

# 2013

## Residential Property Taxes and Utility Charges Survey



Revised on November 17, 2014



## Introduction

This is the 2014 Canadian Municipal Residential Property Tax and Utility Charges Survey. In it we present data for the 2013 taxation year collected from participating Canadian municipalities. The survey was conducted via e-mail with participating Canadian municipalities in 2014.

All survey responses are published. Please note that some participating municipalities chose not to answer some questions. As such there may be different numbers of participants for each table and graph contained in this report.

This information is collected and distributed to assist Canadian municipalities in their property tax matters in Canada.

The financially costliest natural disaster in Canadian history hit southern Alberta in 2013. Just the insured portion of the

financial costs of this event were almost double that of the 1998 Eastern Canada ice storm. Also, the financial impact of the Eastern Canada ice storm were spread out among more than 10 times as many people compared to the per capita costs of the Alberta flood of 2013. Some municipalities in southern Alberta were particularly hard hit like the town of High River, the M.D. of Foothills, and the M.D. of Rockyview, while many others also experienced significant losses. For southern Alberta, the 2013 property taxation year was not a typical year. Indeed, even today there are ongoing Provincial assistance programs as well as unsettled property tax forgiveness requests. Understandably, the participation from southern Alberta's municipalities in the 2013 property tax and utilities charges survey is lower than in prior years.

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## Methodology

A preliminary survey was sent out in the spring. Responses have come in over the subsequent months and we have made several efforts to confirm numbers with survey participants. In some cases additional information was collected from audited financial statements and property tax bylaws.

This year, the same questions were asked as in previous surveys with one exception. A

new question was included regarding a new type of residential dwelling. It was intended that information collected regarding the new dwelling type would replace the old dwelling type in the 2015 survey. We have heard from some participants that they are not comfortable with the new definition of the "representative dwelling" so we are now proposing to continue surveying both the "bungalow" and the "two-storey" representative dwellings in the 2015 survey.

Please also note that the commercial property tax question is the same as last year (the first year of that question). In particular, we asked for the ‘average property taxes per \$1,000 of assessed value, for all properties which are not residential’. In performing this survey this year it became apparent that Vancouver was having difficulty with this question as they have so many different categories of commercial property. We worked with Vancouver to compute a weighted average commercial property tax rate. This weighted average rate is significantly lower than the maximum commercial rate that Vancouver submitted in last years survey.

Utility numbers are collected under these assumptions: 600 kWh usage of electricity, 19 cubic meters of water usage and 17.5 cubic meters of waste water disposal per typical month. Information for other charges, like garbage disposal, are actual fees on a per dwelling basis.

The “representative bungalow” used in this survey continues to be defined as:

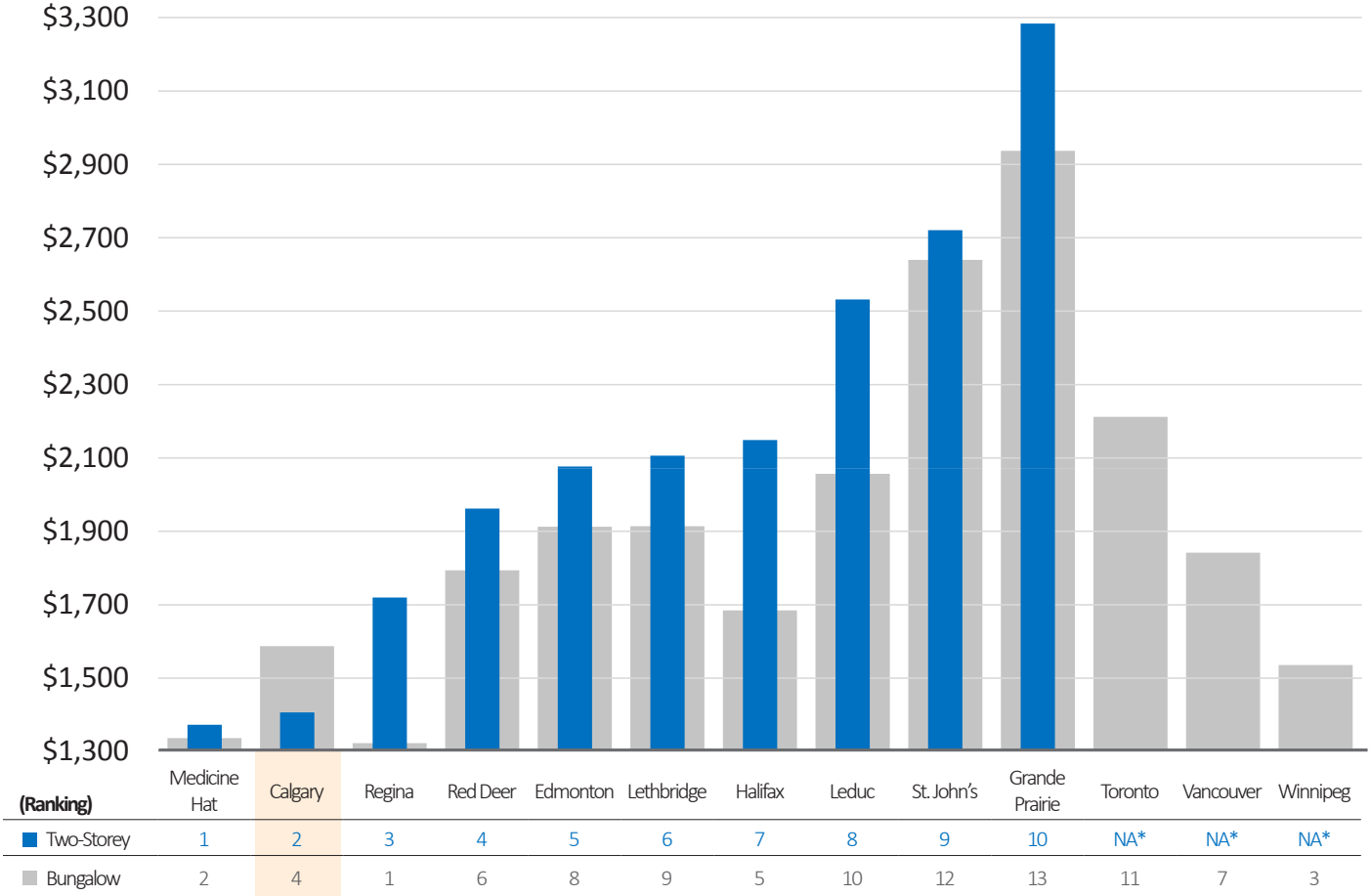
Twenty-five to thirty-years-old, single-detached, three-bedroom bungalow with a main floor area of 1,200 square feet, a double car garage and finished full basement, on a 6,000 square-foot lot located in an average neighbourhood of the city. The “representative two-storey” which appears in this survey for the first time is defined as:

2 storey, 3 bedroom, 2 bathroom, double attached garage or car port with about 1,500 square feet of living space. We note that some municipalities, particularly smaller ones, had difficulty looking for sufficient numbers of these types of dwellings in their jurisdictions and took a broader (plus or minus a couple hundred square feet) view to submit what they felt were more representative numbers. We also heard that dropping the construction date from the definition created some concern. As such, we believe that including both the bungalow and two-storey questions is the appropriate way to proceed in next years’ survey.

Please note: 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.

# 2013 Residential Property Taxes and Utility Charges Survey

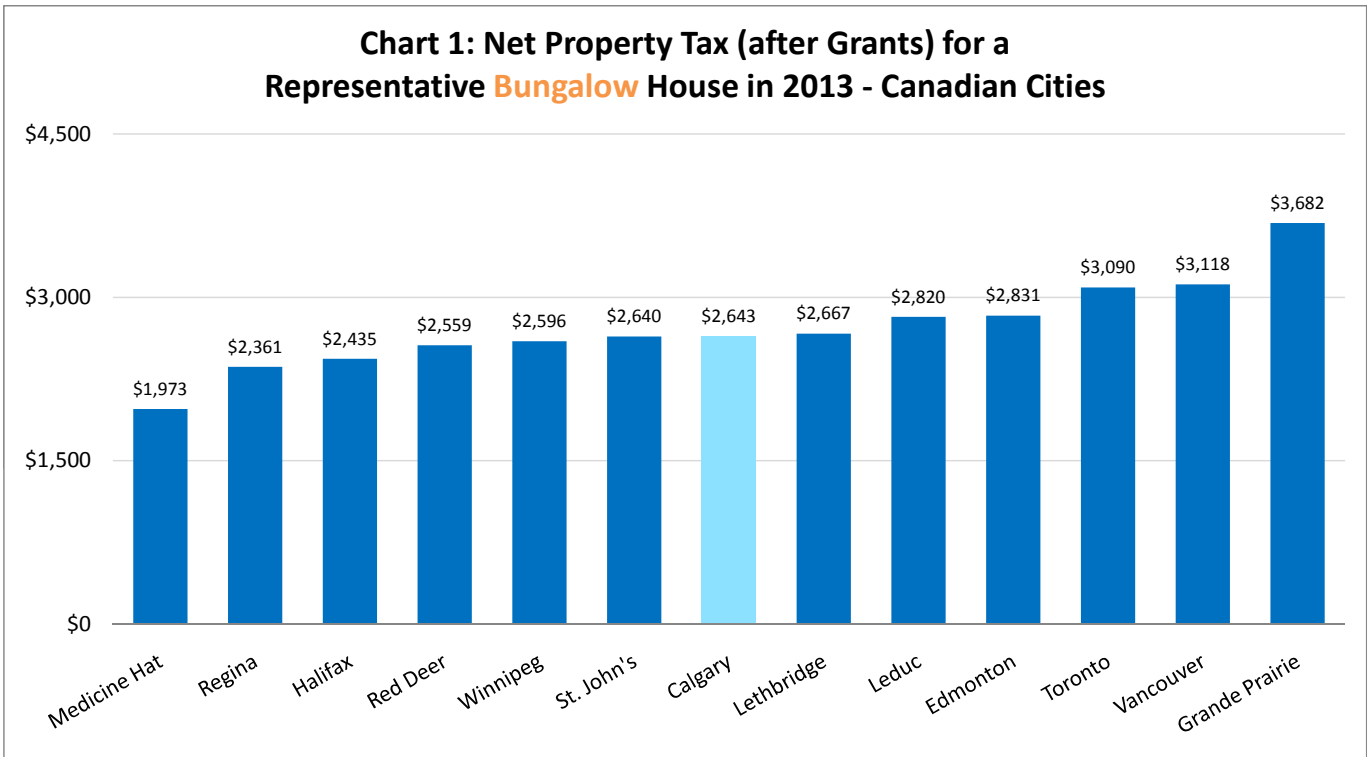
## Municipal Property Tax for a Representative Two-Storey and Bungalow House in 2013 - Canadian Cities



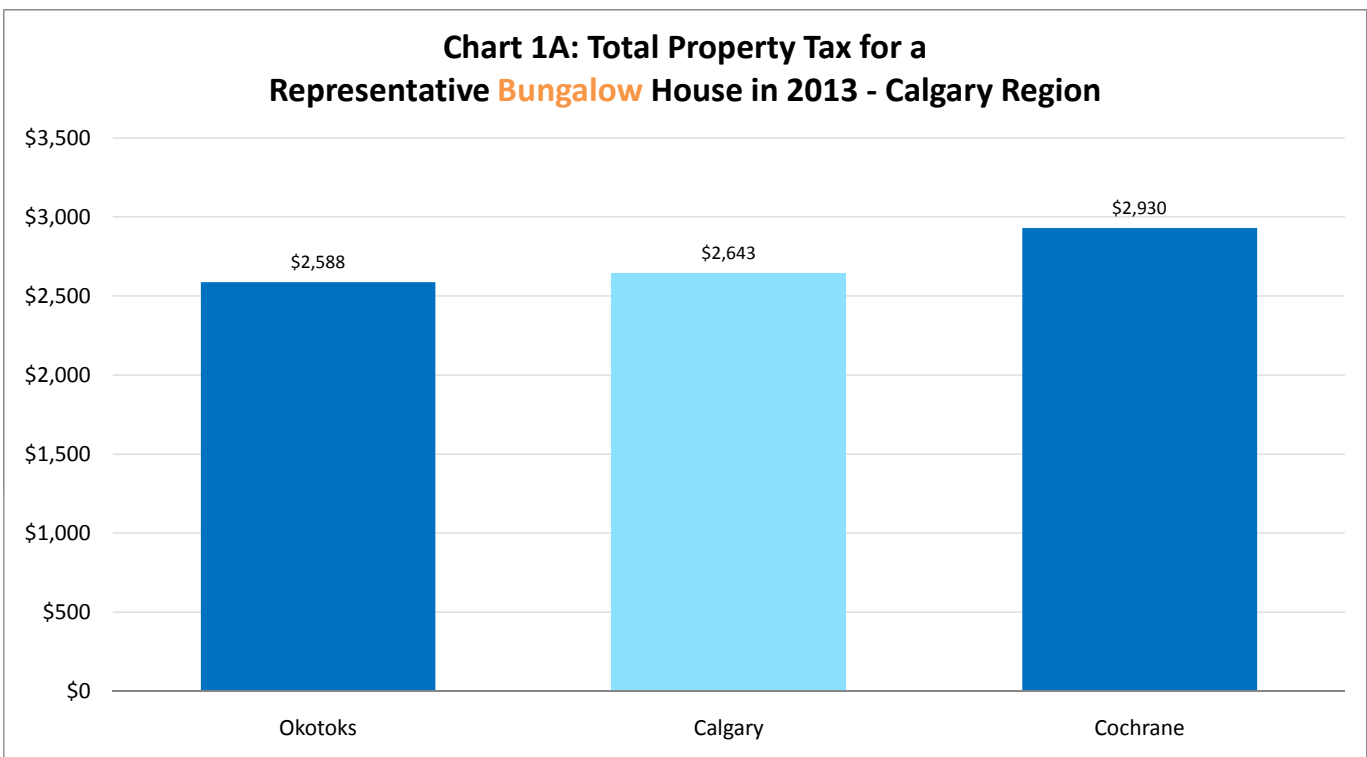
NA\* = No Data provided for Toronto, Vancouver and Winnipeg.

# 2013 Residential Property Taxes and Utility Charges Survey

**Chart 1: Net Property Tax (after Grants) for a Representative Bungalow House in 2013 - Canadian Cities**

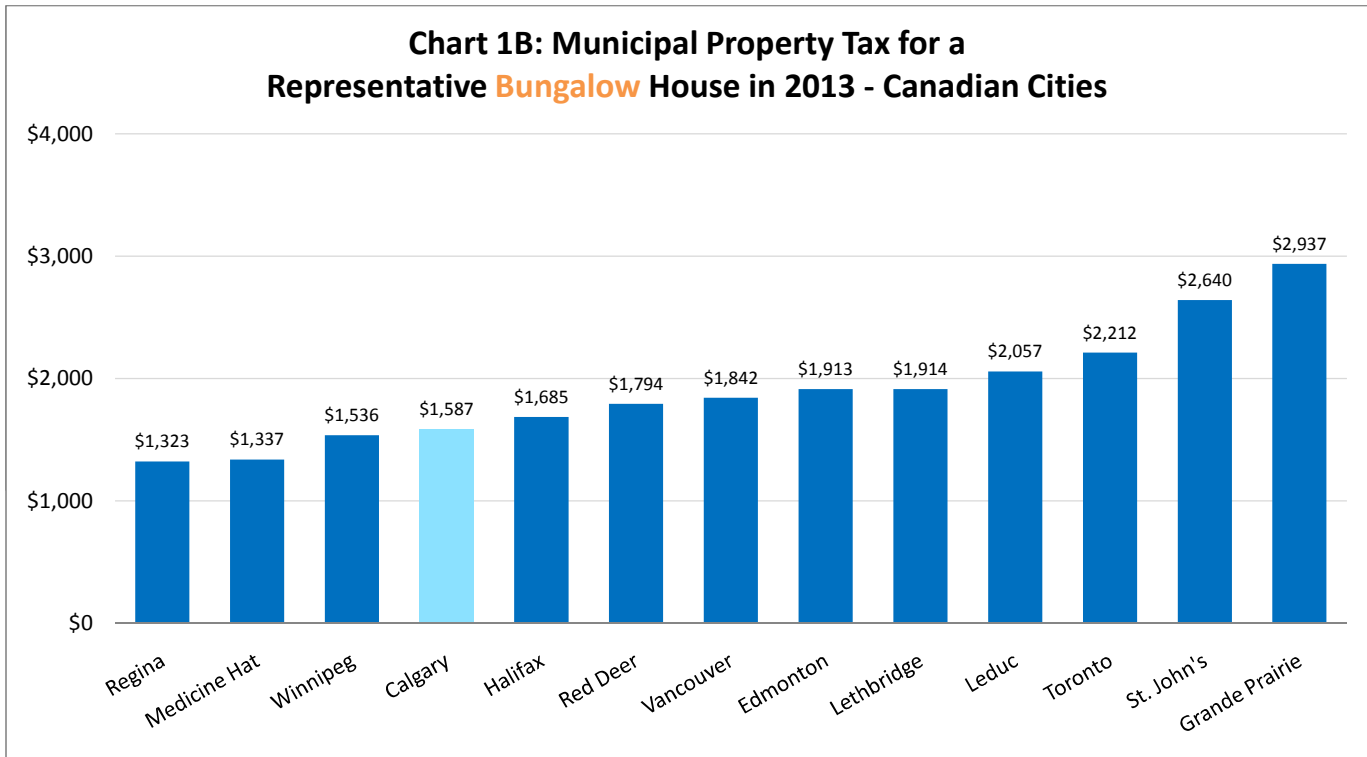


**Chart 1A: Total Property Tax for a Representative Bungalow House in 2013 - Calgary Region**

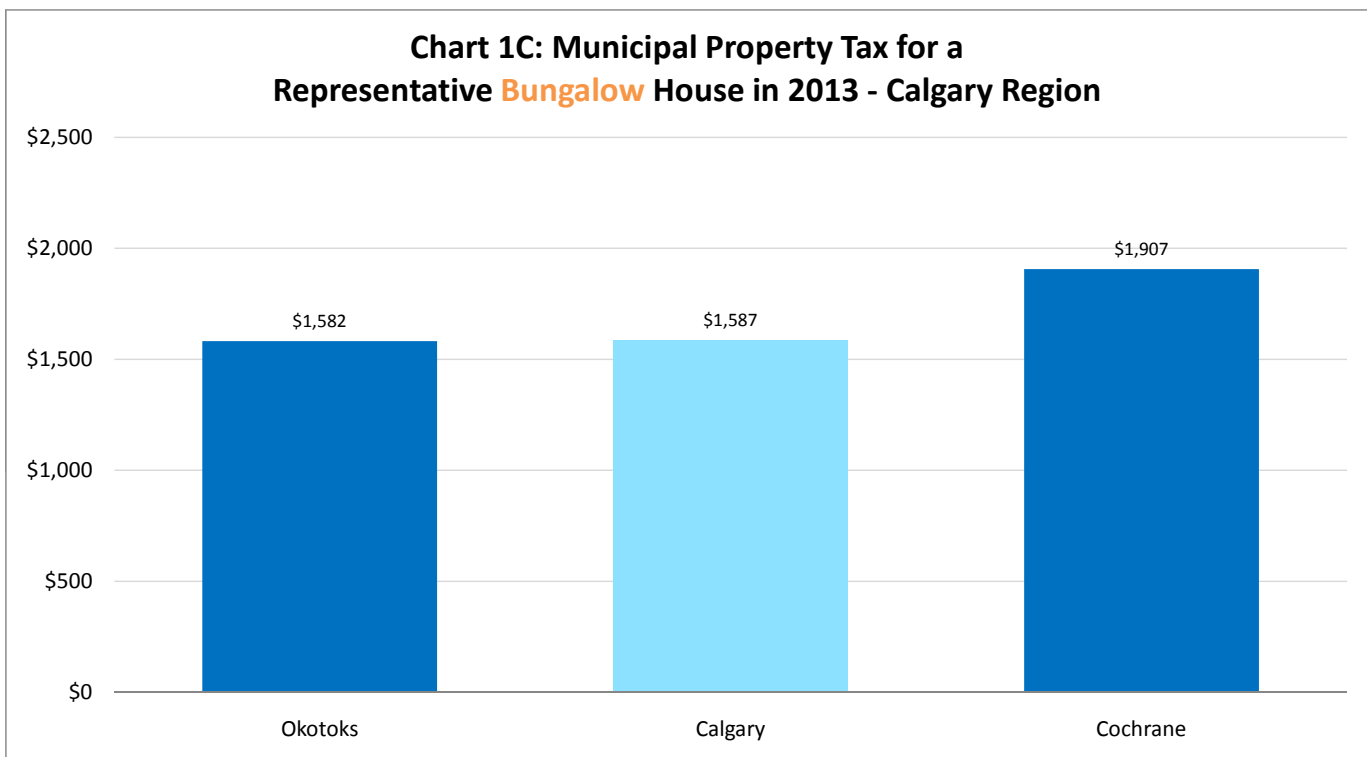


# 2013 Residential Property Taxes and Utility Charges Survey

**Chart 1B: Municipal Property Tax for a Representative Bungalow House in 2013 - Canadian Cities**

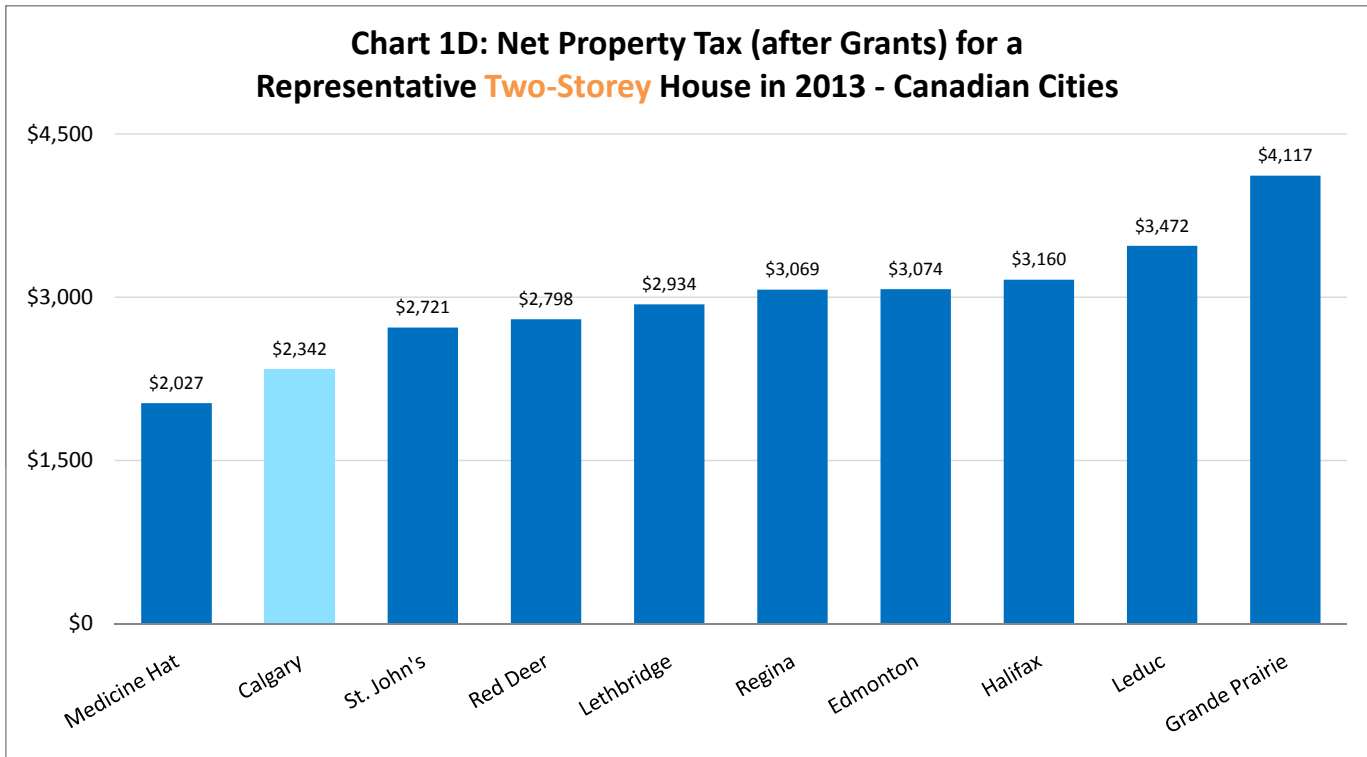


**Chart 1C: Municipal Property Tax for a Representative Bungalow House in 2013 - Calgary Region**

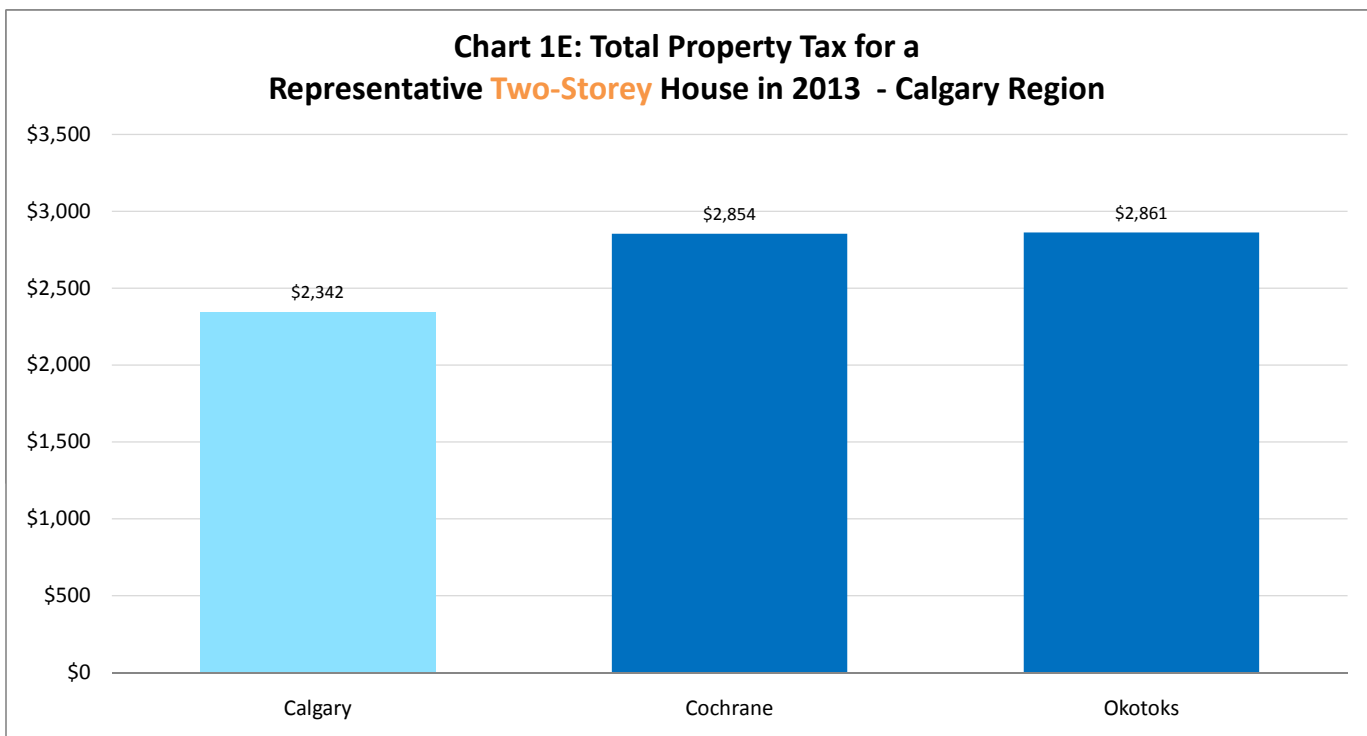


# 2013 Residential Property Taxes and Utility Charges Survey

**Chart 1D: Net Property Tax (after Grants) for a Representative Two-Storey House in 2013 - Canadian Cities**

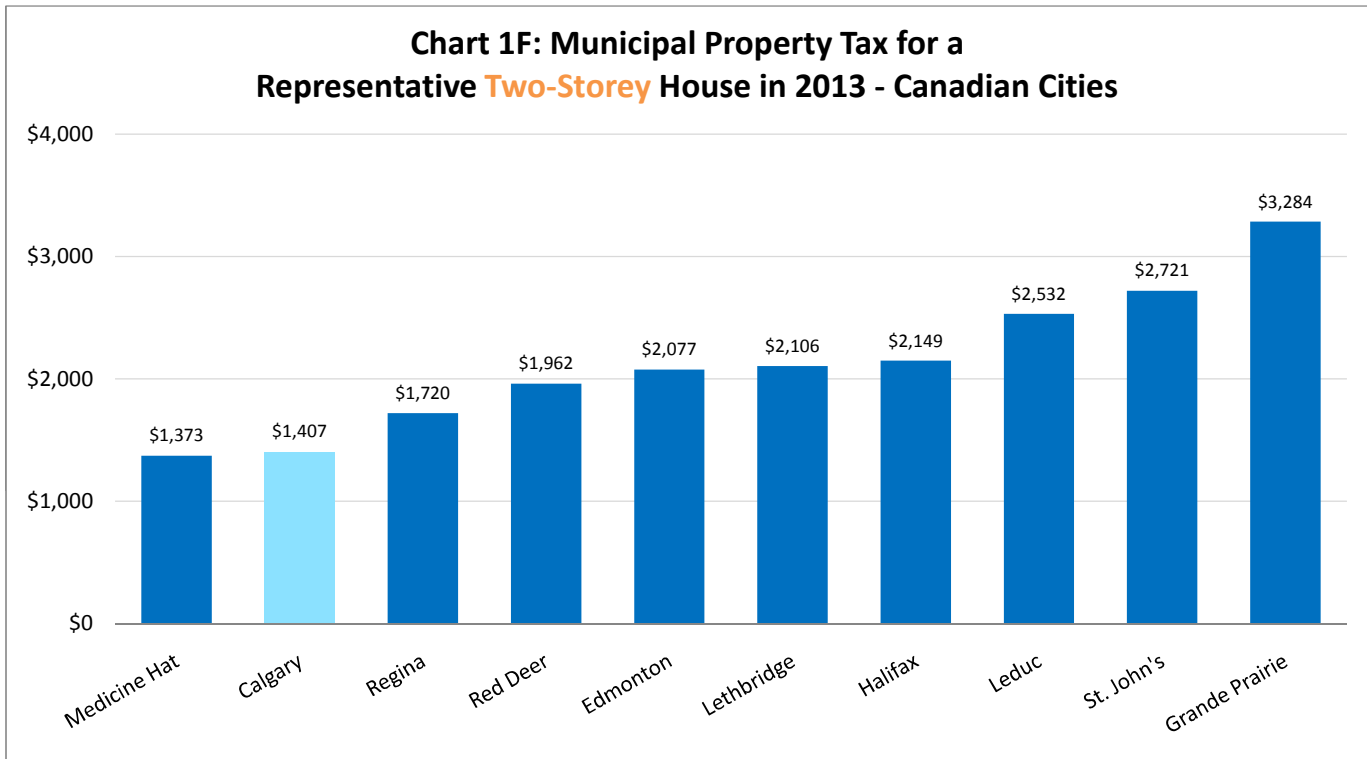


**Chart 1E: Total Property Tax for a Representative Two-Storey House in 2013 - Calgary Region**

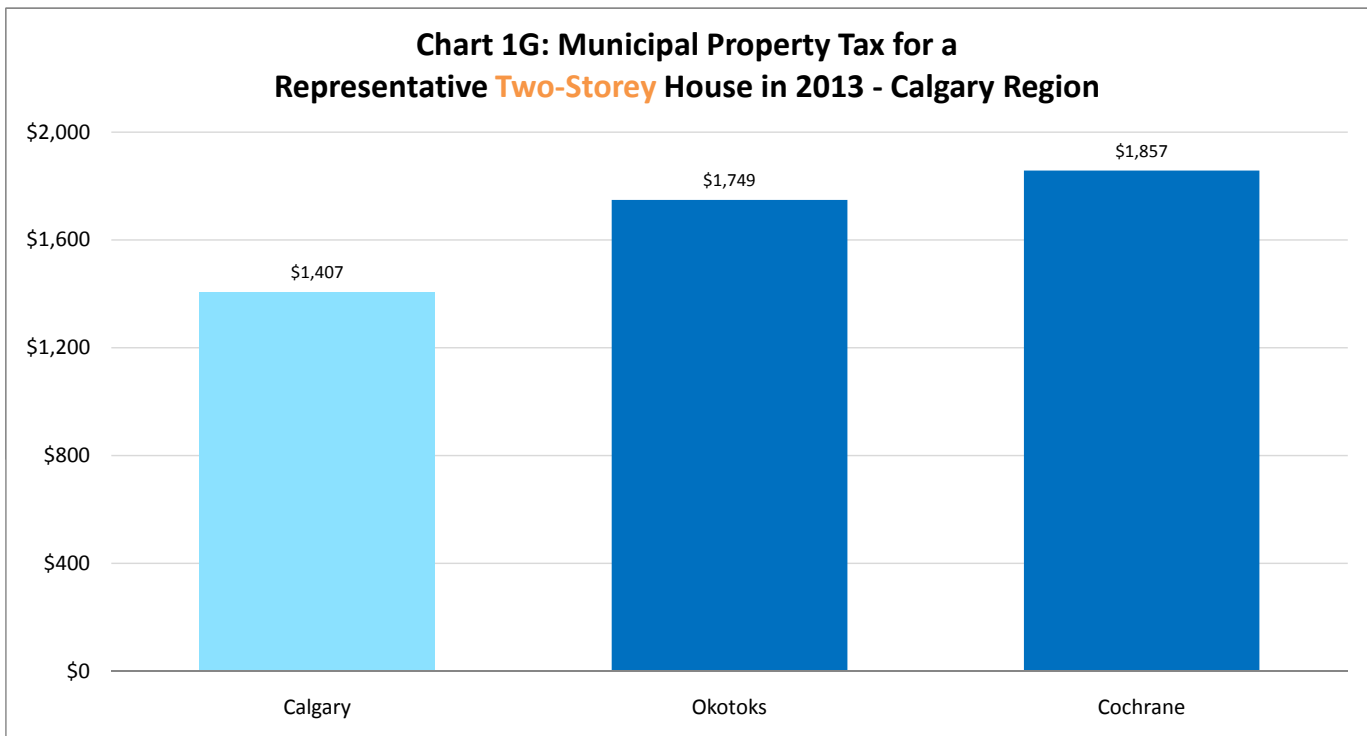


# 2013 Residential Property Taxes and Utility Charges Survey

**Chart 1F: Municipal Property Tax for a Representative Two-Storey House in 2013 - Canadian Cities**



**Chart 1G: Municipal Property Tax for a Representative Two-Storey House in 2013 - Calgary Region**





## 2013 Residential Property Taxes and Utility Charges Survey

**Table 1**  
**Comparative Property Tax Levy on a Representative Bungalow House in 2013**  
**(Selected Canadian Cities)**  
**(dollars)**

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Surrey	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grande Prairie	2,937	732	13	3,682	0	3,682	13
Leduc	2,057	752	11	2,820	0	2,820	9
Red Deer	1,794	759	6	2,559	0	2,559	4
Lethbridge	1,914	719	34	2,667	0	2,667	8
Medicine Hat	1,337	613	24	1,973	0	1,973	1
Saskatoon	N/A	N/A	N/A	N/A	0	N/A	N/A
Regina	1,323	897	140	2,361	0	2,361	2
Winnipeg	1,536	1,760	0	3,296	700	2,596	5
Halifax	1,685	661	89	2,435	0	2,435	3
St. John's	2,640	0	0	2,640	0	2,640	6
Vancouver	1,842	1,394	452	3,688	570	3,118	12
Calgary	1,587	1,056	0	2,643	0	2,643	7
Edmonton	1,913	895	23	2,831	0	2,831	10
Toronto	2,212	878	0	3,090	0	3,090	11
<b>Average</b>	<b>1,906*</b>	<b>855*</b>	<b>57 *</b>	<b>2,822*</b>	<b>635*</b>	<b>2,724*</b>	<b>-</b>

\* Average of those reporting

**Table 1A**  
**Comparative Property Tax Levy on a Representative Bungalow House in 2013**  
**(Calgary Region)**  
**(dollars)**

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Calgary	1,587	1,056	0	2,643	2
Cochrane	1,907	1,008	15	2,930	3
Okotoks	1,582	882	124	2,588	1
Airdrie	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>1,692</b>	<b>982</b>	<b>70 *</b>	<b>2,720</b>	<b>-</b>

\* Average of those reporting

## 2013 Residential Property Taxes and Utility Charges Survey

**Table 1B**  
**Comparative Property Tax Levy on a Representative Two-Storey House in 2013**  
**(Selected Canadian Cities)**  
**(dollars)**

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Surrey	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grande Prairie	3,284	819	14	4,117	0	4,117	10
Leduc	2,532	926	14	3,472	0	3,472	9
Red Deer	1,962	830	6	2,798	0	2,798	4
Lethbridge	2,106	791	37	2,934	0	2,934	5
Medicine Hat	1,373	629	25	2,027	0	2,027	1
Saskatoon	N/A	N/A	N/A	N/A	0	N/A	N/A
Regina	1,720	1,166	182	3,069	0	3,069	6
Winnipeg	N/A	N/A	N/A	N/A	700	N/A	N/A
Halifax	2,149	891	120	3,160	0	3,160	8
St. John's	2,721	0	0	2,721	0	2,721	3
Vancouver	N/A	N/A	N/A	N/A	570	N/A	N/A
Calgary	1,407	936	0	2,342	0	2,342	2
Edmonton	2,077	972	25	3,074	0	3,074	7
Toronto	N/A	N/A	N/A	N/A	0	N/A	N/A
<b>Average</b>	<b>2,133*</b>	<b>796*</b>	<b>42*</b>	<b>2,971*</b>	<b>0*</b>	<b>2,971*</b>	<b>-</b>

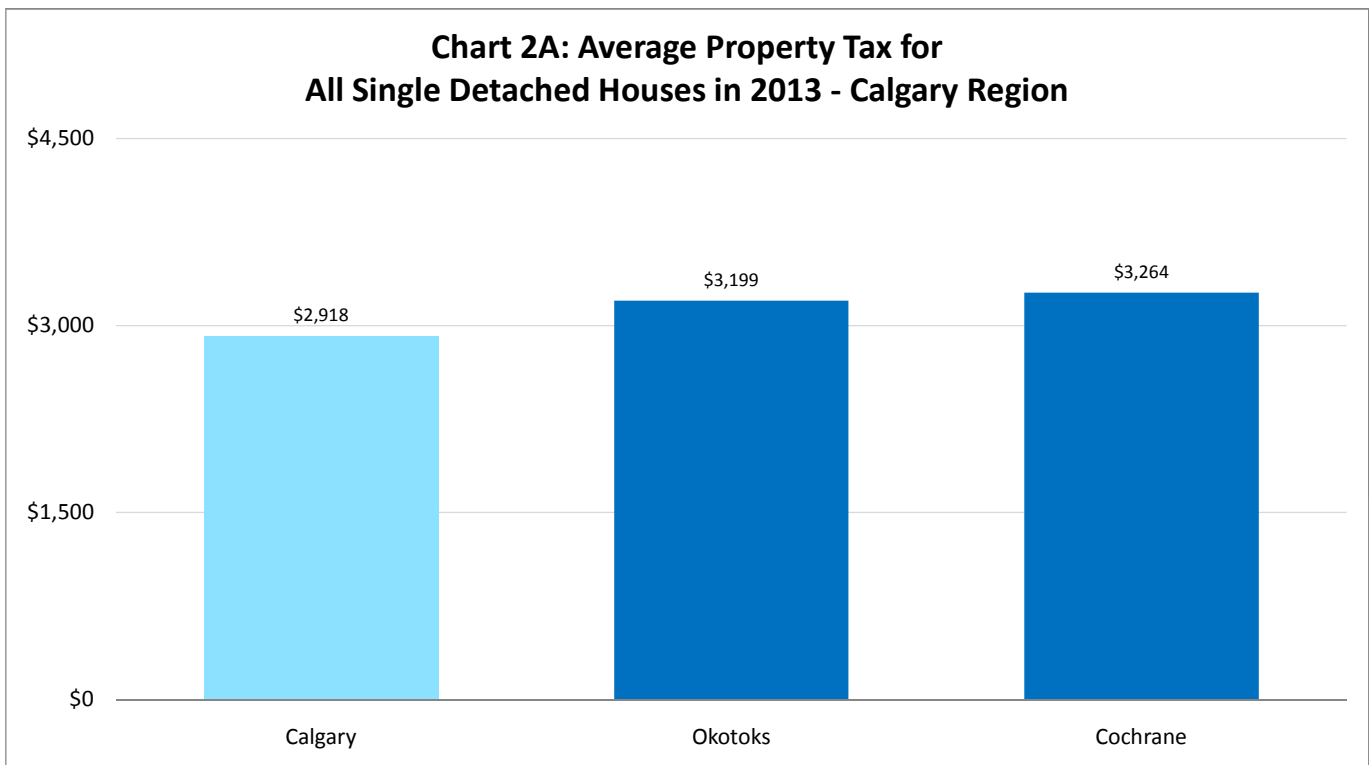
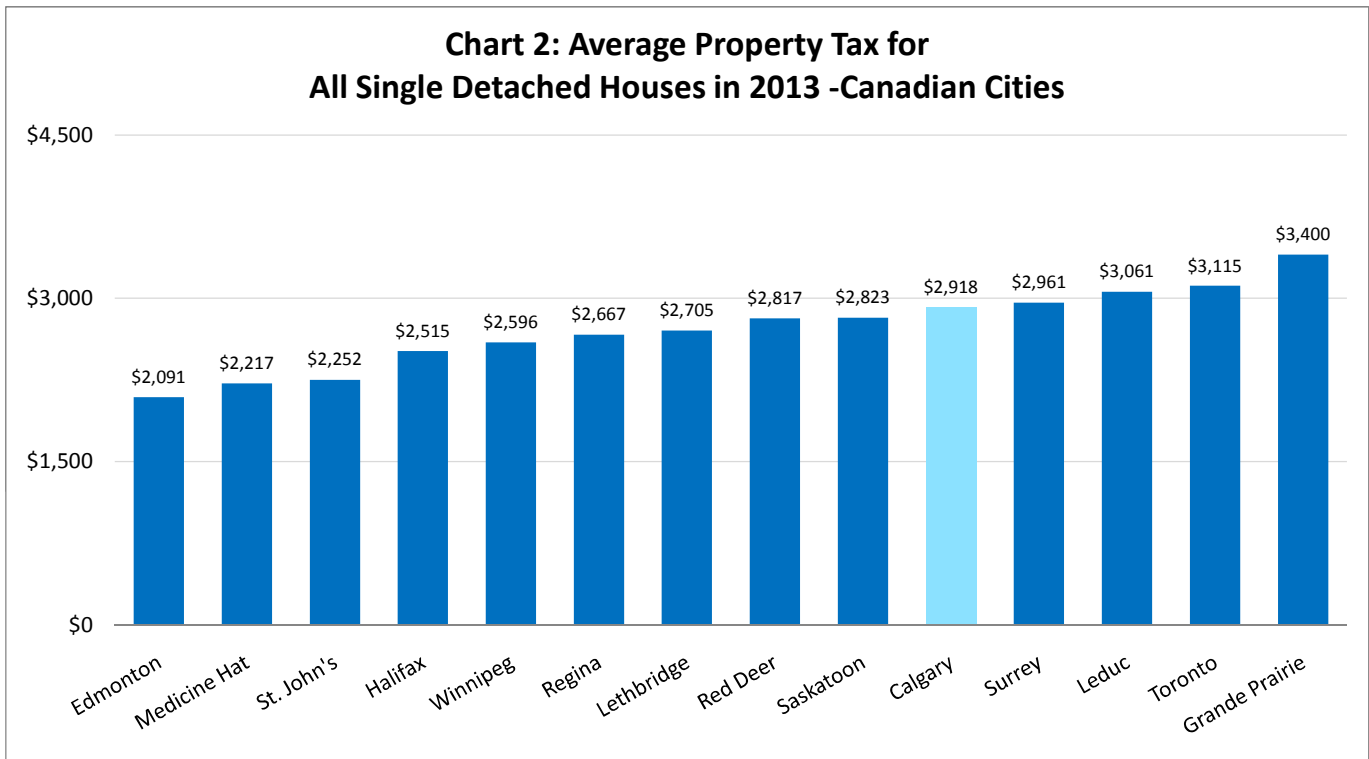
\* Average of those reporting

**Table 1C**  
**Comparative Property Tax Levy on a Representative Two-Storey House in 2013**  
**(Calgary Region)**  
**(dollars)**

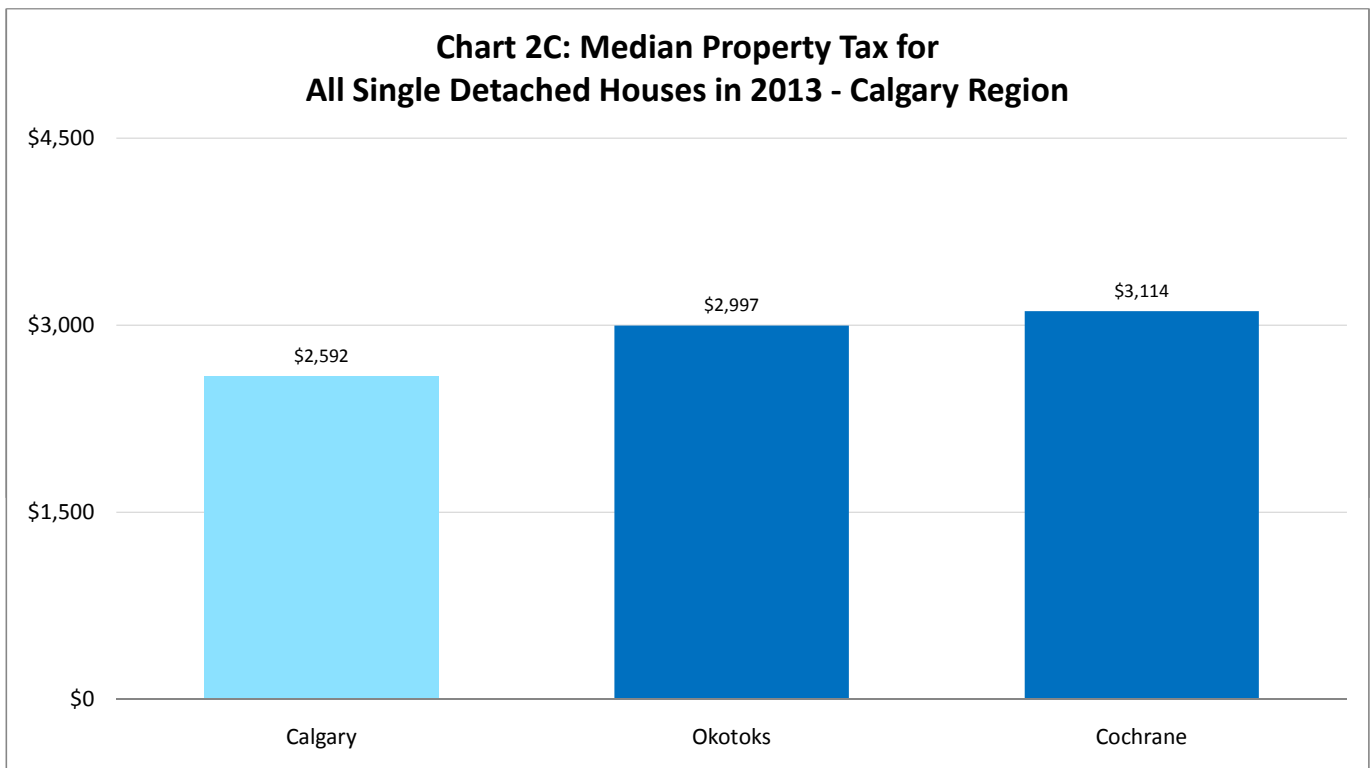
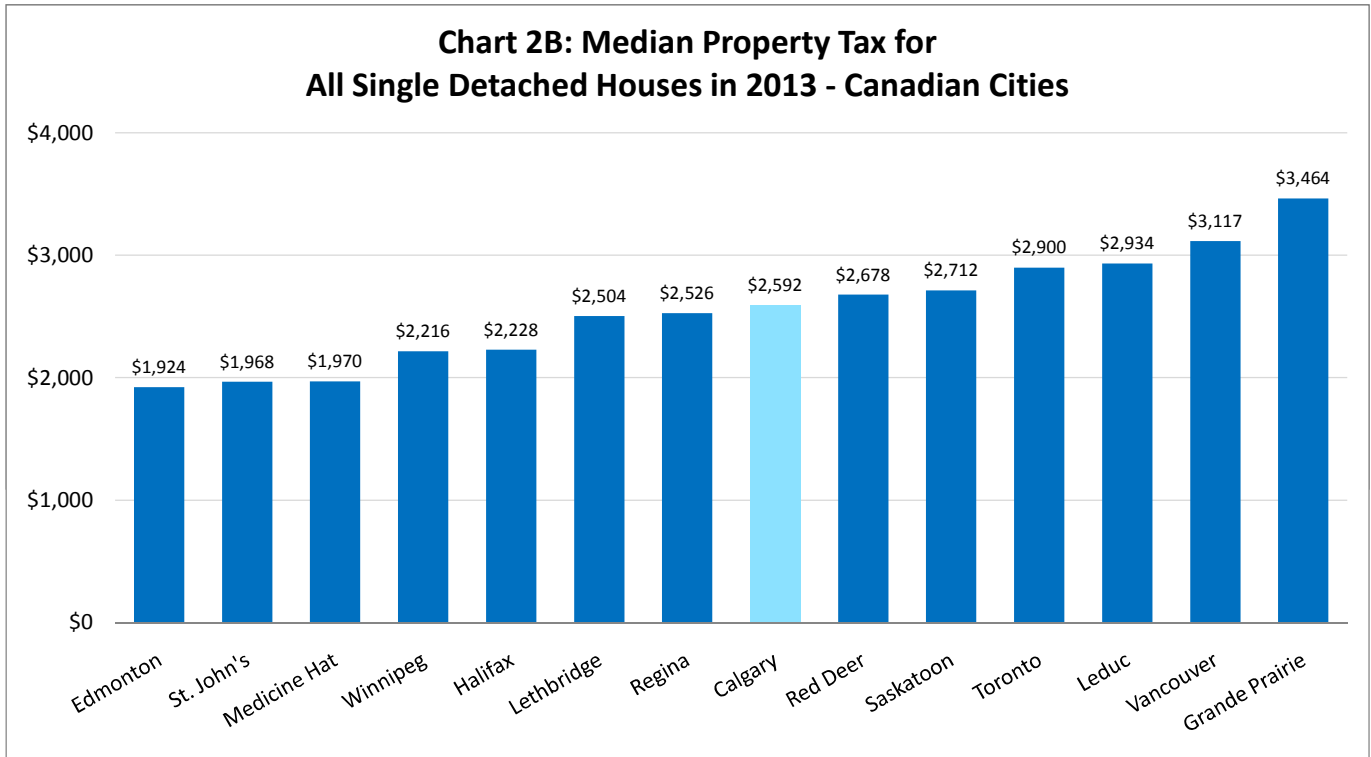
Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Calgary	1,407	936	0	2,342	1
Cochrane	1,857	982	15	2,854	2
Okotoks	1,749	975	137	2,861	3
Airdrie	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>1,671</b>	<b>964</b>	<b>76*</b>	<b>2,686</b>	<b>-</b>

\* Average of those reporting

## 2013 Residential Property Taxes and Utility Charges Survey



# 2013 Residential Property Taxes and Utility Charges Survey



## 2013 Residential Property Taxes and Utility Charges Survey

**Table 2**  
**Average Property Tax and Median Property Tax for All Single Detached Houses in 2013**  
**(Selected Canadian Cities)**  
**(dollars)**

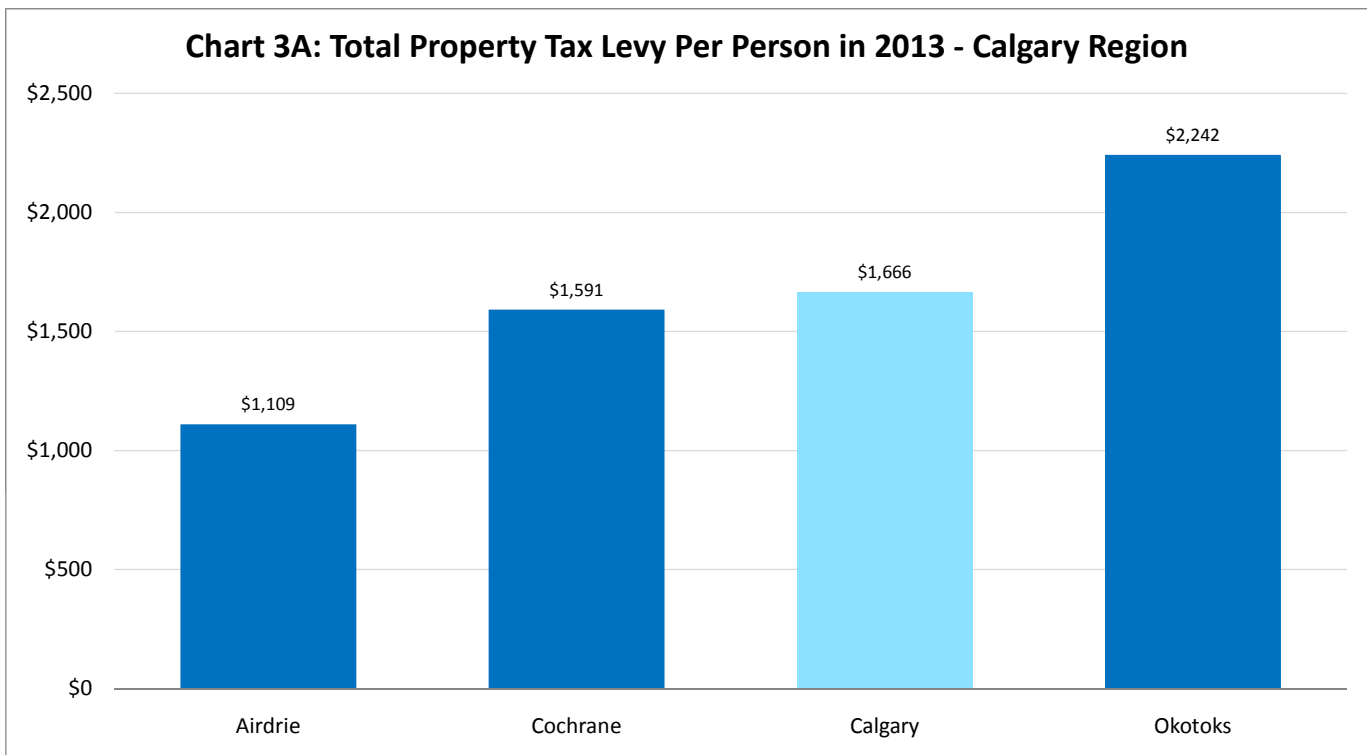
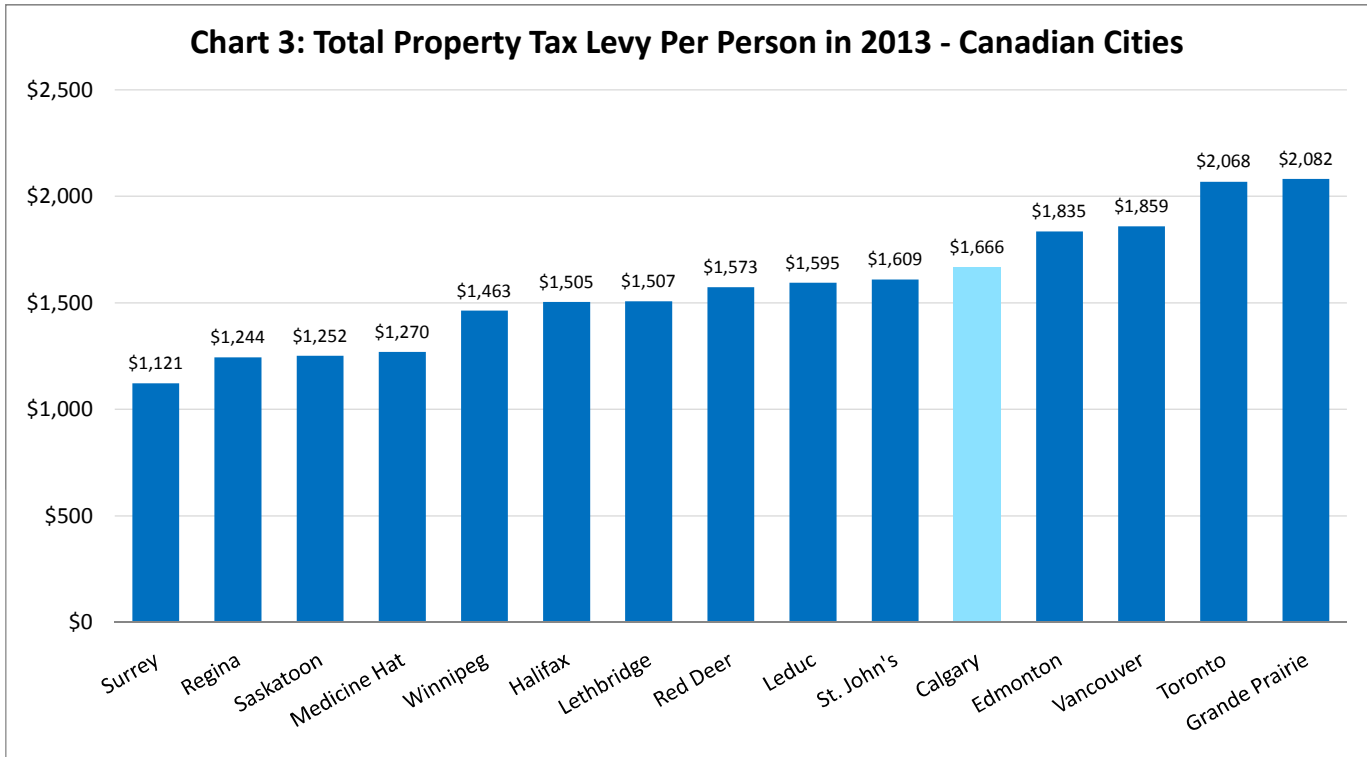
City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Surrey	2,961	11	N/A	N/A
Grande Prairie	3,400	14	3,464	14
Leduc	3,061	12	2,934	12
Red Deer	2,817	8	2,678	9
Lethbridge	2,705	7	2,504	6
Medicine Hat	2,217	2	1,970	3
Saskatoon	2,823	9	2,712	10
Regina	2,667	6	2,526	7
Winnipeg	2,596	5	2,216	4
Halifax	2,515	4	2,228	5
St. John's	2,252	3	1,968	2
Vancouver	N/A	N/A	3,117	13
Calgary	2,918	10	2,592	8
Edmonton	2,091	1	1,924	1
Toronto	3,115	13	2,900	11
<b>Average</b>	<b>2,724*</b>	<b>-</b>	<b>2,552*</b>	<b>-</b>

\* Average of those reporting

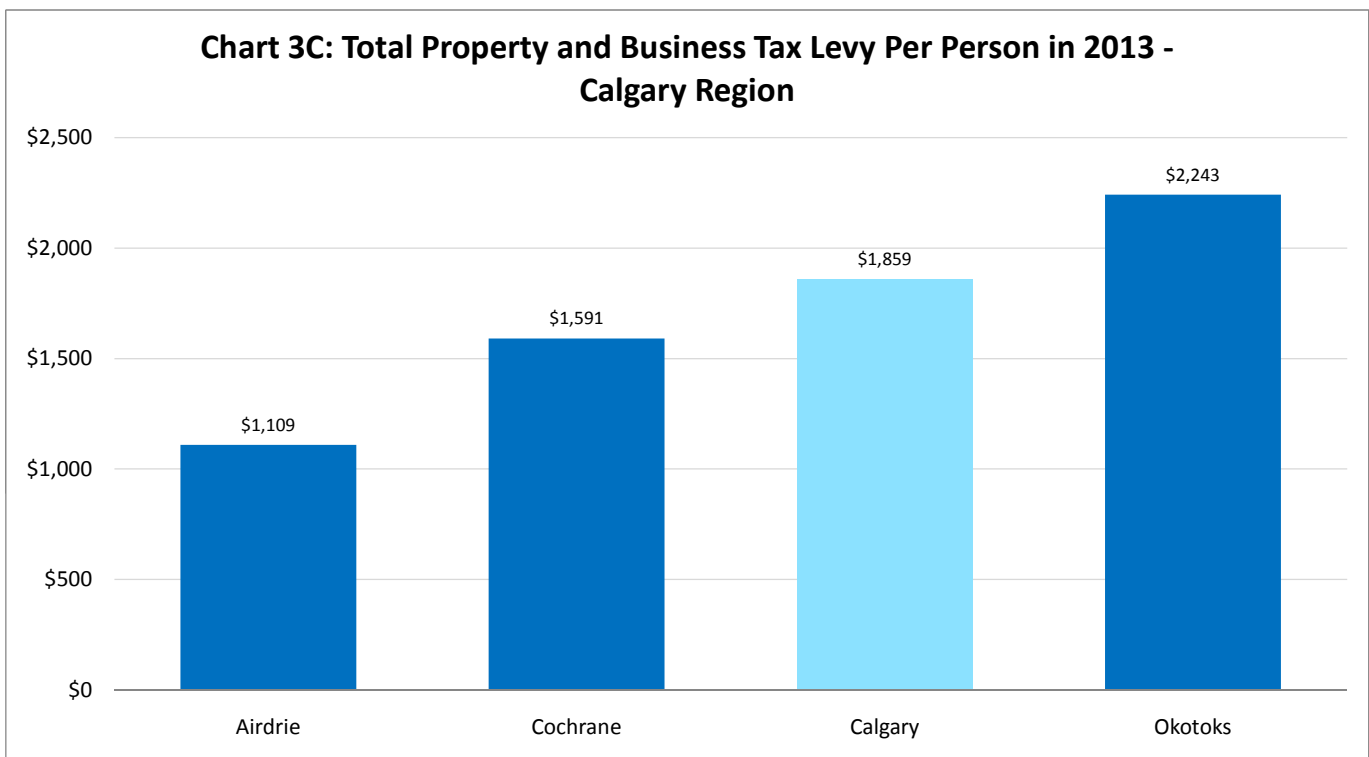
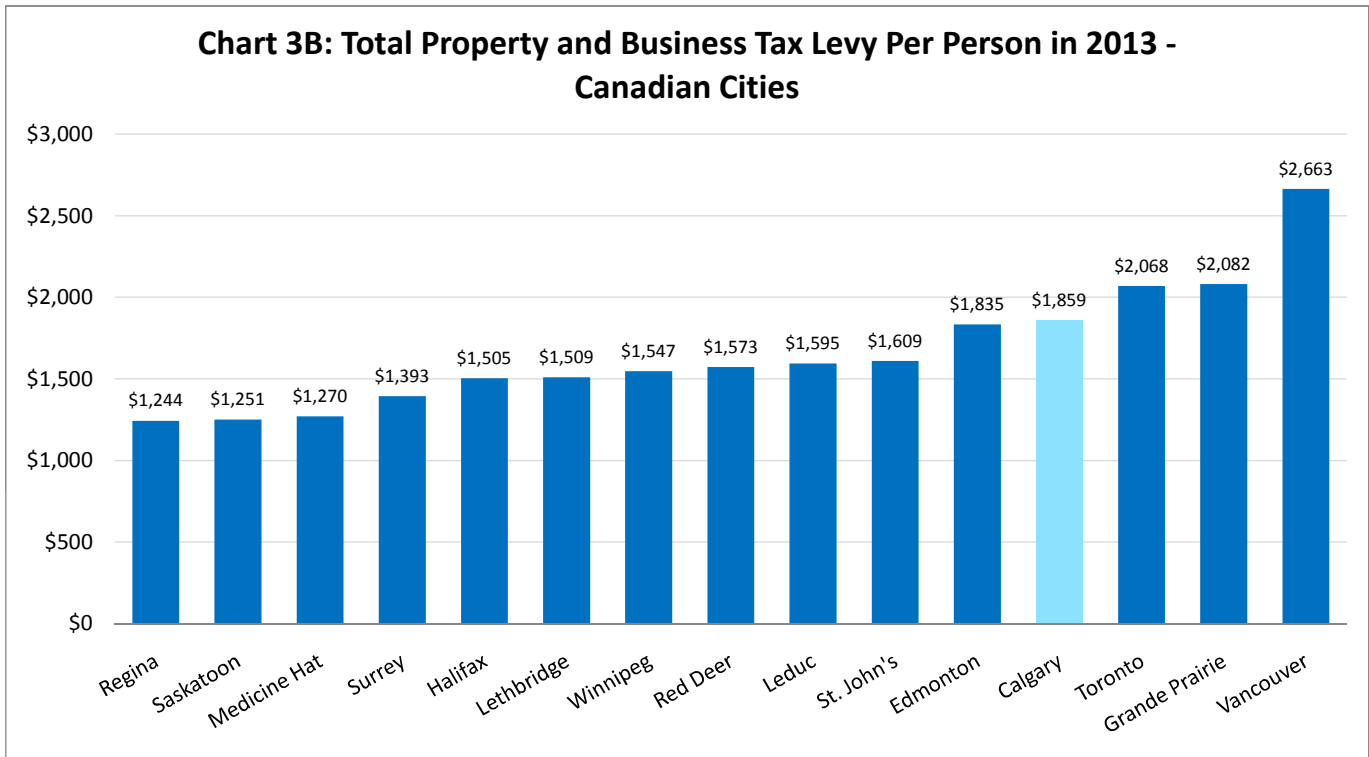
**Table 2A**  
**Average Property Tax and Median Property Tax for All Single Detached Houses in 2013**  
**(Calgary Region)**  
**(dollars)**

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Calgary	2,918	1	2,592	1
Cochrane	3,264	3	3,114	3
Okotoks	3,199	2	2,997	2
Airdrie	N/A	N/A	N/A	N/A
<b>Average</b>	<b>3,232</b>	<b>-</b>	<b>2,901</b>	<b>-</b>

# 2013 Residential Property Taxes and Utility Charges Survey

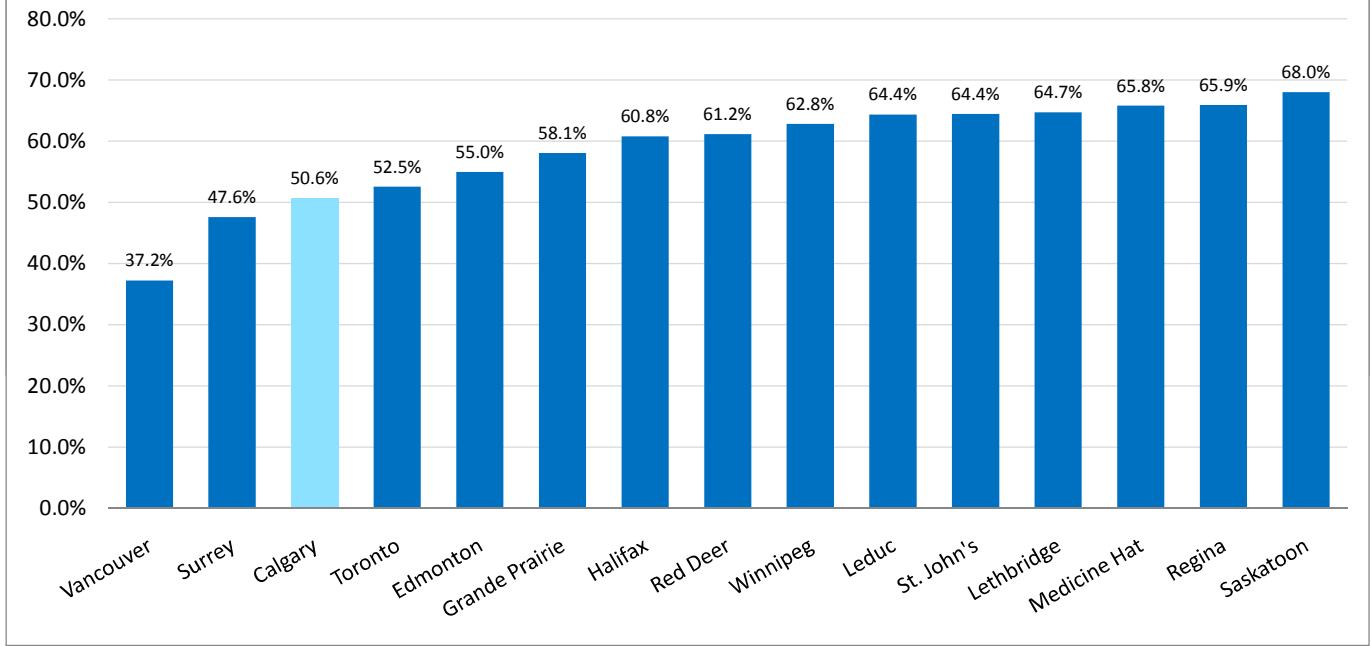


## 2013 Residential Property Taxes and Utility Charges Survey

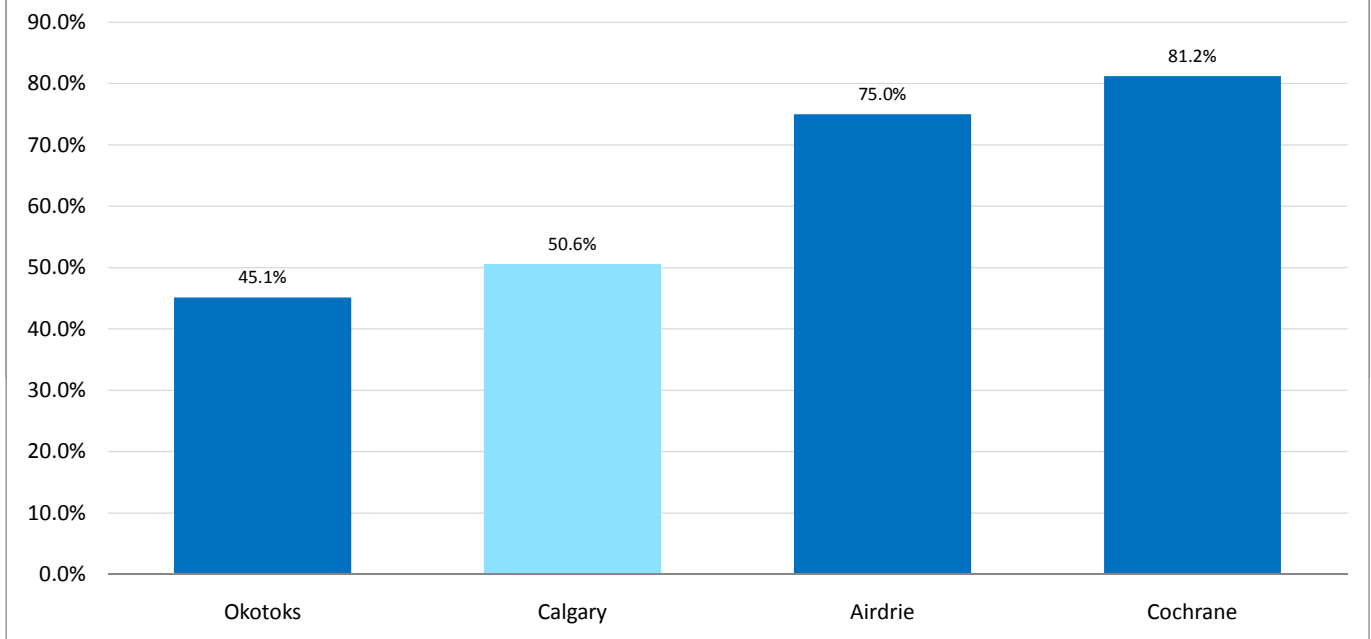


# 2013 Residential Property Taxes and Utility Charges Survey

**Chart 3D: Residential Property Tax as Percent of Total Tax Levy in 2013 - Canadian Cities**



**Chart 3E: Residential Property Tax as Percent of Total Tax Levy in 2013 - Calgary Region**





## 2013 Residential Property Taxes and Utility Charges Survey

**Table 3**  
**Total Property and Business Tax Levy Per Person in 2013**  
**(Selected Canadian Cities)**

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>		<i>(dollars)</i>	
Surrey	501,100	561,900	136,377	698,277	1,121	1	1,393	4
Grande Prairie	55,032	114,574	0	114,574	2,082	15	2,082	14
Leduc	27,240	43,434	0	43,434	1,595	9	1,595	9
Red Deer	97,109	152,771	0	152,771	1,573	8	1,573	8
Lethbridge	90,417	136,250	210	136,460	1,507	7	1,509	6
Medicine Hat	61,180	77,680	0	77,680	1,270	4	1,270	3
Saskatoon	248,700	311,300	0	311,300	1,252	3	1,252	2
Regina	228,000	283,556	0	283,556	1,251	2	1,251	1
Winnipeg	699,350	1,023,316	58,427	1,081,744	1,463	5	1,547	7
Halifax	408,700	614,927	0	614,927	1,505	6	1,505	5
St. John's	107,000	172,162	0	172,162	1,609	10	1,609	10
Vancouver	666,517	1,239,076	536,083	1,775,159	1,859	13	2,663	15
Calgary	1,156,700	1,927,435	222,585	2,150,020	1,666	11	1,859	12
Edmonton	825,000	1,513,496	0	1,513,496	1,835	12	1,835	11
Toronto	2,771,770	5,733,020	0	5,733,020	2,068	14	2,068	13
<b>Average</b>	<b>529,588</b>	<b>926,993</b>	<b>158,947*</b>	<b>990,572</b>	<b>1,577</b>	<b>-</b>	<b>1,667</b>	<b>-</b>

\* Average of those reporting

**Table 3A**  
**Total Property and Business Tax Levy Per Person in 2013**  
**(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>		<i>(dollars)</i>	
Calgary	1,156,700	1,927,435	222,585	2,150,020	1,666	3	1,859	3
Cochrane	17,580	27,970	0	27,970	1,591	2	1,591	2
Okotoks	26,319	59,013	11	59,024	2,242	4	2,243	4
Airdrie	49,560	54,981	0	54,981	1,109	1	1,109	1
<b>Average</b>	<b>312,540</b>	<b>517,350</b>	<b>111,298*</b>	<b>572,999</b>	<b>1,833</b>	<b>-</b>	<b>1,897</b>	<b>-</b>

\* Average of those reporting

## 2013 Residential Property Taxes and Utility Charges Survey

**Table 3B**  
**Total Property and Business Tax Levy in 2013**  
**(Selected Canadian Cities)**  
**(Thousands of dollars)**

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Surrey	332,538	229,362	561,900	136,377	698,277	47.6	2
Grande Prairie	66,533	48,042	114,574	0	114,574	58.1	6
Leduc	27,953	15,481	43,434	0	43,434	64.4	11
Red Deer	93,456	59,315	152,771	0	152,771	61.2	9
Lethbridge	88,287	47,963	136,250	210	136,460	64.7	13
Medicine Hat	51,233	26,447	77,680	0	77,680	66.0	14
Saskatoon	211,634	99,665	311,299	0	311,299	68.0	15
Regina	187,078	96,478	311,300	0	311,300	60.1	7
Winnipeg	680,499	342,817	1,023,316	58,427	1,081,744	62.9	10
Halifax	375,840	239,087	614,927	0	614,927	61.1	8
St. John's	110,942	61,220	172,162	0	172,162	64.4	12
Vancouver	660,750	578,326	1,239,076	536,083	1,775,159	37.2	1
Calgary	1,088,630	838,805	1,927,435	222,585	2,150,020	50.6	3
Edmonton	832,426	681,070	1,513,496	0	1,513,496	55.0	5
Toronto	3,012,039	2,720,981	5,733,020	0	5,733,020	52.5	4
<b>Average</b>	<b>521,323</b>	<b>405,671*</b>	<b>928,843*</b>	<b>190,737*</b>	<b>992,422 *</b>	<b>58.3*</b>	<b>-</b>

\* Average of those reporting

**Table 3C**  
**Total Property and Business Tax Levy in 2013**  
**(Calgary Region)**  
**(Thousands of dollars)**

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Calgary	1,088,630	838,805	1,927,435	222,585	2,150,020	50.6	2
Cochrane	22,718	5,252	27,970	0	27,970	81.2	4
Okotoks	26,634	32,380	59,013	11	59,024	45.1	1
Airdrie	41,238	13,742	54,981	0	54,981	75.0	3
<b>Average</b>	<b>294,805</b>	<b>222,545</b>	<b>517,350</b>	<b>111,298*</b>	<b>572,999</b>	<b>63.0</b>	<b>-</b>

\* Average of those reporting

## 2013 Residential Property Taxes and Utility Charges Survey

**Table 3D**  
**Total Property Tax Levy By Purposes in 2013**  
**(Selected Canadian Cities)**  
**(Thousands of dollars)**

City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Surrey	172,089	128,227	32,223	332,538	76,846	140,172	12,345	229,362
Grande Prairie	53,506	13,026	0	66,533	39,030	9,012	0	48,042
Leduc	19,907	8,046	0	27,953	11,354	3,962	165	15,481
Red Deer	66,904	26,464	87	93,456	46,008	13,277	30	59,315
Lethbridge	63,892	23,270	1,099	88,261	39,086	8,620	283	47,989
Medicine Hat	34,908	15,712	612	51,233	21,069	5,214	163	26,447
Saskatoon	123,669	87,965	0	211,634	51,474	48,191	0	99,665
Regina	104,910	71,061	11,108	187,078	52,223	38,719	5,536	96,478
Winnipeg	338,939	341,560	0	680,499	135,265	208,541	0	343,806
Halifax	257,575	118,265	0	375,840	212,530	29,104	0	241,634
St. John's	110,942	0	0	110,942	61,220	0	0	61,220
Vancouver	330,177	249,642	80,932	660,750	285,839	228,139	64,348	578,326
Calgary	654,421	434,209	0	1,088,630	645,089	193,716	0	838,805
Edmonton	566,310	259,524	6,592	832,426	544,432	135,430	1,207	681,070
Toronto	2,252,074	759,965	0	3,012,039	1,481,574	1,239,407	0	2,720,981
<b>Average</b>	<b>343,348 *</b>	<b>169,129 *</b>	<b>18,950 *</b>	<b>521,321 *</b>	<b>246,869 *</b>	<b>153,434 *</b>	<b>10,510 *</b>	<b>405,908 *</b>

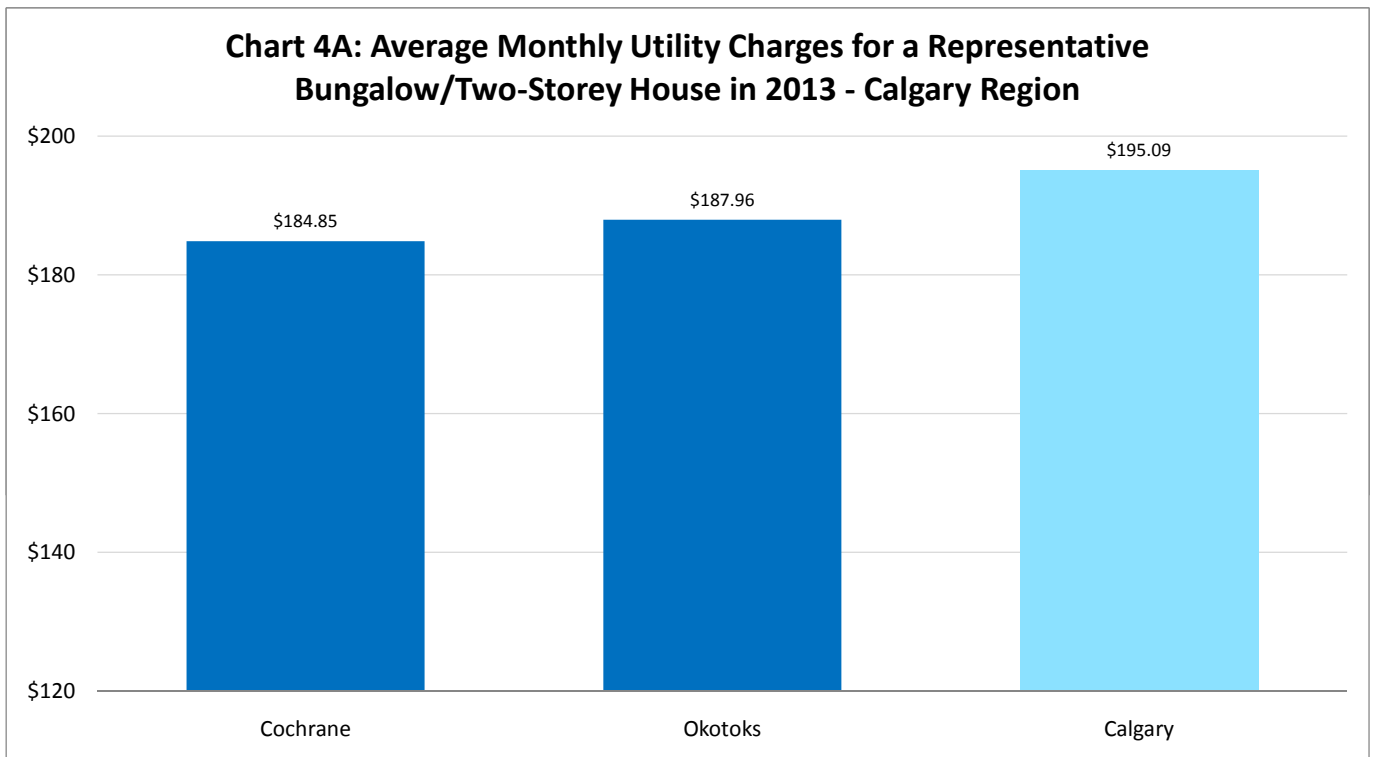
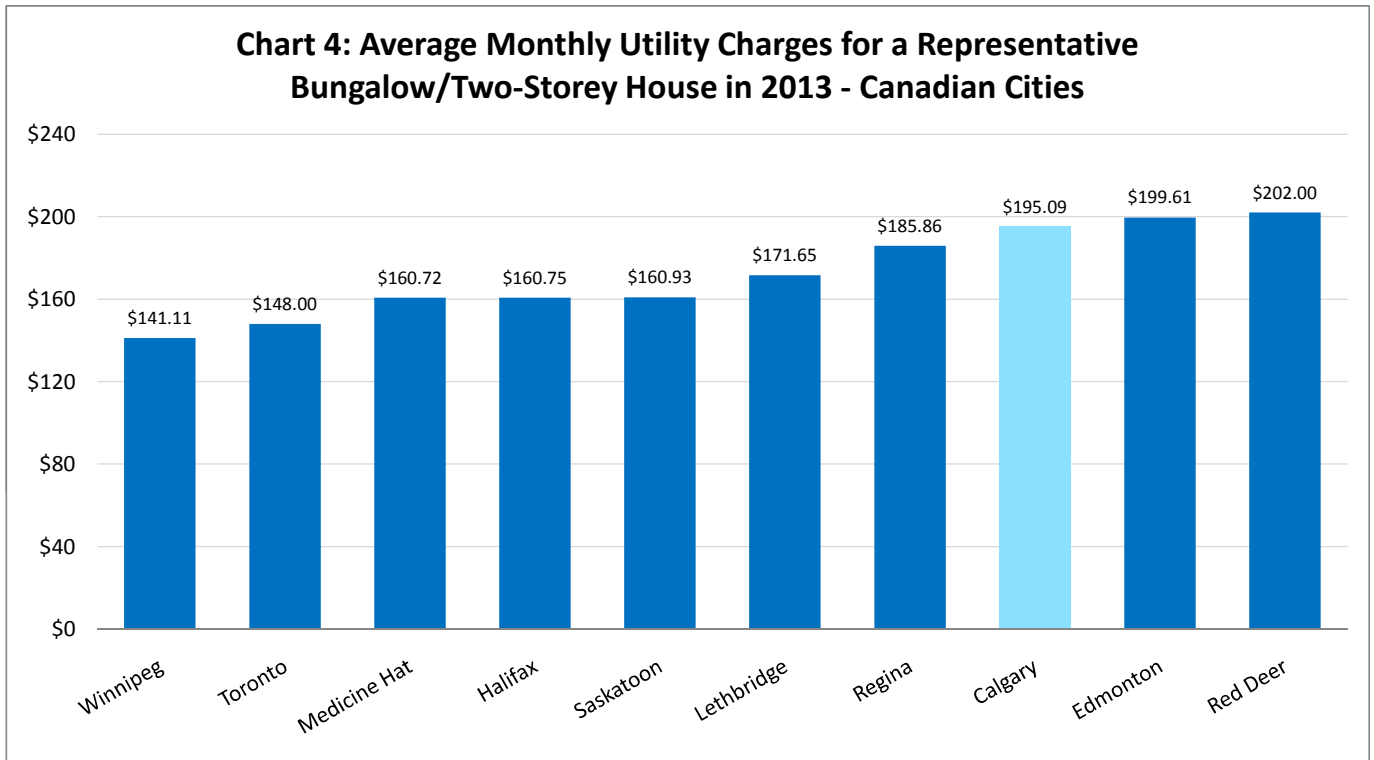
\* Average of those reporting

**Table 3E**  
**Total Property Tax Levy By Purposes in 2013**  
**(Calgary Region)**  
**(Thousands of dollars)**

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Calgary	654,421	434,209	0	1,088,630	645,089	193,716	0	838,805
Cochrane	14,765	7,953	0	22,718	3,317	1,935	0	5,252
Okotoks	16,287	9,073	1,274	26,634	19,956	12,424	0	32,380
Airdrie	26,102	15,136	0	41,238	9,486	4,256	0	13,742
<b>Average</b>	<b>177,894</b>	<b>116,593</b>	<b>1,274 *</b>	<b>294,805</b>	<b>169,462</b>	<b>53,083</b>	<b>0</b>	<b>222,545</b>

\* Average of those reporting

# 2013 Residential Property Taxes and Utility Charges Survey



## 2013 Residential Property Taxes and Utility Charges Survey

**Table 4**  
**Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2013**  
**(Selected Canadian Cities)**  
**(dollars)**

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Surrey	N/A	15.63	14.15	23.42	15.67	1.67	N/A	N/A
Grande Prairie	N/A	26.00	32.00	18.00	0.00	28.00	N/A	N/A
Leduc	N/A	36.76	28.40	21.50	5.00	0.00	N/A	N/A
Red Deer	102.00	39.00	43.00	12.00	0.00	6.00	202.00	10
Lethbridge	92.00	31.30	25.05	13.60	0.00	9.70	171.65	6
Medicine Hat†	74.73	35.67	31.02	15.80	0.00	3.50	160.72	3
Saskatoon	95.60	25.49	17.78	0.00	4.40	17.66	160.93	5
Regina	81.53	46.53	37.50	0.00	12.30	8.00	185.86	7
Winnipeg	50.19	33.91	41.38	0.00	0.00	15.63	141.11	1
Halifax	100.52	21.68	37.31	0.00	1.24	0.00	160.75	4
St. John's	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vancouver	N/A	17.00	11.00	18.00	0.00	3.00	N/A	N/A
Calgary	98.04	45.05	31.13	12.10	8.77	0.00	195.09	8
Edmonton	92.96	40.94	21.97	35.36	8.38	0.00	199.61	9
Toronto	93.00	51.00	0.00	4.00	0.00	0.00	148.00	2
<b>Average</b>	<b>88.06*</b>	<b>33.28*</b>	<b>28.59*</b>	<b>17.38*</b>	<b>7.97*</b>	<b>10.62*</b>	<b>172.57*</b>	<b>-</b>

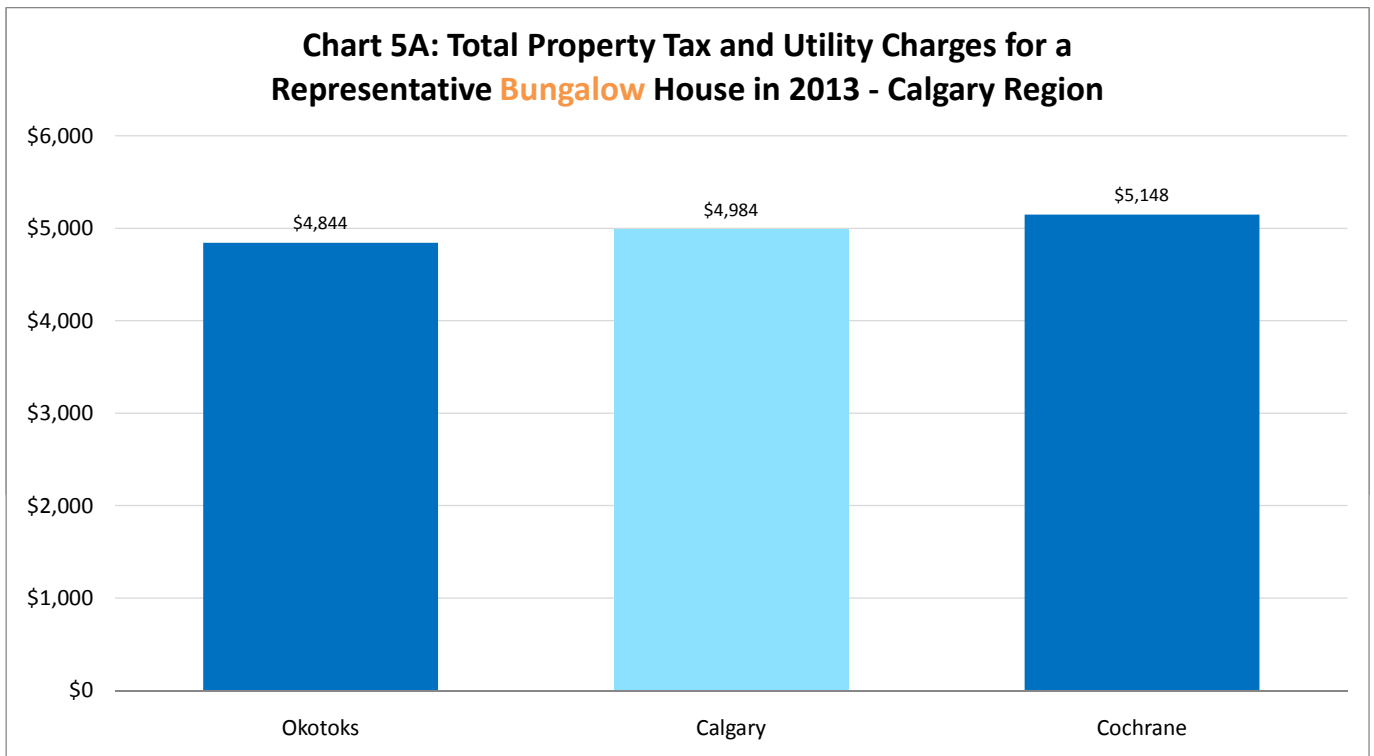
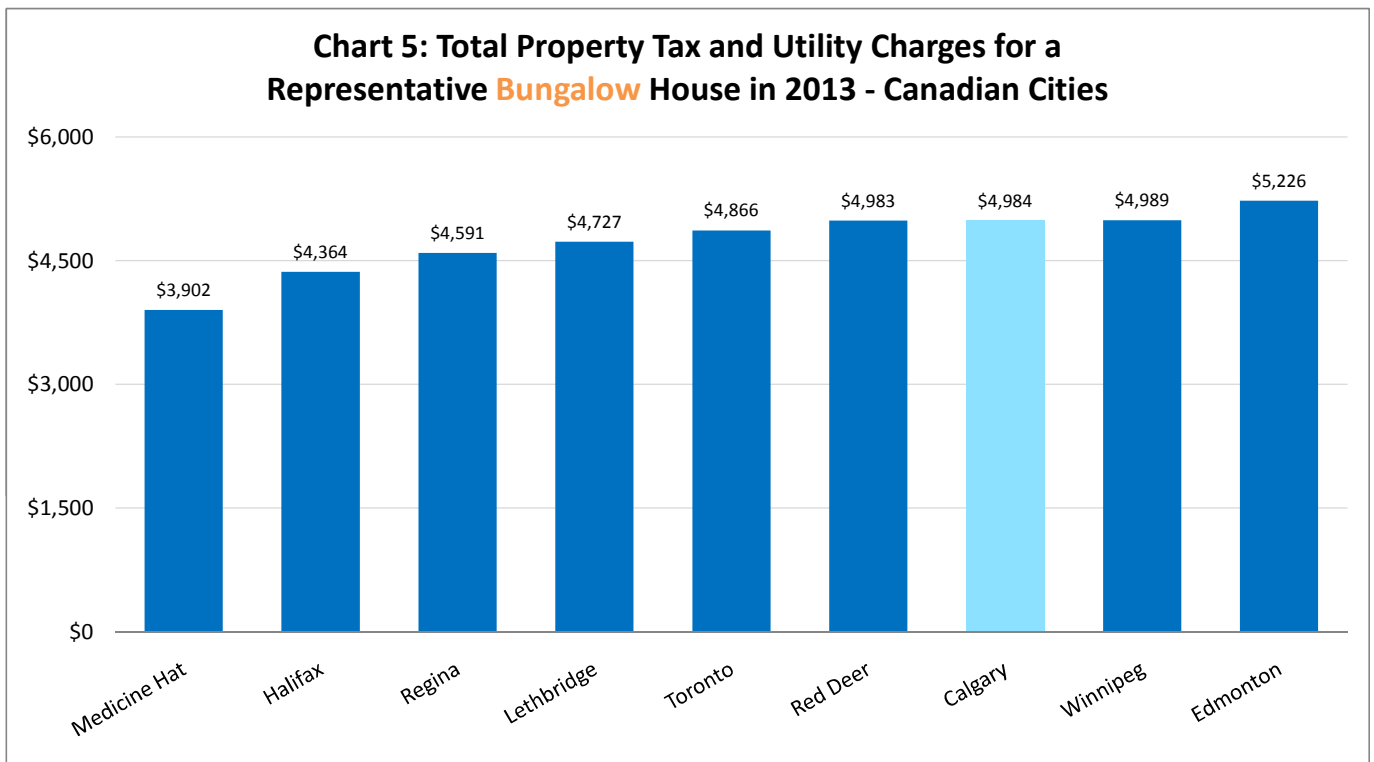
† Medicine Hat is the only Canadian Municipality with its own Natural Gas utility. To facilitate “apples to apples” comparison across all Canadian Cities natural gas numbers were removed from Medicine Hat’s Utility numbers.

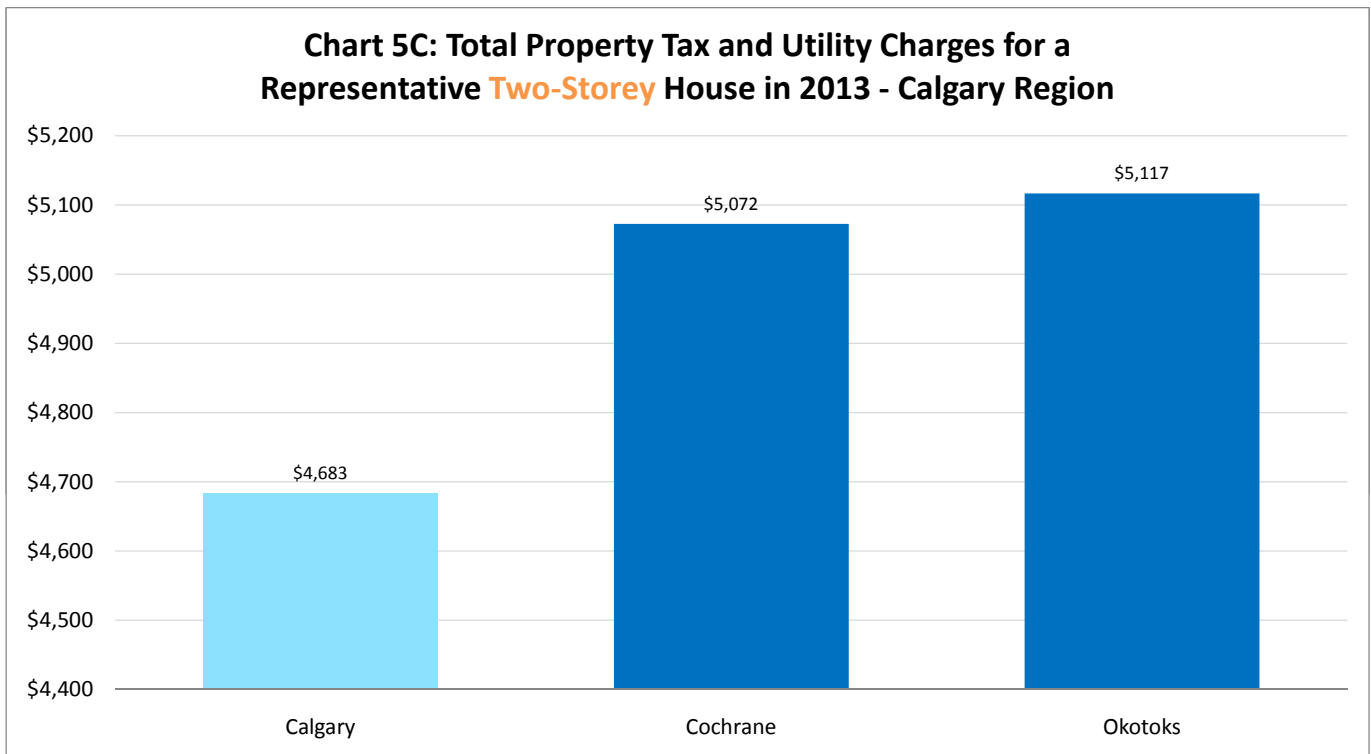
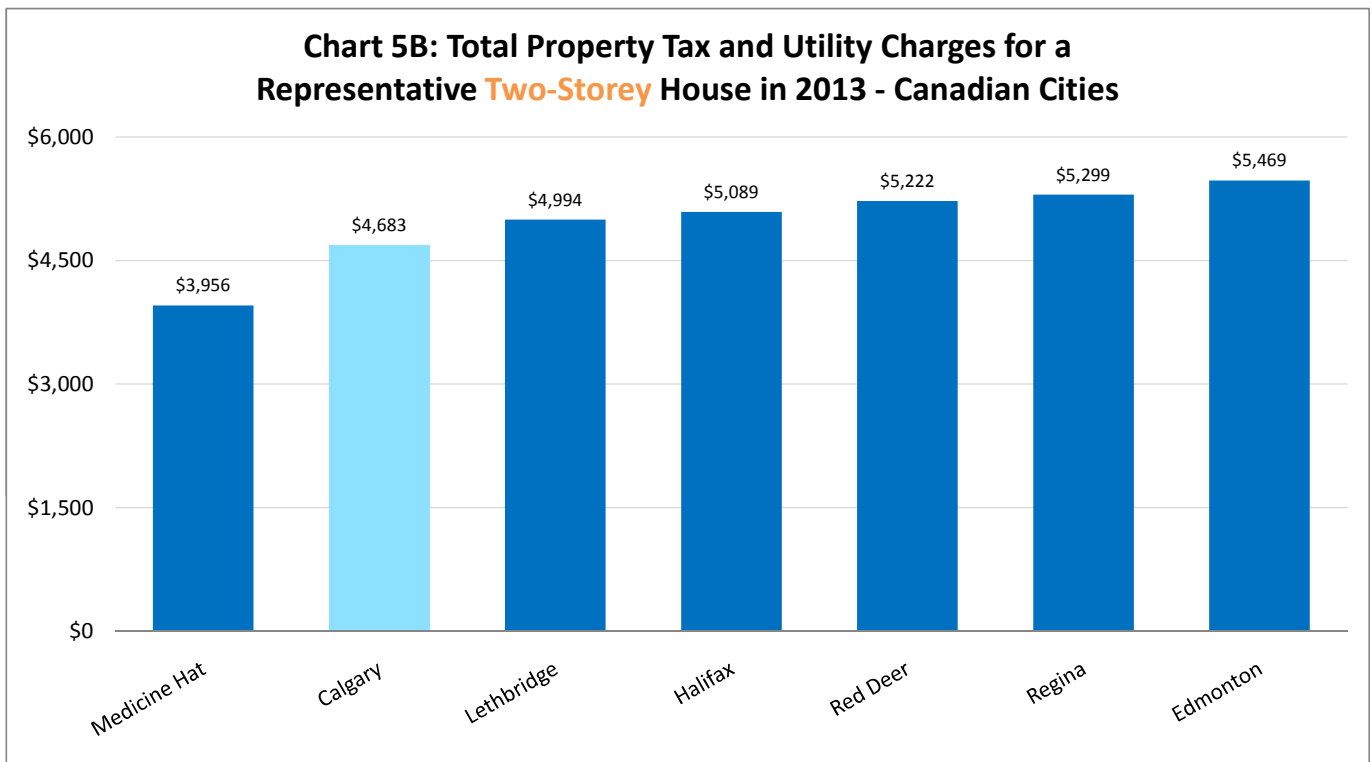
\* Average of those reporting

**Table 4A**  
**Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2013**  
**(Calgary Region)**  
**(dollars)**

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Total	Rank
Calgary	98.04	45.05	31.13	12.10	8.77	195.09	3
Cochrane	96.91	21.47	39.55	23.00	3.92	184.85	1
Okotoks	94.96	31.00	38.00	20.00	4.00	187.96	2
Airdrie	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>96.64</b>	<b>32.51</b>	<b>36.23</b>	<b>18.37</b>	<b>5.56</b>	<b>189.30</b>	<b>-</b>

# 2013 Residential Property Taxes and Utility Charges Survey





## 2013 Residential Property Taxes and Utility Charges Survey

**Table 5**

**Total Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2013  
(Selected Canadian Cities)  
(dollars)**

City	Utility Charges	Bungalow			Two-Storey		
		Total Property Tax	Total	Rank	Total Property Tax	Total	Rank
Surrey	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grande Prairie	N/A	3,682	N/A	N/A	4,117	N/A	N/A
Leduc	N/A	2,820	N/A	N/A	3,472	N/A	N/A
Red Deer	2,424.00	2,559	4,983	6	2,798	5,222	5
Lethbridge	2,059.80	2,667	4,727	4	2,934	4,994	3
Medicine Hat	1,928.64	1,973	3,902	1	2,027	3,956	1
Saskatoon	1,931.16	N/A	N/A	N/A	N/A	N/A	N/A
Regina	2,230.32	2,361	4,591	3	3,069	5,299	6
Winnipeg	1,693.32	3,296	4,989	8	N/A	N/A	N/A
Halifax	1,929.00	2,435	4,364	2	3,160	5,089	4
St. John's	N/A	2,640	N/A	N/A	2,721	N/A	N/A
Vancouver	N/A	3,688	N/A	N/A	N/A	N/A	N/A
Calgary	2,341.08	2,643	4,984	7	2,342	4,683	2
Edmonton	2,395.32	2,831	5,226	9	3,074	5,469	7
Toronto	1,776.00	3,090	4,866	5	N/A	N/A	N/A
<b>Average</b>	<b>2,070.86 *</b>	<b>2,822 *</b>	<b>4,737 *</b>	<b>-</b>	<b>2,971 *</b>	<b>4,959*</b>	<b>-</b>

\* Average of those reporting

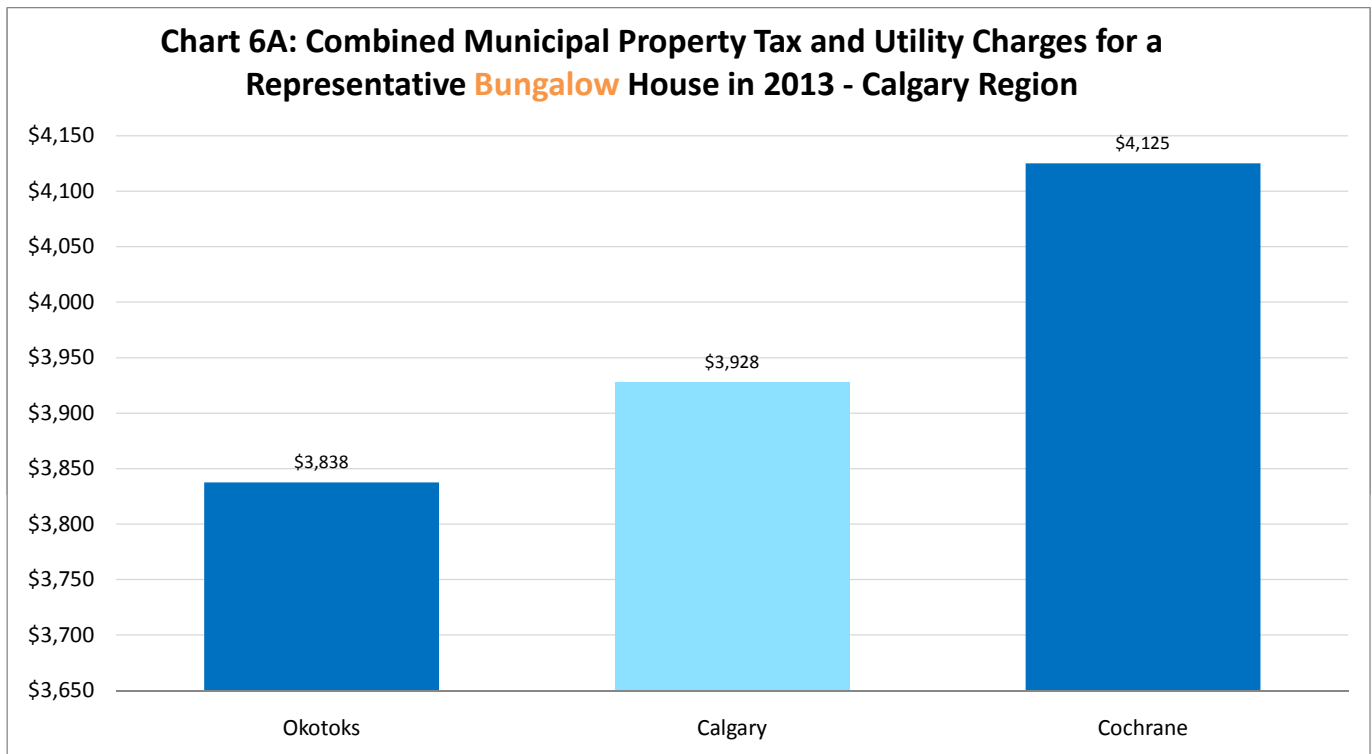
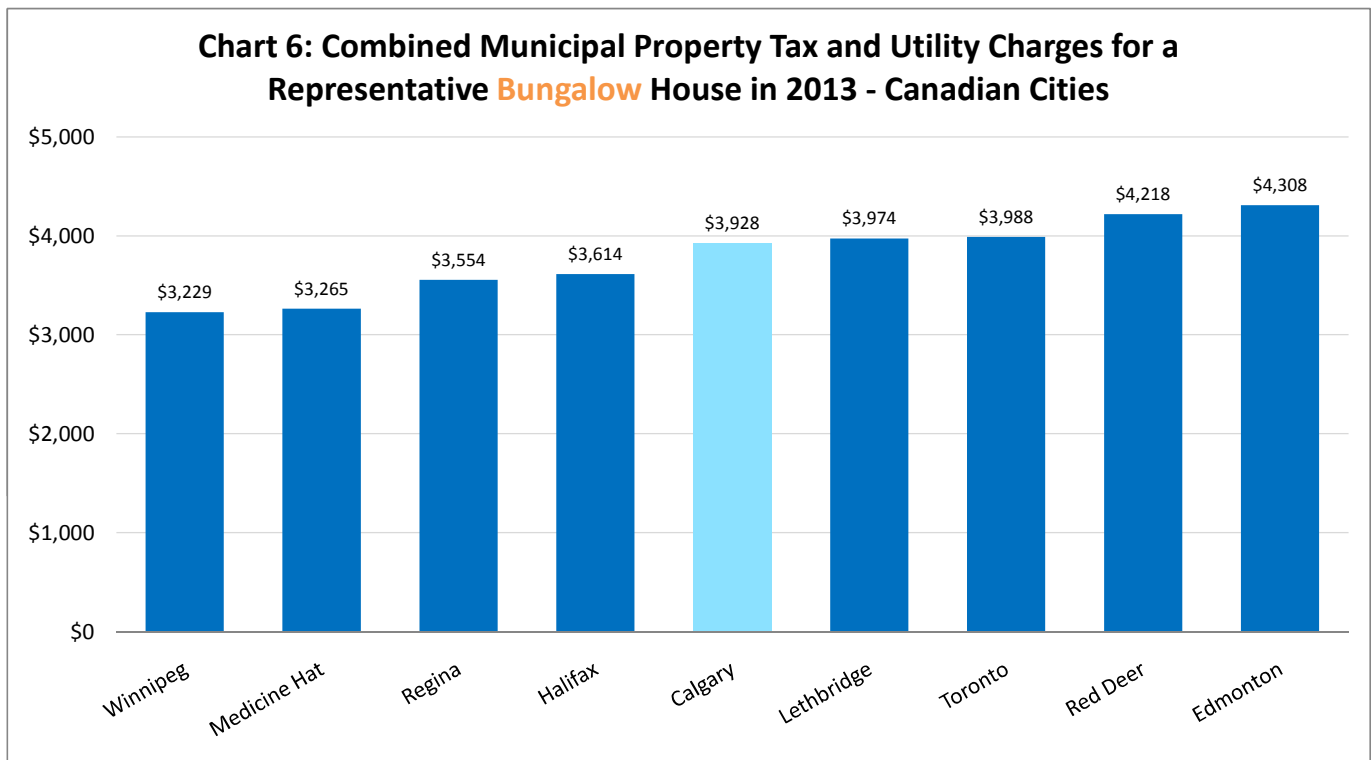
**Table 5A**

**Total Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2013  
(Calgary Region)  
(dollars)**

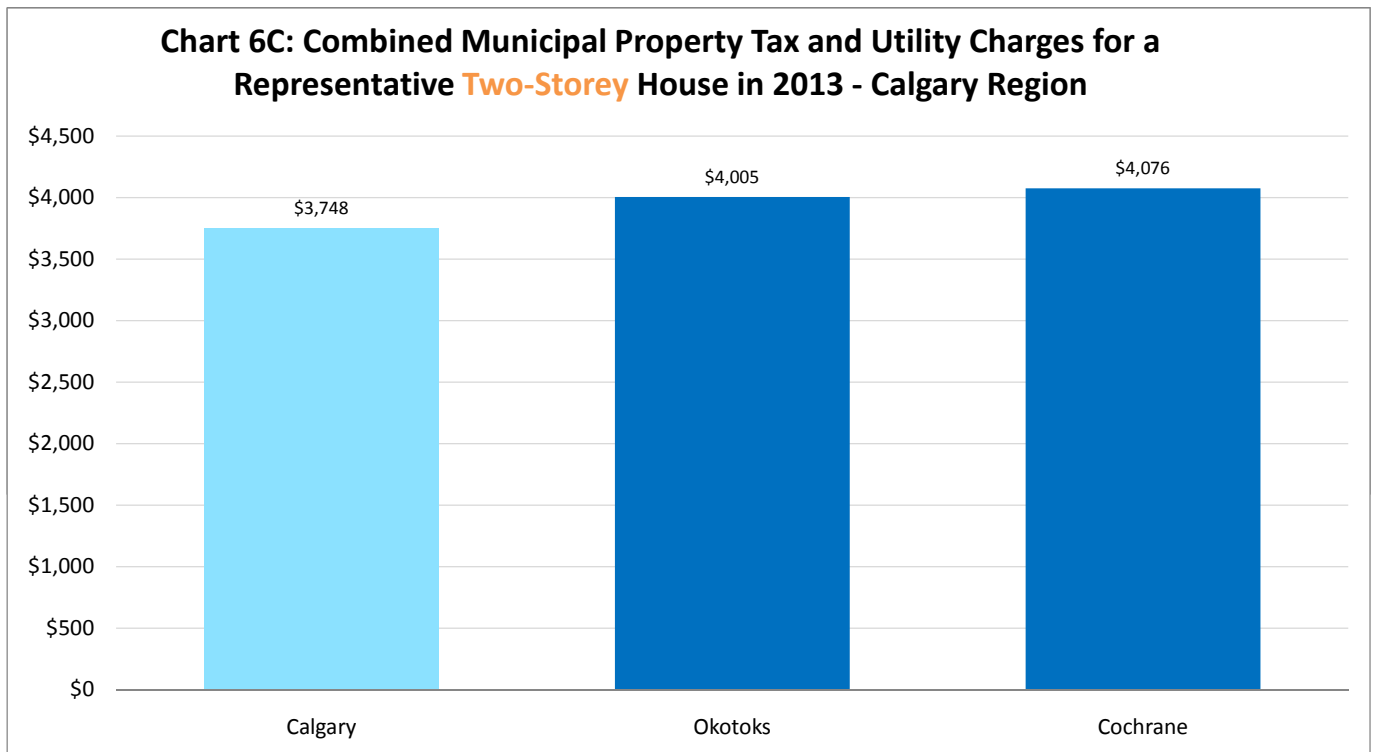
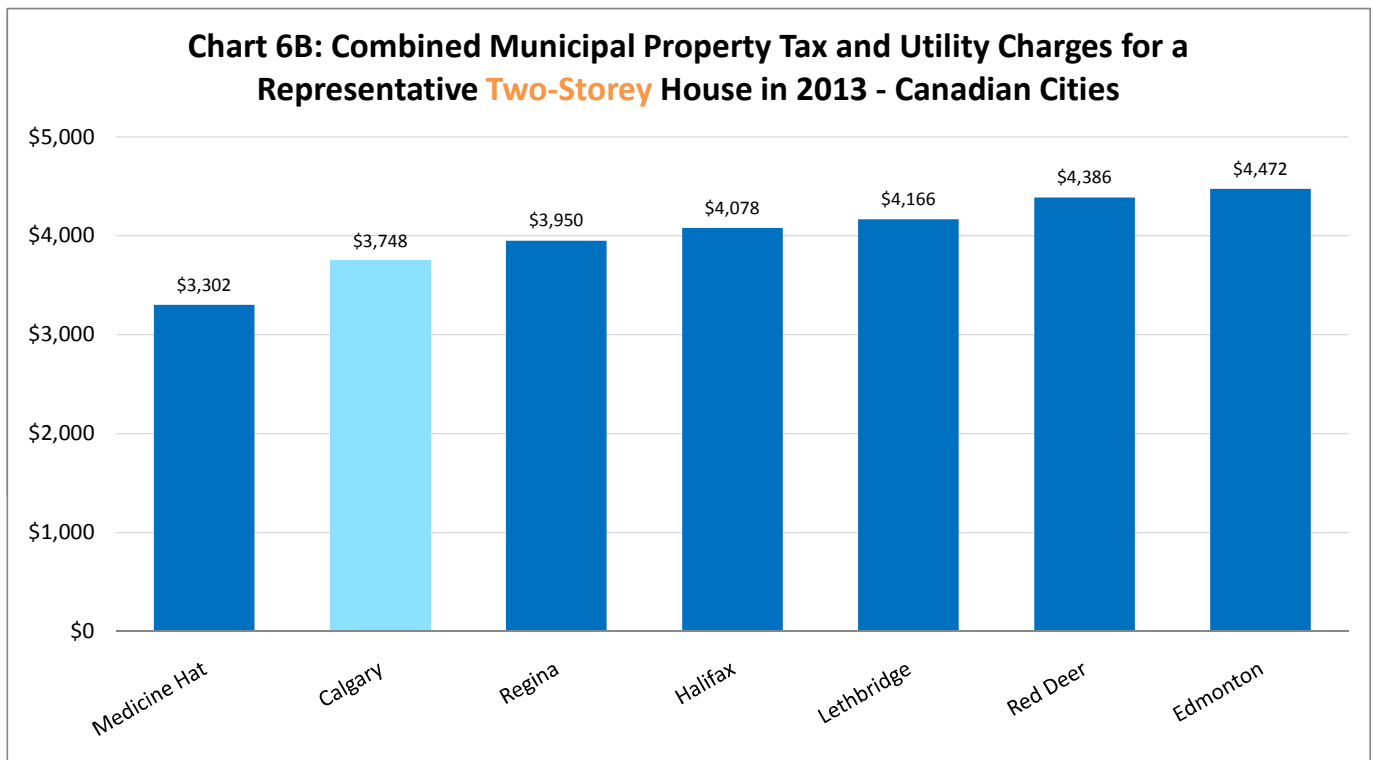
Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Total Property Tax	Total	Rank	Total Property Tax	Total	Rank
Calgary	2,341.11	2,643	4,984	2	2,342	4,683	1
Cochrane	2,218.22	2,930	5,148	3	2,854	5,072	2
Okotoks	2,255.57	2,588	4,844	1	2,861	5,117	3
Airdrie	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>2,271.64</b>	<b>2,720</b>	<b>4,992</b>	<b>-</b>	<b>2,686</b>	<b>4,957</b>	<b>-</b>



## 2013 Residential Property Taxes and Utility Charges Survey



## 2013 Residential Property Taxes and Utility Charges Survey



## 2013 Residential Property Taxes and Utility Charges Survey

**Table 6**  
**Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2013**  
**(Selected Canadian Cities)**  
**(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Surrey	N/A	N/A	N/A	N/A	N/A
Grande Prairie	N/A	2,937	N/A	N/A	13
Leduc	N/A	2,057	N/A	N/A	10
Red Deer	2,424.00	1,794	4,218	8	6
Lethbridge	2,059.80	1,914	3,974	6	9
Medicine Hat	1,928.64	1,337	3,265	2	2
Saskatoon	1,931.16	N/A	N/A	N/A	N/A
Regina	2,230.32	1,323	3,554	3	1
Winnipeg	1,693.32	1,536	3,229	1	3
Halifax	1,929.00	1,685	3,614	4	5
St. John's	N/A	2,640	N/A	N/A	12
Vancouver	N/A	1,842	N/A	N/A	7
Calgary	2,341.08	1,587	3,928	5	4
Edmonton	2,395.32	1,913	4,308	9	8
Toronto	1,776.00	2,212	3,988	7	11
<b>Average</b>	<b>2,070.86 *</b>	<b>1,906 *</b>	<b>3,787 *</b>	-	-

\* Average of those reporting

**Table 6A**  
**Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2013**  
**(Calgary Region)**  
**(dollars)**

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Calgary	2,341.11	1,587	3,928	2	2
Cochrane	2,218.22	1,907	4,125	3	3
Okotoks	2,255.57	1,582	3,838	1	1
Airdrie	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>2,271.64</b>	<b>1,692</b>	<b>3,964</b>	-	-

## 2013 Residential Property Taxes and Utility Charges Survey

**Table 6B**

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2013  
(Selected Canadian Cities)  
(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Surrey	N/A	N/A	N/A	N/A	N/A
Grande Prairie	N/A	3,284	N/A	N/A	10
Leduc	N/A	2,532	N/A	N/A	8
Red Deer	2,424.00	1,962	4,386	6	4
Lethbridge	2,059.80	2,106	4,166	5	6
Medicine Hat	1,928.64	1,373	3,302	1	1
Saskatoon	1,931.16	N/A	N/A	N/A	N/A
Regina	2,230.32	1,720	3,950	3	3
Winnipeg	1,693.32	N/A	N/A	N/A	N/A
Halifax	1,929.00	2,149	4,078	4	7
St. John's	N/A	2,721	N/A	N/A	9
Vancouver	N/A	N/A	N/A	N/A	N/A
Calgary	2,341.08	1,407	3,748	2	2
Edmonton	2,395.32	2,077	4,472	7	5
Toronto	1,776.00	N/A	N/A	N/A	N/A
<b>Average</b>	<b>2,070.86*</b>	<b>2,133*</b>	<b>4,015*</b>	-	-

\* Average of those reporting

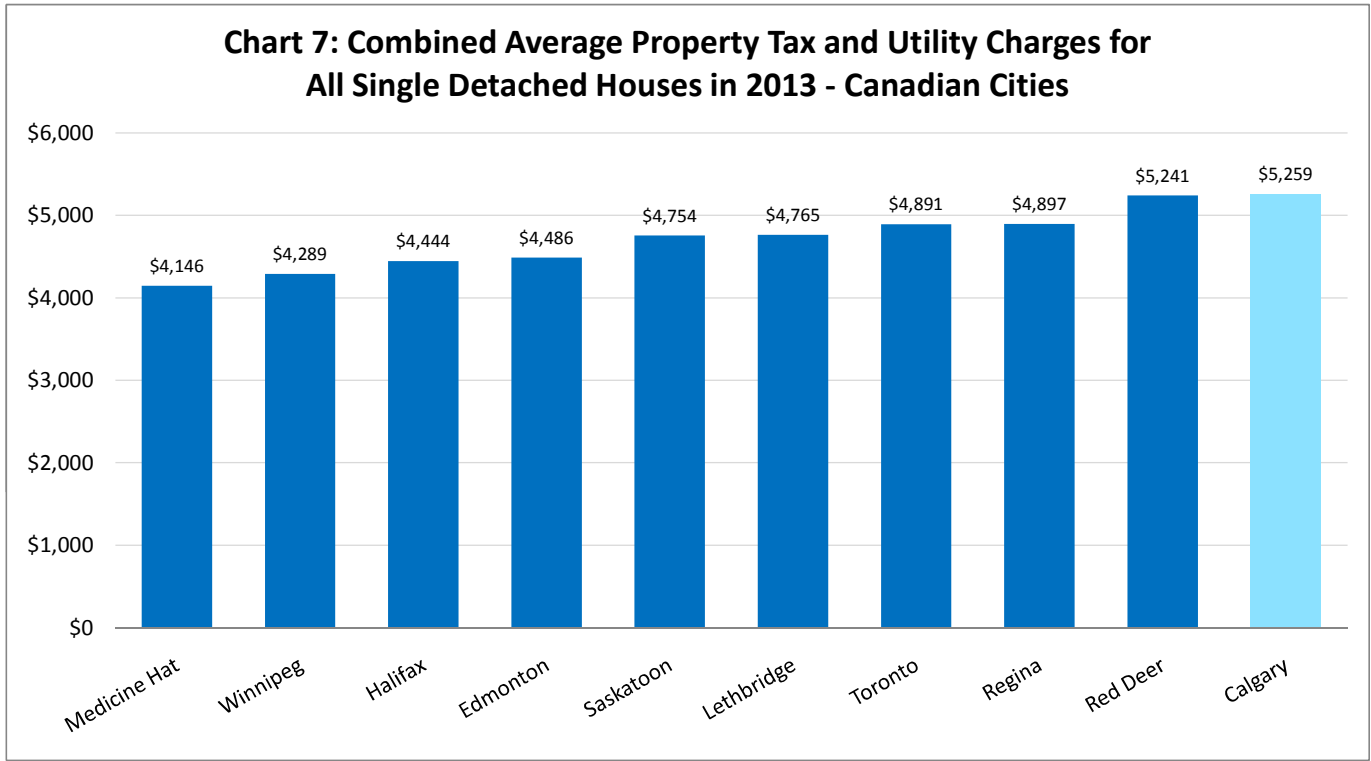
**Table 6C**

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2013  
(Calgary Region)  
(dollars)**

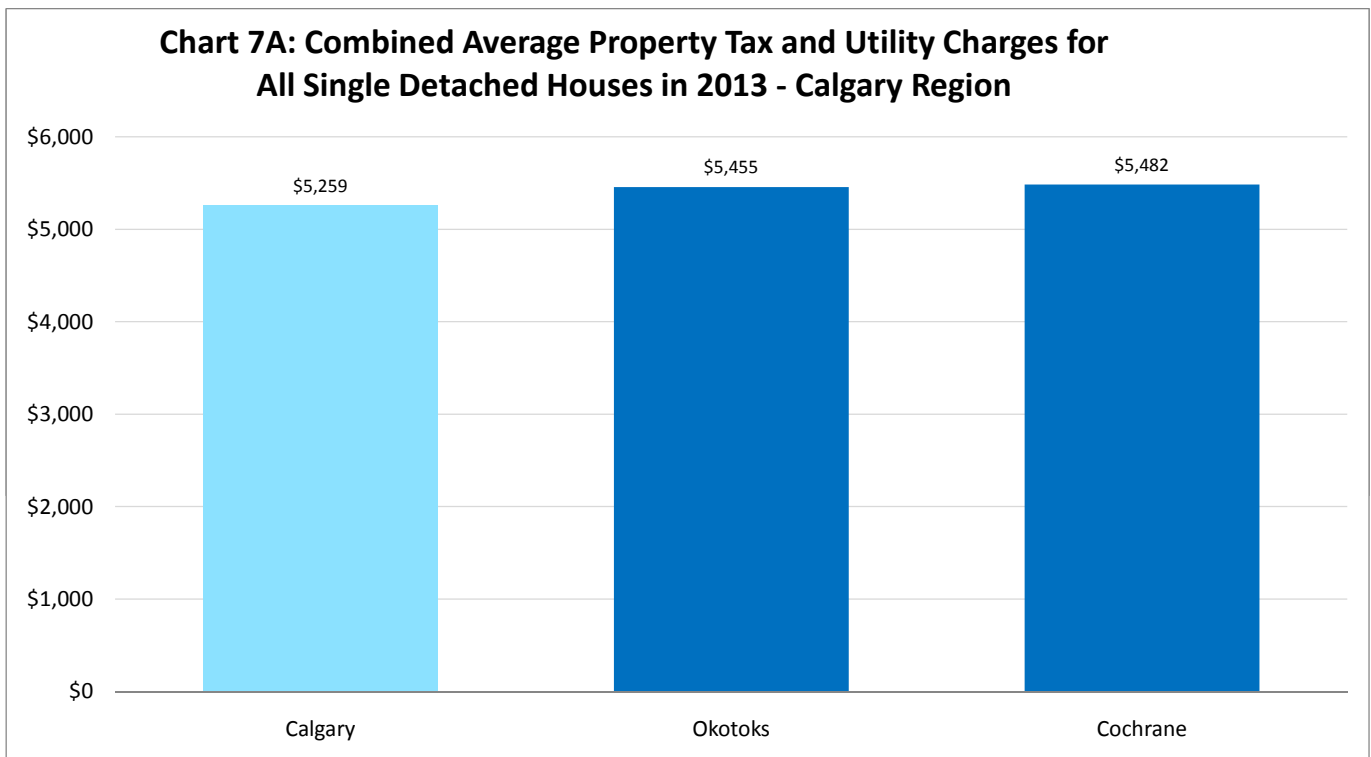
Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Calgary	2,341.11	1,407	3,748	1	1
Cochrane	2,218.22	1,857	4,076	3	3
Okotoks	2,255.57	1,749	4,005	2	2
Airdrie	N/A	N/A	N/A	N/A	N/A
<b>Average</b>	<b>2,271.64</b>	<b>1,671</b>	<b>3,943</b>	-	-

## 2013 Residential Property Taxes and Utility Charges Survey

**Chart 7: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2013 - Canadian Cities**



**Chart 7A: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2013 - Calgary Region**



## 2013 Residential Property Taxes and Utility Charges Survey

**Table 7**

**Average Property Tax and Utility Charges for All Single Detached Houses in 2013  
(Selected Canadian Cities)  
(dollars)**

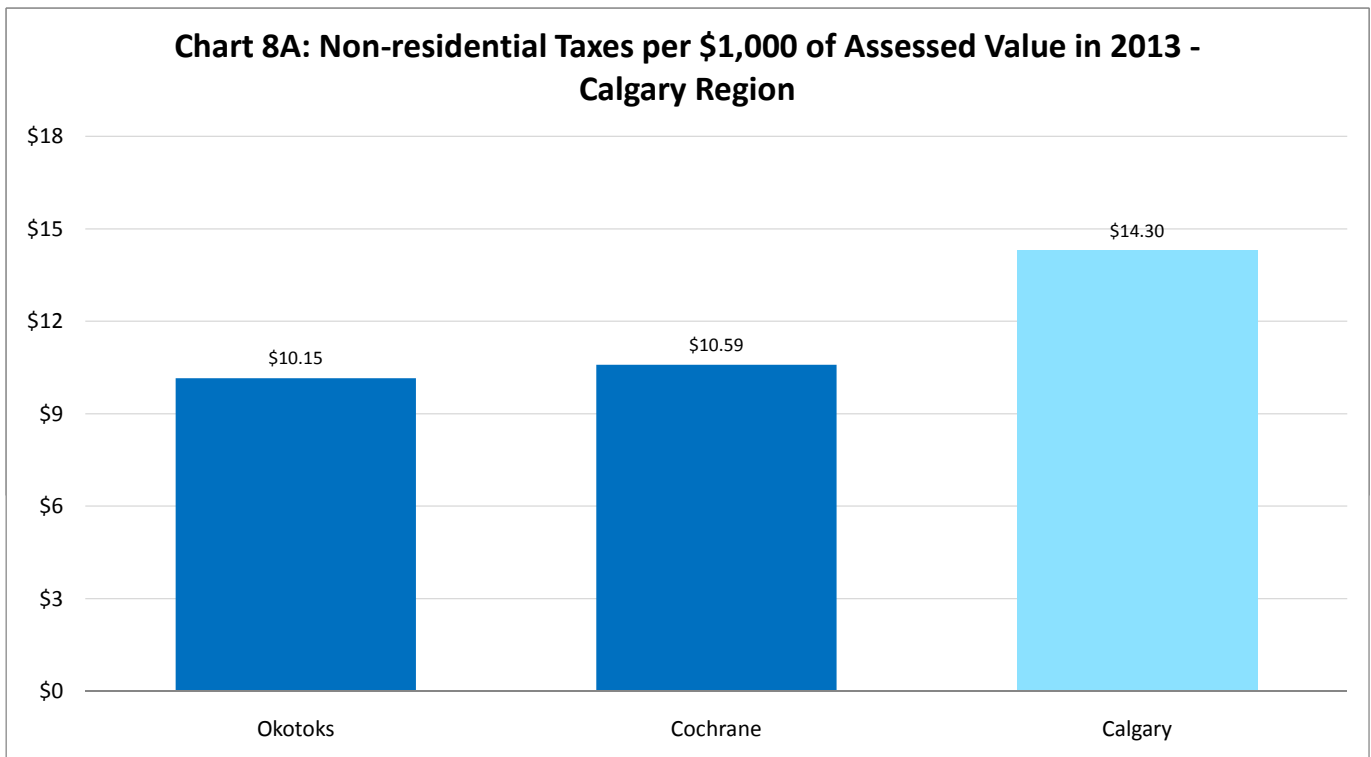
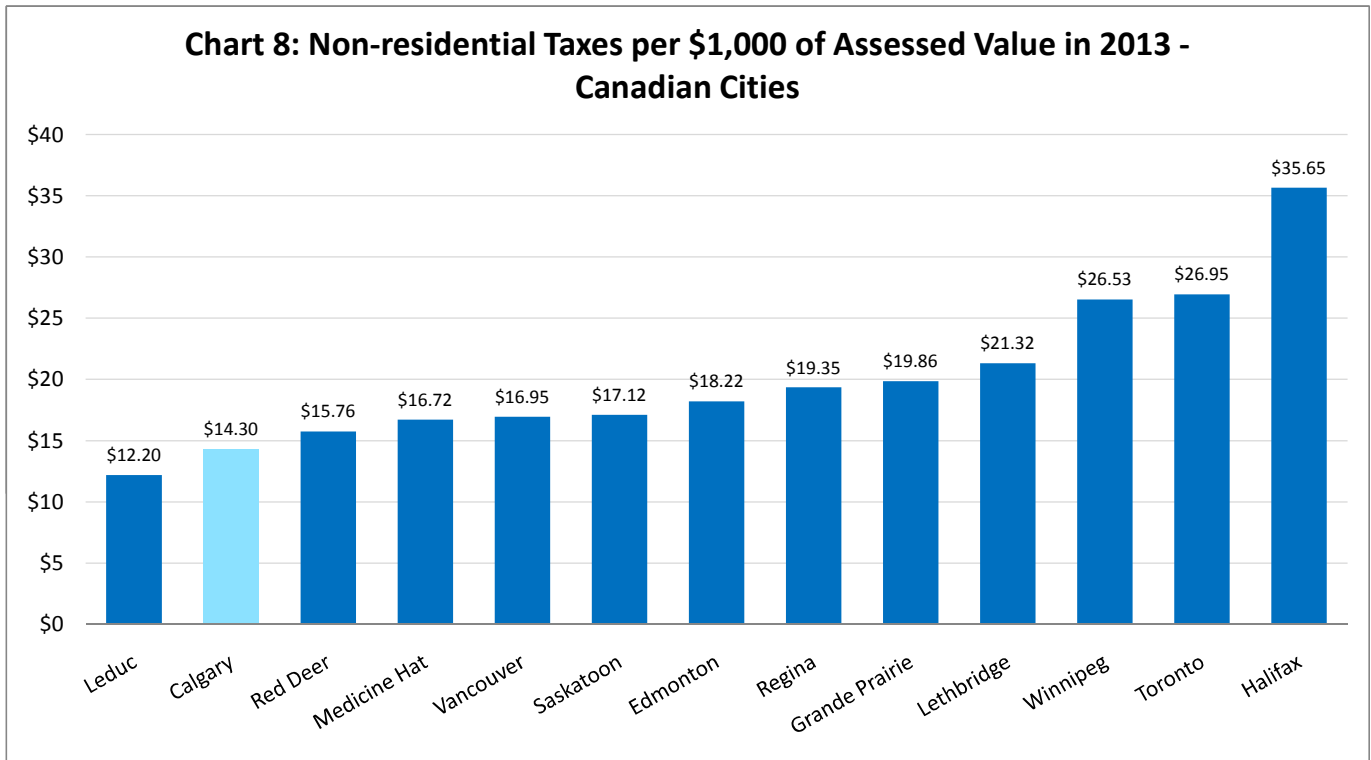
City	Average Property Tax	Utility Charges	Total	Rank
Surrey	2,961	N/A	N/A	N/A
Grande Prairie	3,400	N/A	N/A	N/A
Leduc	3,061	N/A	N/A	N/A
Red Deer	2,817	2,424.00	5,241	9
Lethbridge	2,705	2,059.80	4,765	6
Medicine Hat	2,217	1,928.64	4,146	1
Saskatoon	2,823	1,931.16	4,754	5
Regina	2,667	2,230.32	4,897	8
Winnipeg	2,596	1,693.32	4,289	2
Halifax	2,515	1,929.00	4,444	3
St. John's	2,252	N/A	N/A	N/A
Vancouver	N/A	N/A	N/A	N/A
Calgary	2,918	2,341.08	5,259	10
Edmonton	2,091	2,395.32	4,486	4
Toronto	3,115	1,776.00	4,891	7
<b>Average</b>	<b>2,724*</b>	<b>2,070.86*</b>	<b>4,717*</b>	<b>-</b>

\* Average of those reporting

**Table 7A**

**Average Property Tax and Utility Charges for All Single Detached Houses in 2013  
(Calgary Region)  
(dollars)**

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Calgary	2,918	2,341.11	5,259	1
Cochrane	3,264	2,218.22	5,482	3
Okotoks	3,199	2,255.57	5,455	2
Airdrie	N/A	N/A	N/A	N/A
<b>Average</b>	<b>3,127</b>	<b>2,271.64</b>	<b>5,399</b>	<b>-</b>



## 2013 Residential Property Taxes and Utility Charges Survey

**Table 8**

**Non-residential Taxes per \$1,000 of Assessed Value 2013**

**(Selected Canadian Cities)**

**(dollars)**

City	Non-residential Taxes per \$1,000 of Assessed Value				Rank
	Municipal	Provincial	Other	Total	
Surrey	N/A	N/A	--	N/A	N/A
Grande Prairie	16.30	3.56	--	19.86	9
Leduc	9.02	3.18	--	12.20	1
Red Deer	12.22	3.54	--	15.76	3
Lethbridge	17.37	3.83	0.13	21.32	10
Medicine Hat	13.07	3.55	0.101	16.72	4
Saskatoon	8.84	8.28	--	17.12	6
Regina	11.11	8.24	--	19.35	8
Winnipeg	9.49	17.04	--	26.53	11
Halifax	31.31	4.34	--	35.65	13
St. John's	N/A	N/A	--	N/A	N/A
Vancouver	10.33	6.62	--	16.95	5
Calgary	10.99	3.31	--	14.30	2
Edmonton	14.56	3.66	--	18.22	7
Toronto	16.25	10.70	--	26.95	12
<b>Average</b>	<b>13.91</b> *	<b>6.14</b> *	<b>0.11</b> *	<b>20.07</b> *	-

\* Average of those reporting

**Table 8A**

**Non-residential Taxes per \$1,000 of Assessed Value 2013**

**(Calgary Region)**

**(dollars)**

Calgary Region	Non-residential Taxes per \$1,000 of Assessed			Rank
	Municipal	Provincial	Total	
Calgary	10.99	3.31	14.30	3
Cochrane	7.11	3.48	10.59	2
Okotoks	6.14	4.01	10.15	1
Airdrie	N/A	N/A	N/A	N/A
<b>Average</b>	<b>8.08</b>	<b>3.60</b>	<b>11.68</b>	-



### Acknowledgements

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

- City of Surrey
- City of Grande Prairie
- City of Leduc
- City of Red Deer
- City of Lethbridge
- City of Medicine Hat
- City of Saskatoon
- City of Regina
- City of Winnipeg
- City of Halifax
- City of St John's
- City of Vancouver
- City of Calgary
- City of Edmonton
- City of Toronto
- Town of Cochrane
- Town of Okotoks

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# 2013 Residential Property Taxes and Utility Charges Survey

## 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 more information, please contact:

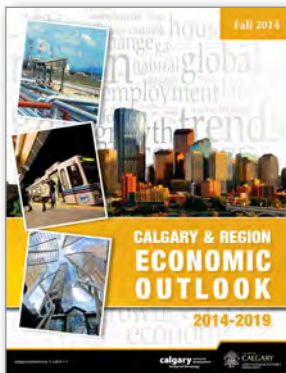
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Many of our publications are available on the internet at [www.calgary.ca/economy](http://www.calgary.ca/economy).

## Forecasting



- ▶ Calgary & Region Economic Outlook
- ▶ Energy Reports on Natural Gas and Crude Oil

## Information Provision



- ▶ Labour Market Review
- ▶ Inflation Review
- ▶ Current Economic Analysis
- ▶ Construction Inflation

## Policy Analysis



- ▶ A Case of Fiscal Imbalance: The Calgary Experience
- ▶ Diesel Fuel Price Pass-Through in Calgary
- ▶ Calgary Residential and Commercial Real Estate Markets

Corporate Research Analyst: Estella Scruggs

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