrane	2,548.68	2,019	4,567.44	2	3
Foothills MD	1,733.16	N/A	N/A	N/A	N/A
High River	2,786.95	N/A	N/A	N/A	N/A
Okotoks	3,181.32	2,111	5,292.23	4	4
Wheatland County	1,390.20	N/A	N/A	N/A	N/A
Calgary	2,718.72	1,919	4,637.69	3	2
* Average	2,429.85	1,909	4,683.96	-	-

* Average of those reporting

I. Combined Net Property Tax and Utility Charges



2020 Residential Property Taxes and Utility Charges Survey

Figure 27: Net Property Tax and Utility Charges for a Representative **Two-Storey House in 2020 - Selected Canadian Cities**

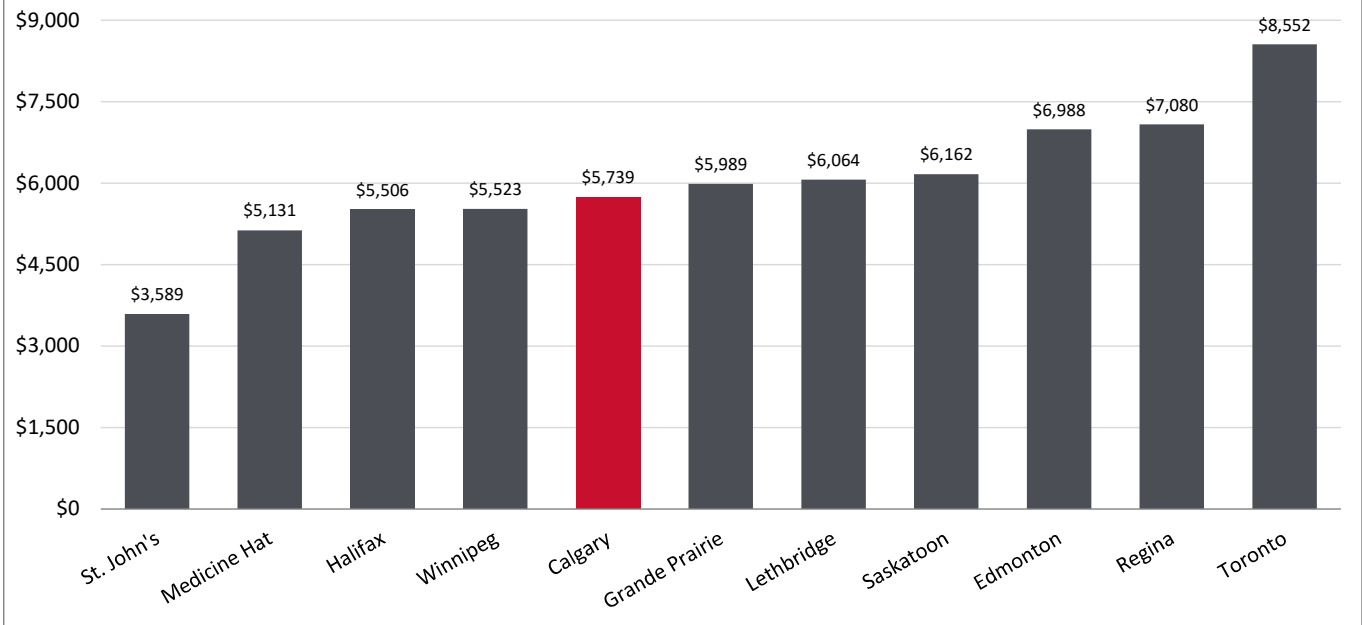
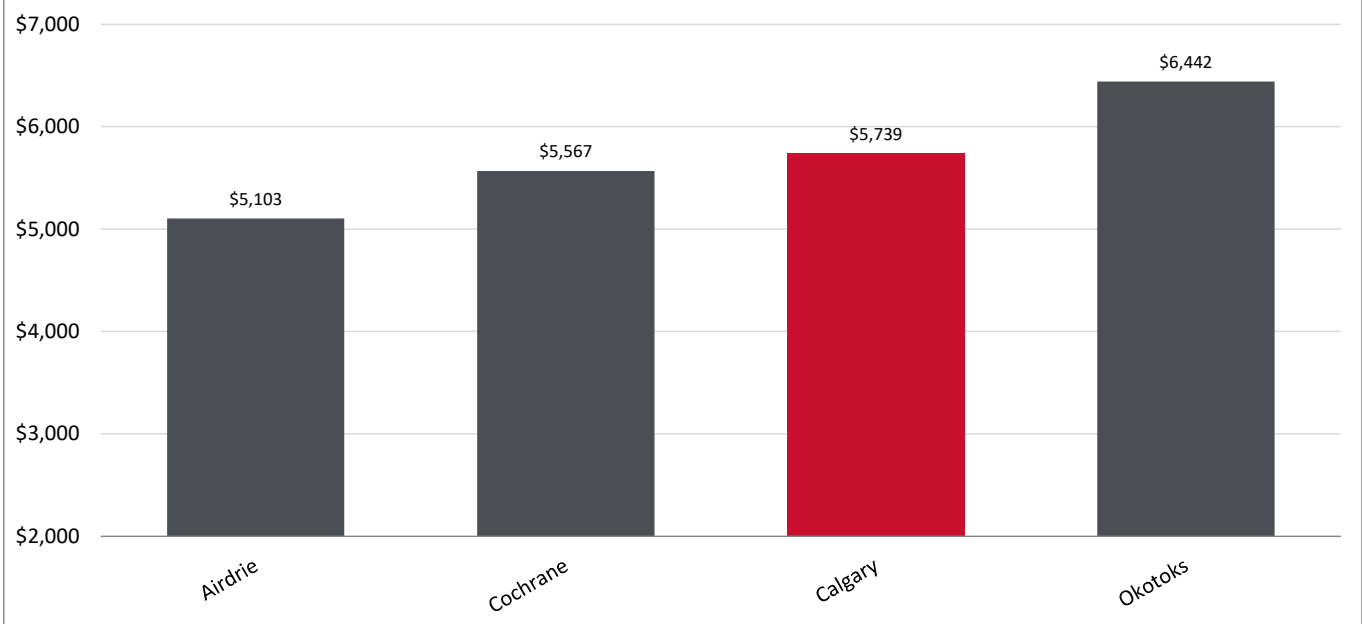


Figure 28: Net Property Tax and Utility Charges for a Representative **Two-Storey House in 2020 - Calgary Region**



2020 Residential Property Taxes and Utility Charges Survey

Table 19
Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2020
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Bungalow			Two-Storey		
		Net Property Tax Levy (After Grants)	Total	Rank	Net Property Tax Levy (After Grants)	Total	Rank
Grande Prairie	2,652.00	3,657	6,309.22	7	3,337	5,989.00	6
Halifax	2,277.50	2,358	4,635.44	2	3,229	5,506.38	3
Lethbridge	2,450.76	3,454	5,904.27	5	3,613	6,063.83	7
Medicine Hat	2,514.84	2,492	5,007.06	3	2,616	5,130.70	2
Regina	3,111.36	2,938	6,049.58	6	3,969	7,080.37	10
Saskatoon	2,182.44	N/A	N/A	N/A	3,980	6,162.44	8
St. John's	880.44	2,703	3,583.44	1	2,709	3,589.44	1
Victoria	1,896.17	5,480	7,376.17	11	N/A	N/A	N/A
Winnipeg	2,338.90	3,184	5,522.90	4	3,184	5,522.90	4
Vancouver	2,358.17	4,587	6,945.63	10	N/A	N/A	N/A
Edmonton	3,209.88	3,222	6,431.69	9	3,778	6,987.67	9
Calgary	2,718.72	3,682	6,400.89	8	3,020	5,738.92	5
Toronto	2,712.00	5,707	8,419.00	12	5,840	8,552.00	11
* Average	2,407.94	3,622	6,048.77	-	3,570	6,029.42	-

* Average of those reporting

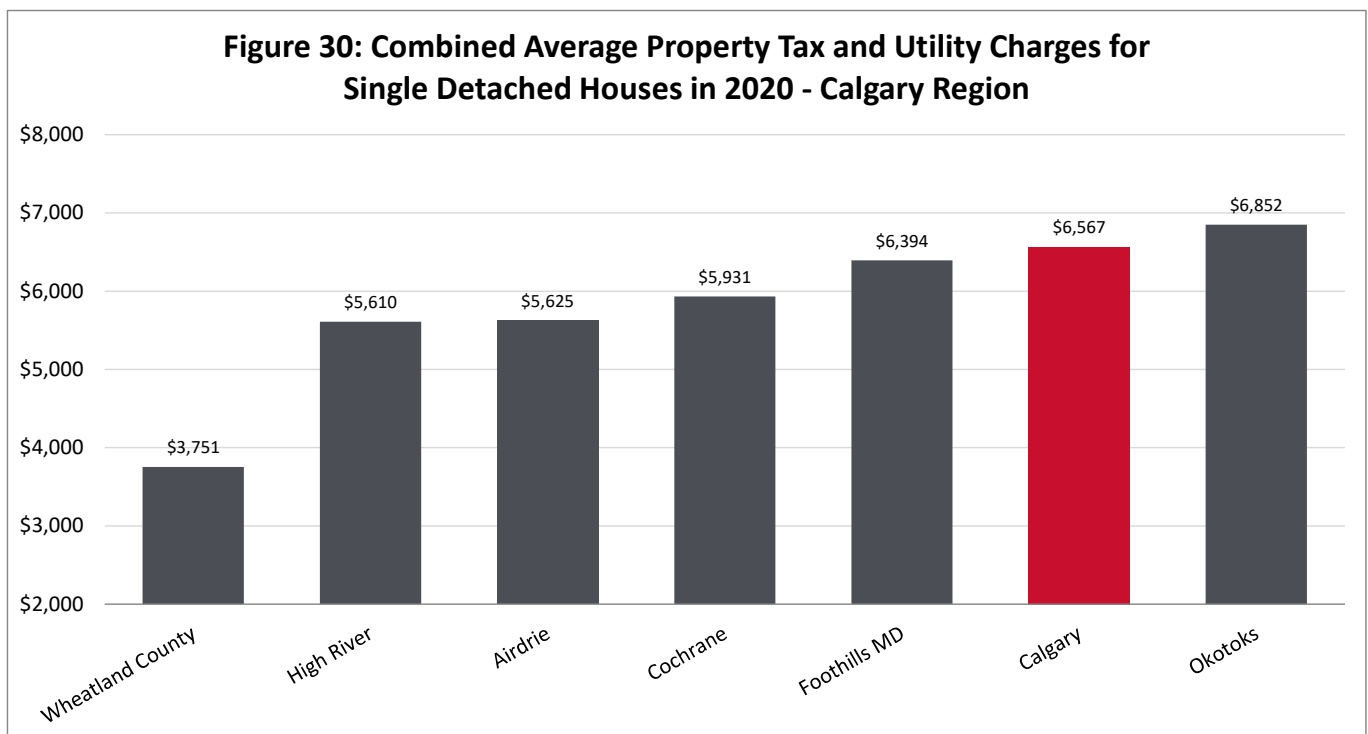
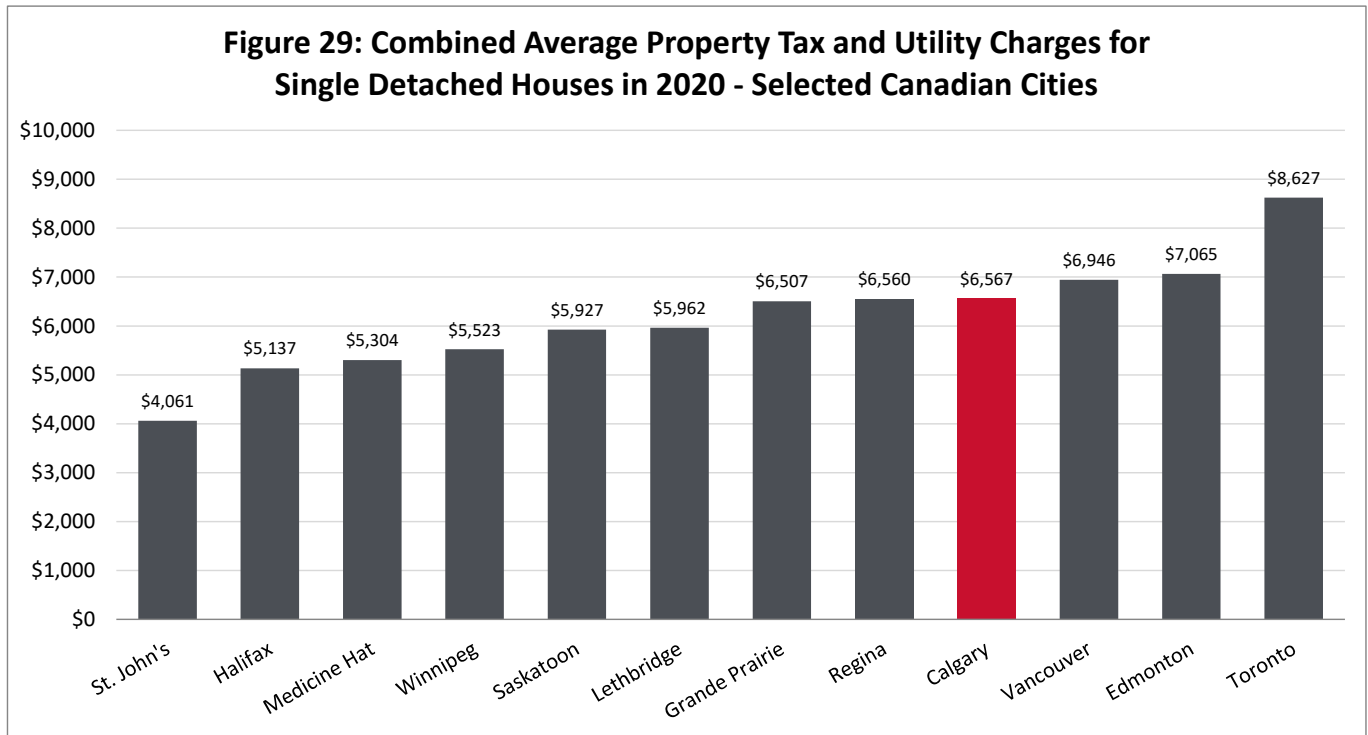
Table 20
Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2020
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Net Property Tax Levy (After Grants)	Total	Rank	Net Property Tax Levy (After Grants)	Total	Rank
Airdrie	2,649.96	2,763	5,412.86	2	2,453	5,102.58	1
Cochrane	2,548.68	3,096	5,645.04	4	3,019	5,567.34	2
Foothills MD	1,733.16	N/A	N/A	N/A	N/A	N/A	N/A
High River	2,786.95	2,823	5,609.99	3	N/A	N/A	N/A
Okotoks	3,181.32	2,844	6,024.95	5	3,260	6,441.59	4
Wheatland County	1,390.20	2,361	3,750.94	1	N/A	N/A	N/A
Calgary	2,718.72	3,682	6,400.89	6	3,020	5,738.92	3
* Average	2,429.85	2,928	5,474.11	-	2,938	5,712.61	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

J. Combined Total Property Tax and Utility Charges (Average)



2020 Residential Property Taxes and Utility Charges Survey

Table 21
Average Property Tax and Utility Charges for Single Detached Houses in 2020
(Selected Canadian Cities)
(dollars)

City	Average Property Tax	Utility Charges	Total	Rank
Grande Prairie	3,855	2,652.00	6,507.00	7
Halifax	2,859	2,277.50	5,136.93	2
Lethbridge	3,512	2,450.76	5,962.39	6
Medicine Hat	2,789	2,514.84	5,303.84	3
Regina	3,448	3,111.36	6,559.83	8
Saskatoon	3,745	2,182.44	5,927.44	5
St. John's	3,181	880.44	4,061.44	1
Victoria	N/A	1,896.17	N/A	N/A
Winnipeg	3,184	2,338.90	5,522.90	4
Vancouver	4,588	2,358.17	6,945.79	10
Edmonton	3,855	3,209.88	7,064.79	11
Calgary	3,848	2,718.72	6,566.84	9
Toronto	5,915	2,712.00	8,627.00	12
* Average	3,732	2,407.94	6,182.18	-

* Average of those reporting

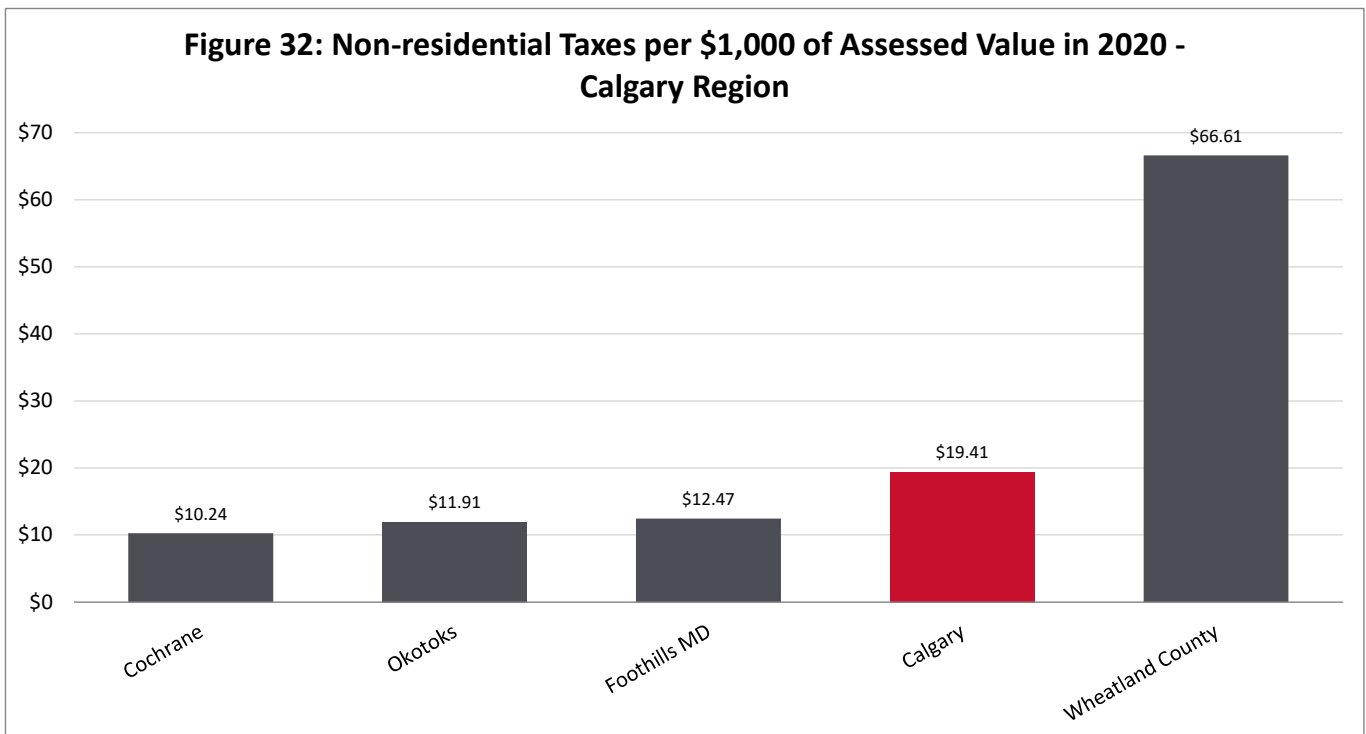
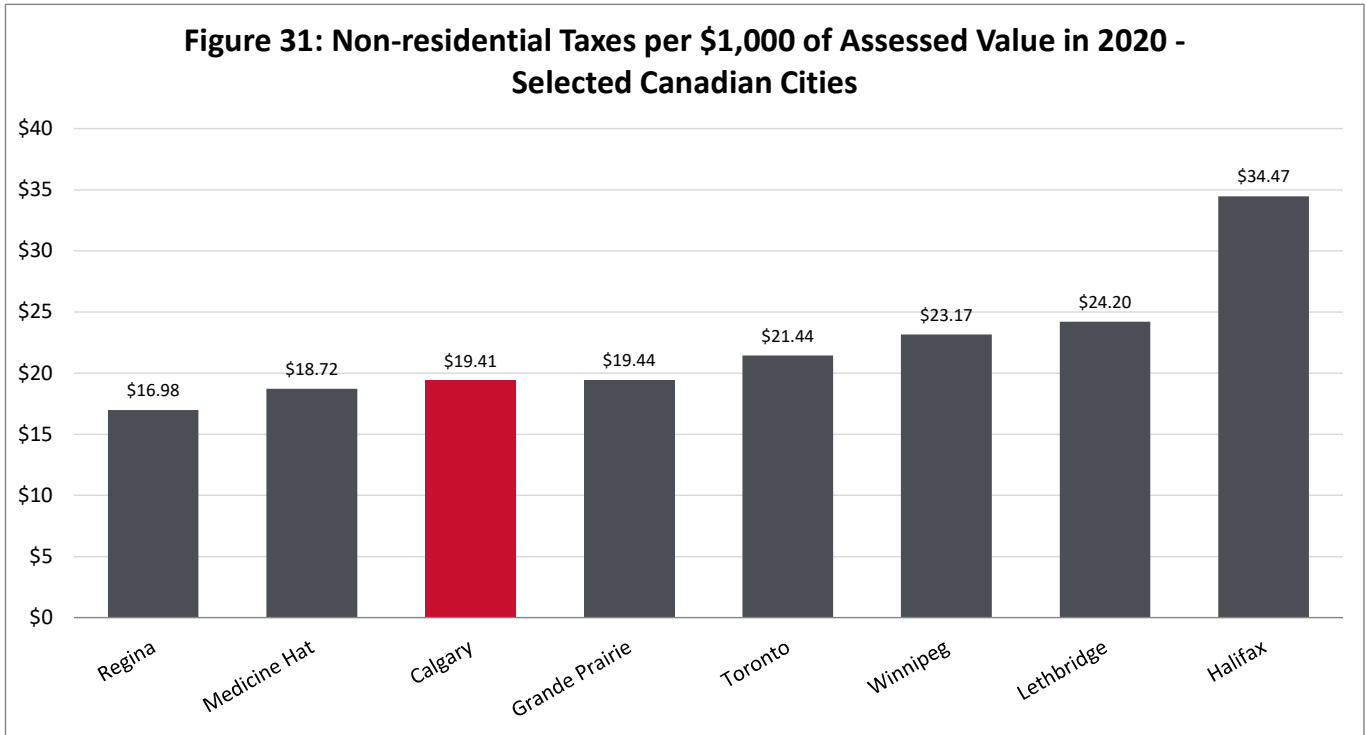
Table 22
Average Property Tax and Utility Charges for Single Detached Houses in 2020
(Calgary Region)
(dollars)

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	2,975	2,649.96	5,624.52	3
Cochrane	3,382	2,548.68	5,930.64	4
Foothills MD	4,661	1,733.16	6,393.81	5
High River	2,823	2,786.95	5,609.95	2
Okotoks	3,671	3,181.32	6,852.32	7
Wheatland County	2,361	1,390.20	3,750.95	1
Calgary	3,848	2,718.72	6,566.84	6
* Average	3,389	2,429.85	5,818.43	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

K. Non-residential Taxes per \$1,000 of Assessed Value



2020 Residential Property Taxes and Utility Charges Survey

Table 23
Non-residential Taxes per \$1,000 of Assessed Value in 2020
(Selected Canadian Cities)
(dollars)

City	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Grande Prairie	15.88	3.56	19.44	4
Halifax	30.12	4.34	34.47	8
Lethbridge	20.55	3.65	24.20	7
Medicine Hat	15.12	3.60	18.72	2
Regina	9.81	7.18	16.98	1
Saskatoon	N/A	N/A	N/A	N/A
St. John's	N/A	N/A	N/A	N/A
Victoria	N/A	N/A	N/A	N/A
Winnipeg	8.36	14.81	23.17	6
Vancouver	N/A	N/A	N/A	N/A
Edmonton	N/A	N/A	N/A	N/A
Calgary	15.83	3.58	19.41	3
Toronto	11.58	9.86	21.44	5
* Average	15.90	6.32	22.23	-

* Average of those reporting

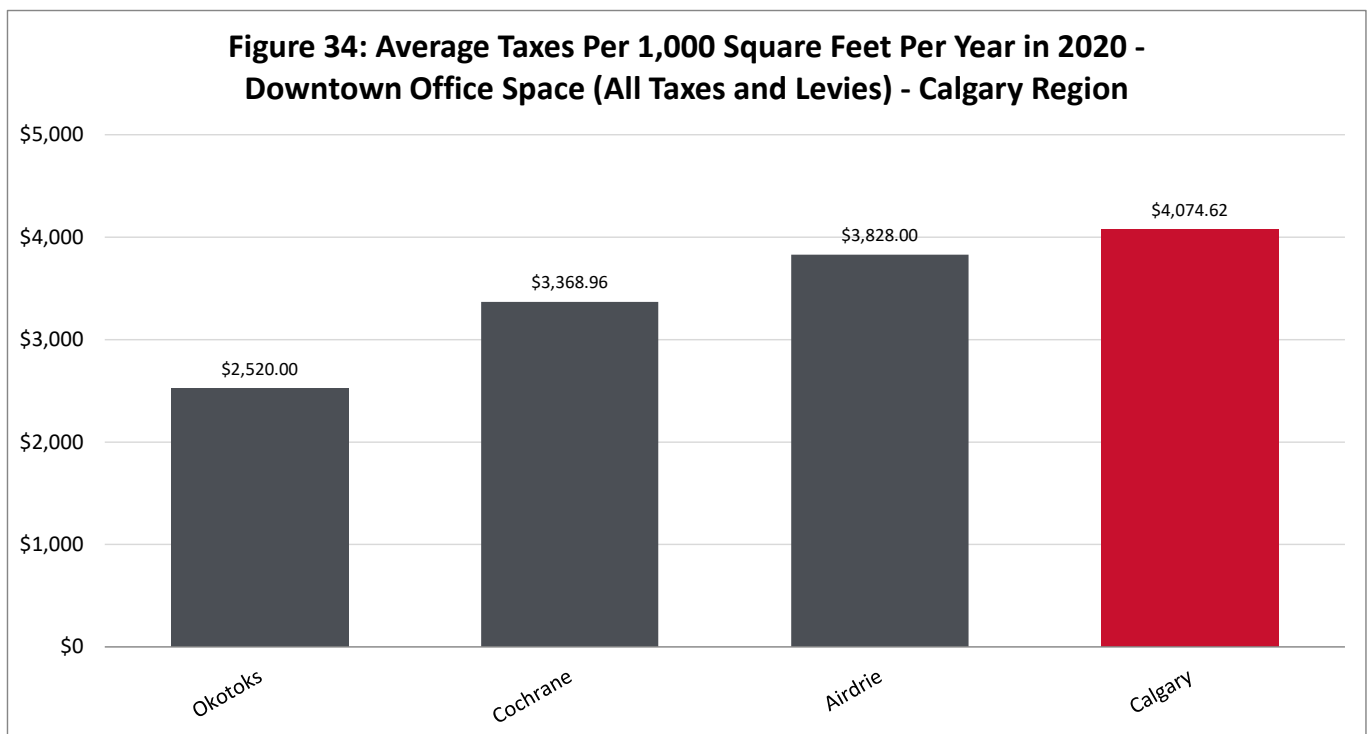
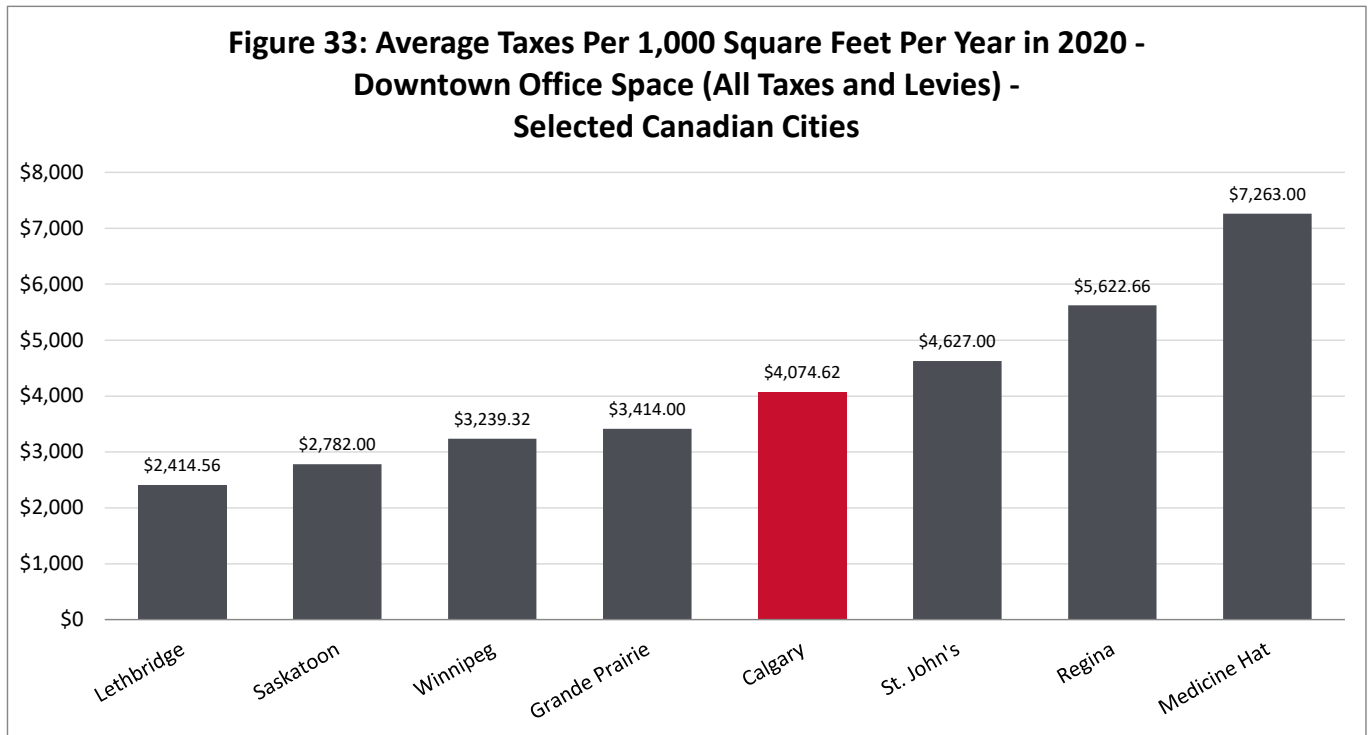
Table 24
Non-residential Taxes per \$1,000 of Assessed Value in 2020
(Calgary Region)
(dollars)

Calgary Region	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Airdrie	N/A	N/A	N/A	N/A
Cochrane	6.61	3.63	10.24	1
Foothills MD	7.37	5.10	12.47	3
High River	N/A	N/A	N/A	N/A
Okotoks	7.86	4.06	11.91	2
Wheatland County	50.87	15.75	66.61	5
Calgary	15.83	3.58	19.41	4
* Average	17.71	6.42	24.13	-

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

L. Average Taxes Per 1,000 Square Feet Per Year



2020 Residential Property Taxes and Utility Charges Survey

Figure 35: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Big Box Retail of 50,000 sq feet or more (Municipal Property Tax only) - Selected Canadian Cities

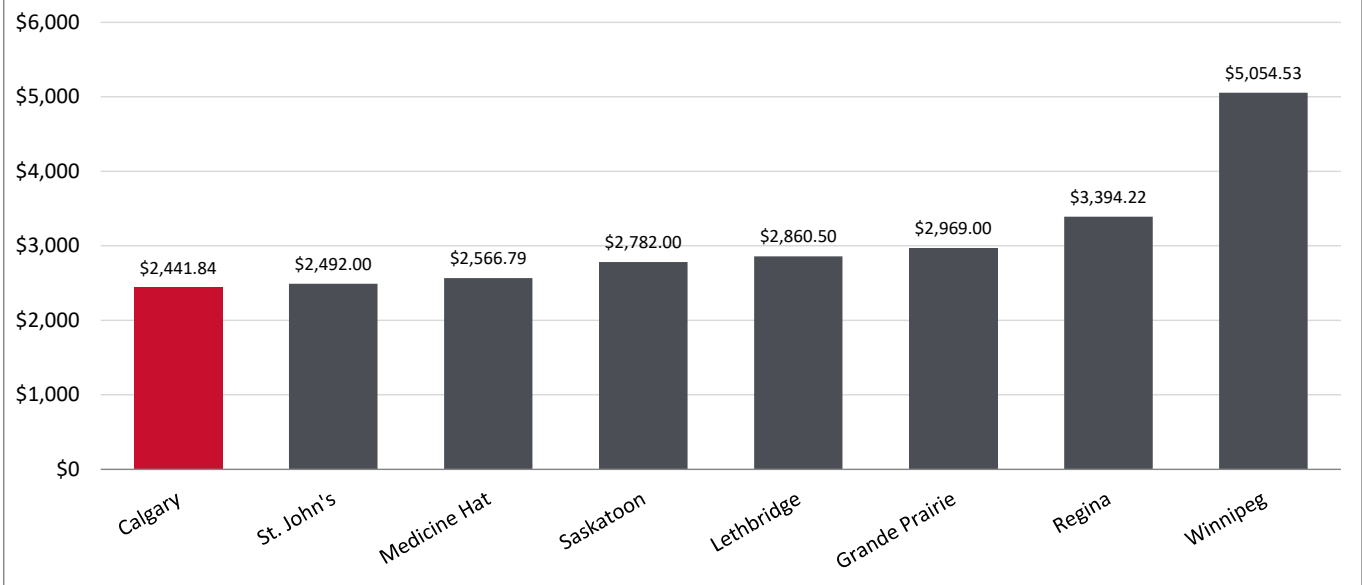
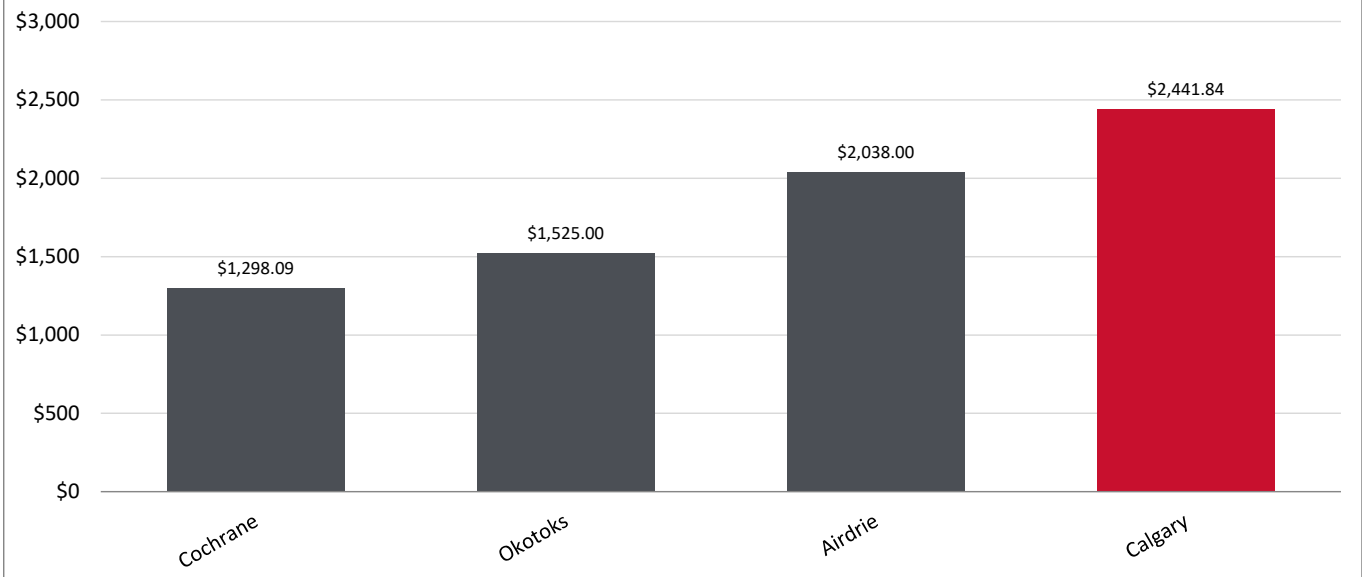


Figure 36: Average Taxes Per 1,000 Square Feet Per Year in 2020 - Big Box Retail of 50,000 sq feet or more (Municipal Property Tax only) - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey

Table 25
Average Taxes Per 1,000 Square Feet Per Year in 2020
(Selected Canadian Cities)
(dollars)

City	Average Taxes Per 1,000 Square Feet Per Year	
	Downtown Office Space (All Taxes and Levies)	Big Box Retail of 50,000 sq. feet or more (Municipal Property Tax only)
Grande Prairie	3,414.00	2,969.00
Halifax	N/A	N/A
Lethbridge	2,414.56	2,860.50
Medicine Hat	7,263.00	2,566.79
Regina	5,622.66	3,394.22
Saskatoon	2,782.00	2,782.00
St. John's	4,627.00	2,492.00
Victoria	N/A	N/A
Winnipeg	3,239.32	5,054.53
Vancouver	N/A	N/A
Edmonton	N/A	N/A
Calgary	4,074.62	2,441.84
Toronto	N/A	N/A
* Average	4,179.65	3,070.11

* Average of those reporting

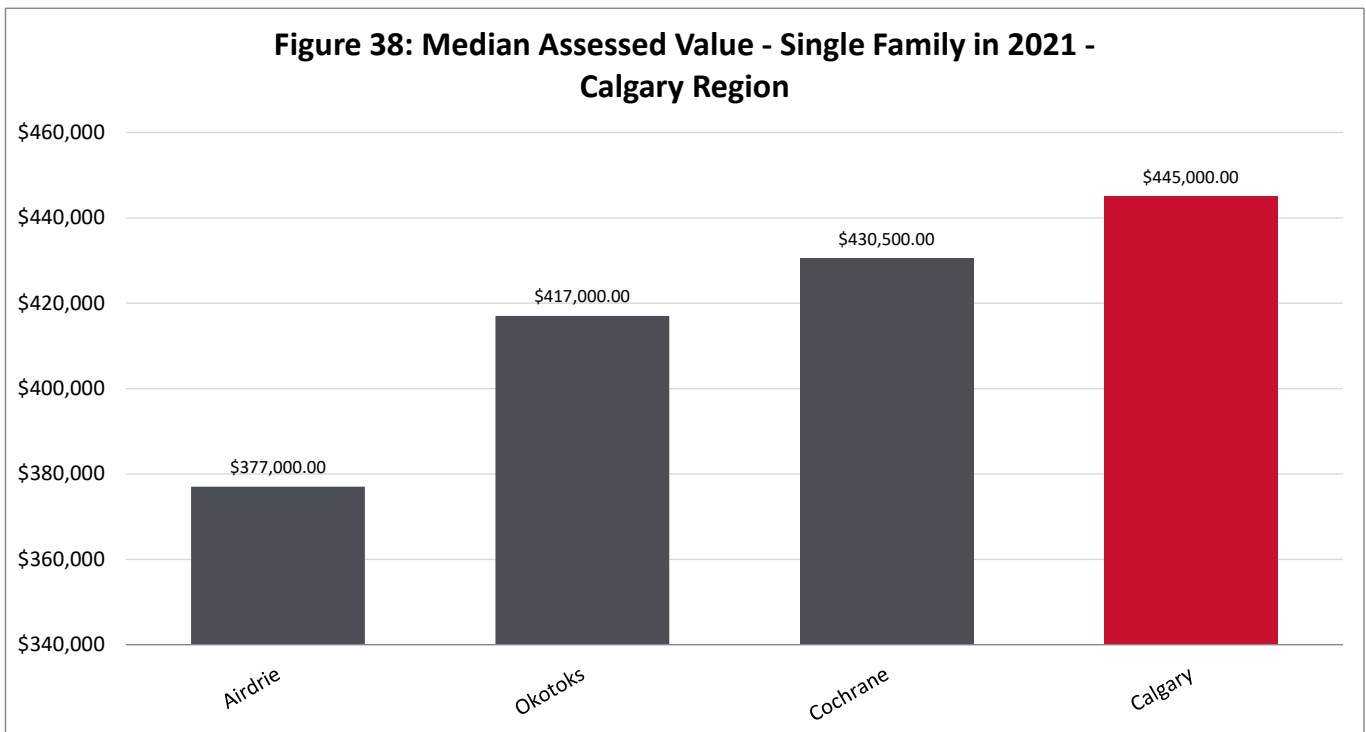
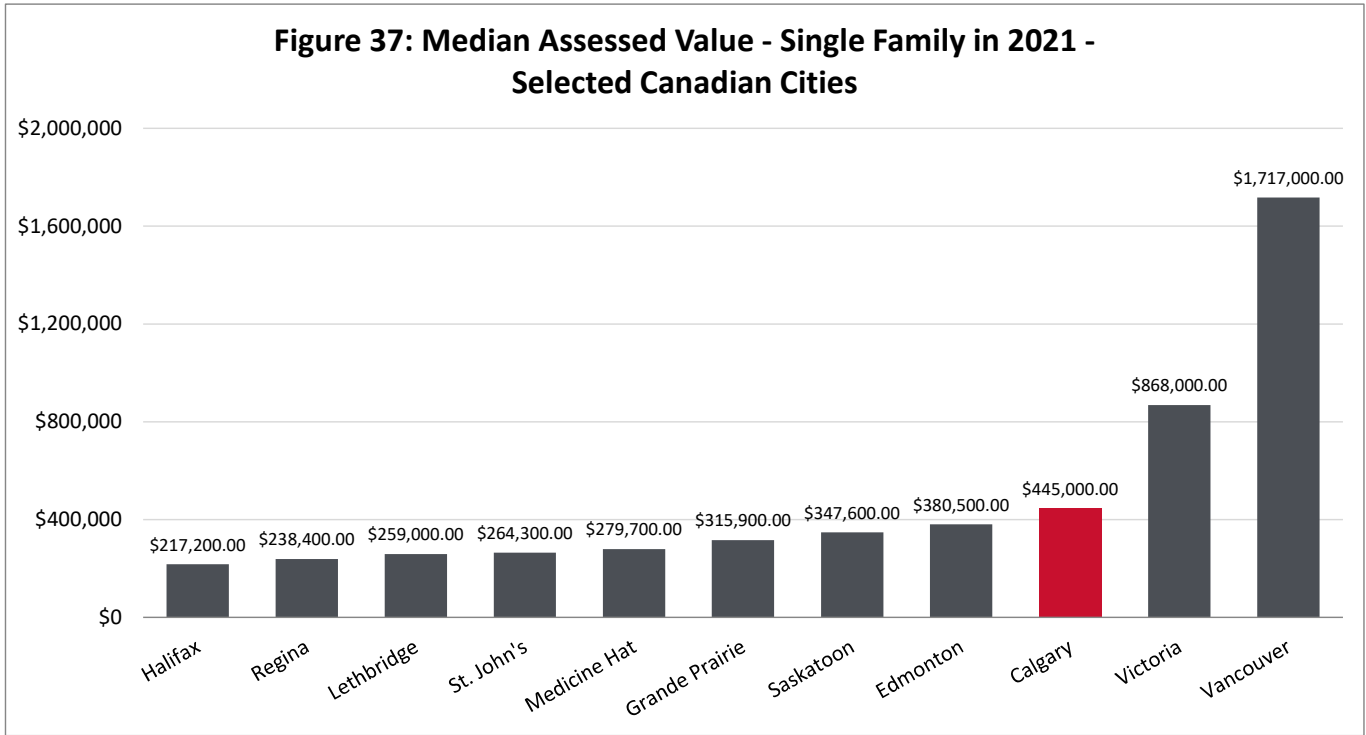
Table 26
Average Taxes Per 1,000 Square Feet Per Year in 2020
(Calgary Region)
(dollars)

Calgary Region	Average Taxes Per 1,000 Square Feet Per Year	
	Downtown Office Space (All Taxes and Levies)	Big Box Retail of 50,000 sq. feet or more (Municipal Property Tax only)
Airdrie	3,828.00	2,038.00
Cochrane	3,368.96 †	1,298.09 †
Foothills MD	N/A	N/A
High River	N/A	N/A
Okotoks	2,520.00	1,525.00
Wheatland County	N/A	N/A
Calgary	4,074.62	2,441.84
* Average	3,447.90	1,825.73

† Estimate based on current market listings

* Average of those reporting

M. Median Assessed Value and Municipal Tax Rate



2020 Residential Property Taxes and Utility Charges Survey

Figure 39: Median Assessed Value - Condo in 2021 - Selected Canadian Cities

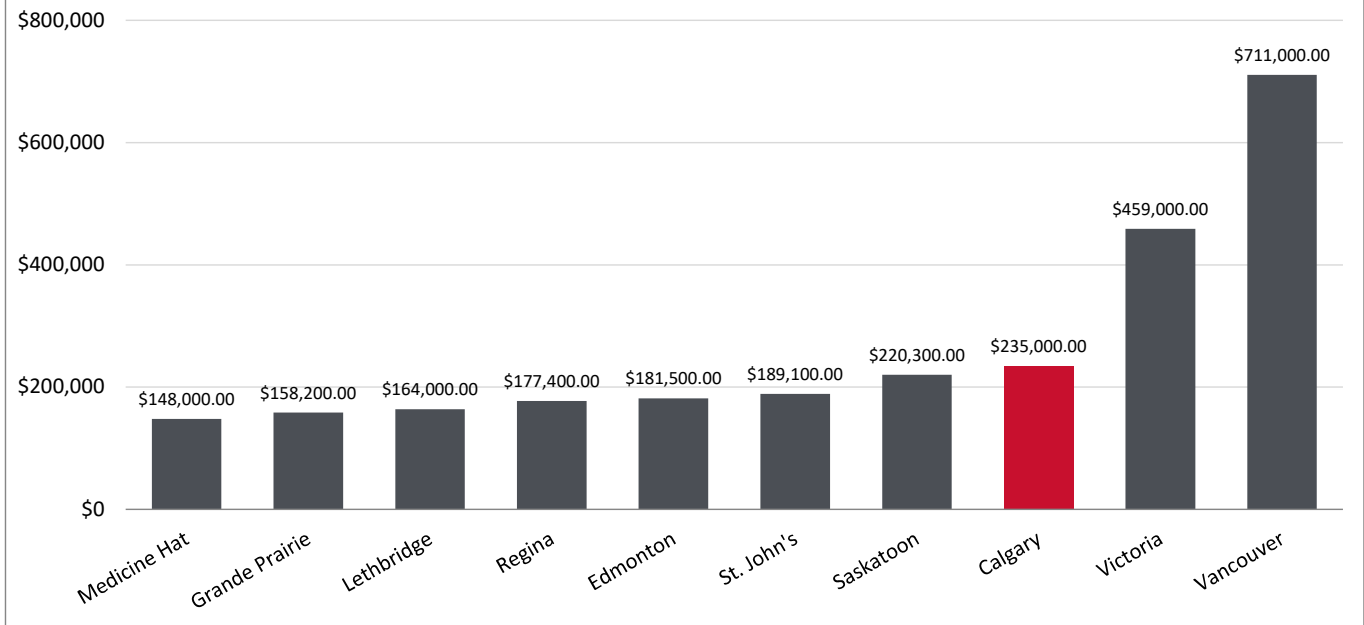
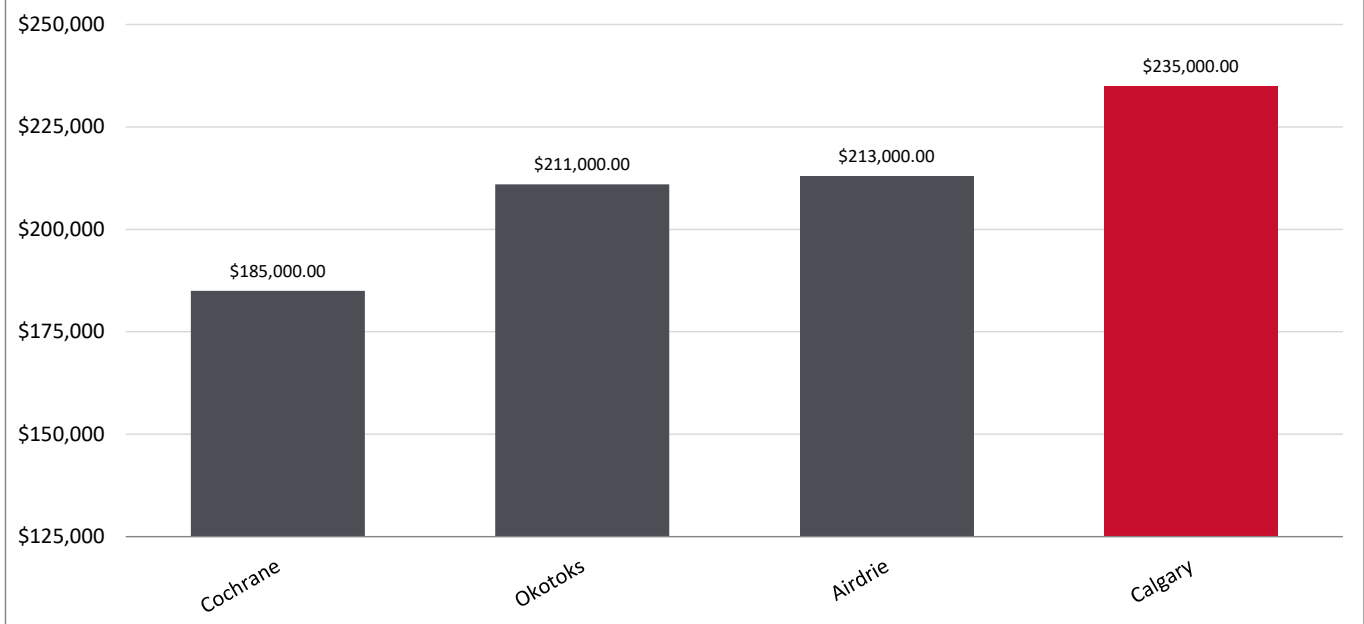


Figure 40: Median Assessed Value - Condo in 2021 - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey

Figure 41: Municipal Tax Rate - Single Family in 2021 - Selected Canadian Cities

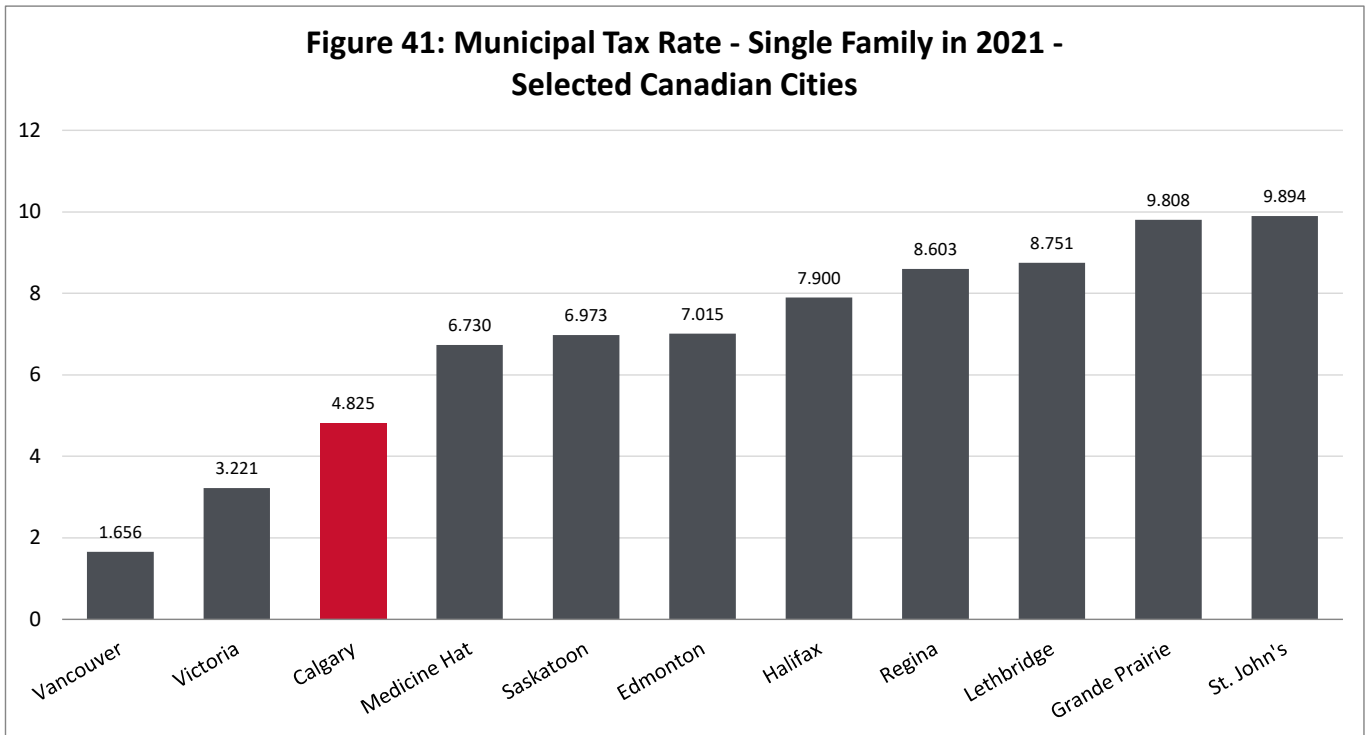
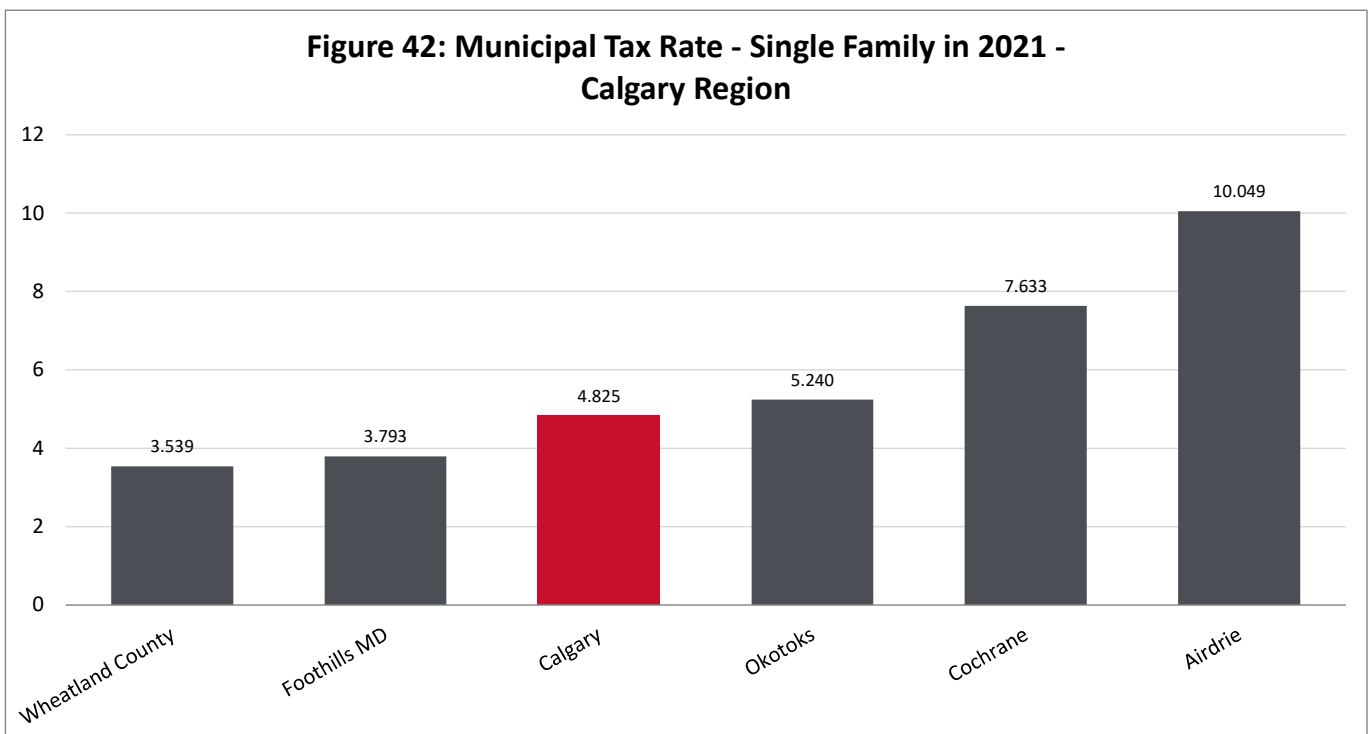
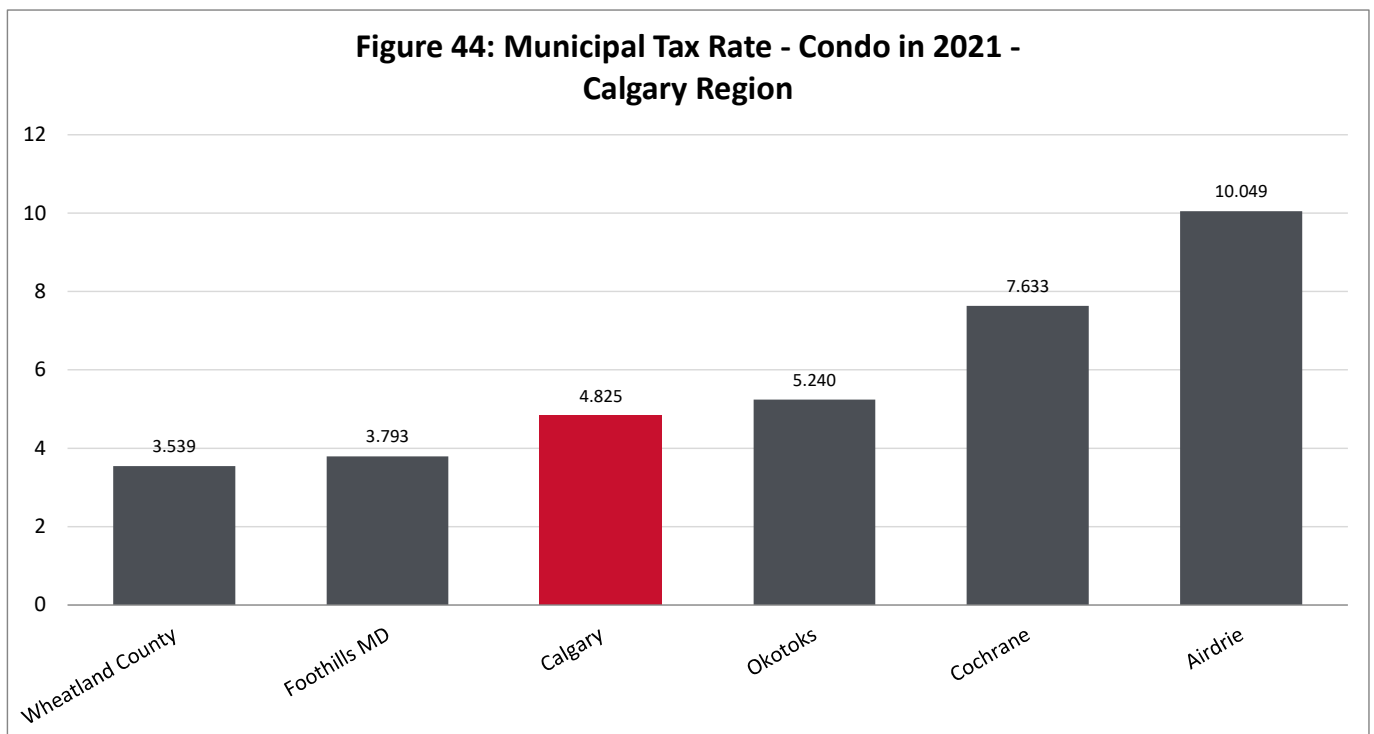
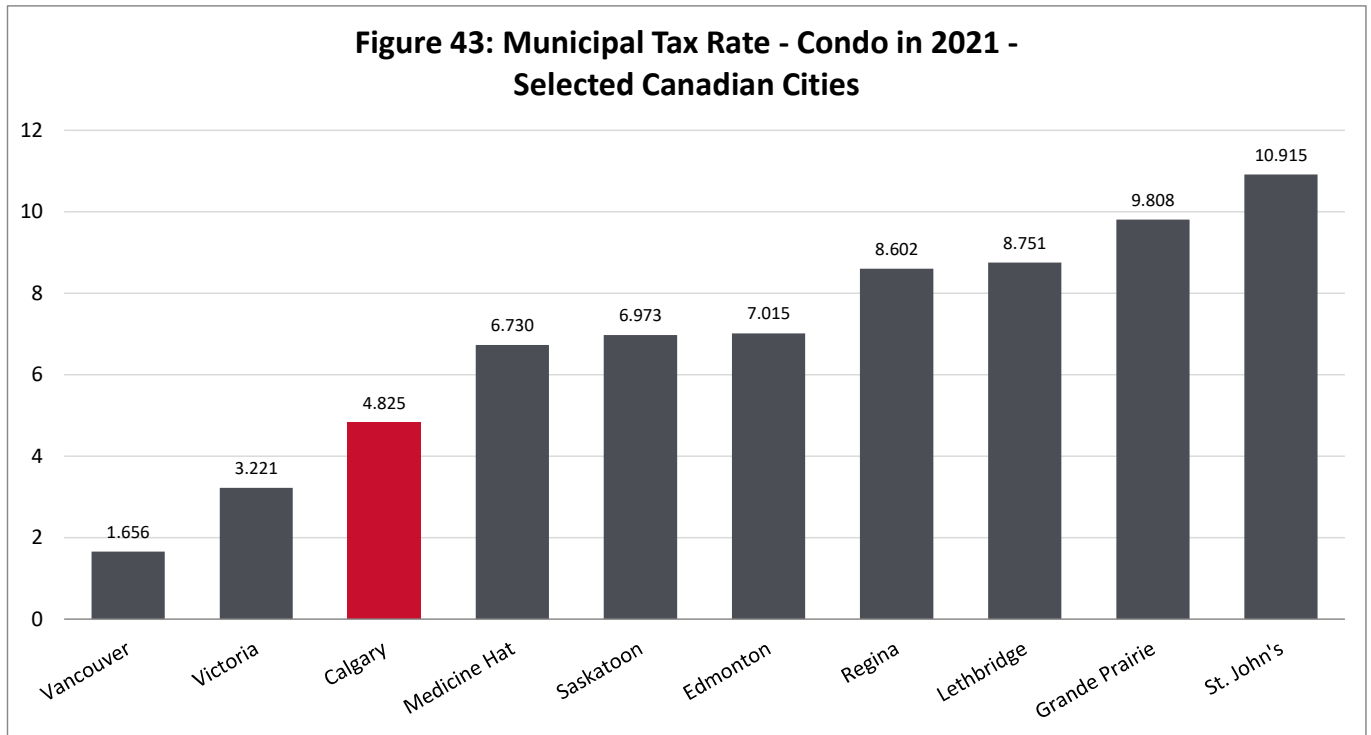


Figure 42: Municipal Tax Rate - Single Family in 2021 - Calgary Region



2020 Residential Property Taxes and Utility Charges Survey



2020 Residential Property Taxes and Utility Charges Survey

Table 27
Median Assessed Value and Municipal Tax Rate in 2021
(Selected Canadian Cities)

City	Median Assessed Value		Municipal Tax Rate	
	Single Family	Condo	Single Family	Condo
Grande Prairie	315,900	158,200	9.808 †	9.808 †
Halifax	217,200	N/A	7.900	N/A
Lethbridge	259,000	164,000	8.751	8.751
Medicine Hat	279,700	148,000	6.730	6.730
Regina	238,400	177,400	8.603	8.602
Saskatoon	347,600	220,300	6.973	6.973
St. John's	264,300	189,100	9.894	10.915
Victoria	868,000	459,000	3.221	3.221
Winnipeg	N/A	N/A	N/A	N/A
Vancouver	1,717,000	711,000	1.656	1.656
Edmonton	380,500	181,500	7.015	7.015
Calgary	445,000	235,000	4.825	4.825
Toronto	N/A	N/A	N/A	N/A
* Average	484,782	264,350	6.852	6.849

† Estimate based on 12.4918 total tax rate

* Average of those reporting

Table 28
Median Assessed Value and Municipal Tax Rate in 2021
(Calgary Region)

City	Median Assessed Value		Municipal Tax Rate	
	Single Family	Condo	Single Family	Condo
Airdrie	377,000	213,000	10.049	10.049
Cochrane	430,500	185,000	7.633	7.633
Foothills MD	N/A	N/A	3.793	3.793
High River	N/A	N/A	N/A	N/A
Okotoks	417,000	211,000	5.240	5.240
Wheatland County	N/A	N/A	3.539	3.539
Calgary	445,000	235,000	4.825	4.825
* Average	417,375	211,000	5.847	5.847

* Average of those reporting

2020 Residential Property Taxes and Utility Charges Survey

Acknowledgements

We would like to thank the following municipalities for providing their property tax information through this survey:

- City of Grande Prairie
- City of Halifax
- City of Lethbridge
- City of Medicine Hat
- City of Regina
- City of Saskatoon
- City of St. John's
- City of Victoria
- City of Winnipeg
- City of Vancouver
- City of Edmonton
- City of Calgary
- City of Toronto
- City of Airdrie
- Town of Cochrane
- Foothills MD
- Town of High River
- Town of Okotoks
- Wheatland County

Who We Are

Corporate Economics provides services in four areas: forecasting, information provision, policy analysis and consulting. We also monitor the current economic trends which allows us to develop unique insights on how external events are impacting the local economy and the Municipal government. We are experienced at researching different economic topics and have developed reliable methods of forecasting and analysis.

For media inquiry, please contact:

The Media Line at 403.828.2954 or media.relations@calgary.ca

For the technical questions, please contact:

Chukwudi Osuji, Ph.D.

Acting City Economist & Regulatory Lead

chukwudi.osuji@calgary.ca

Clyde Pawluk

Senior Corporate Economist

clyde.pawluk@calgary.ca

Estella Scruggs

Corporate Research Analyst

estella.scruggs@calgary.ca

Many of our publications are available on the internet at www.calgary.ca/economy.

The City of Calgary provides this information in good faith. However, the aforementioned organization makes no representation, warranty or condition, statutory express or implied, takes no responsibility for any errors and omissions which may contained herein and accepts no liability for any loss arising from any use or reliance on this report.