

Calgary



Nunavut and Northwest Territories



2014 Residential Property Taxes and Utility Charges Survey

This year's survey of participating Canadian municipalities contains information on the 2014 taxation year. The survey was conducted via e-mail with participating Canadian municipalities in 2015. 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. If you wish to have your municipality included in next year's survey please send an email with your municipality's primary contact information to clyde.pawluk@calgary.ca

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, annual budgets and property tax bylaws. Many municipalities had difficulty answering the electricity question so we collected rate information from electric utilities serving those municipalities and made those calculations, detail on those calculations is available on request.

Utility numbers were collected or calculated under these assumptions: 600 kWh usage of electricity, 19 cubic meters of water usage and 17.5 cubic meters of waste water disposal per a "typical" month consisting of 30.4 days. Other charges; recycling fees, garbage disposal and other are on a per residential 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" is defined as:

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 1100 to 1900 square feet into the calculations), located in an average neighbourhood.

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.

New this year Table and Chart 5 is now reported in Net terms, net of home owner credits. This impacts only the municipalities of Vancouver and Winnipeg.

2014 Residential Property Taxes and Utility Charges Survey

Figure 1A: Net Property Tax (after Grants) for a Representative Bungalow House in 2014

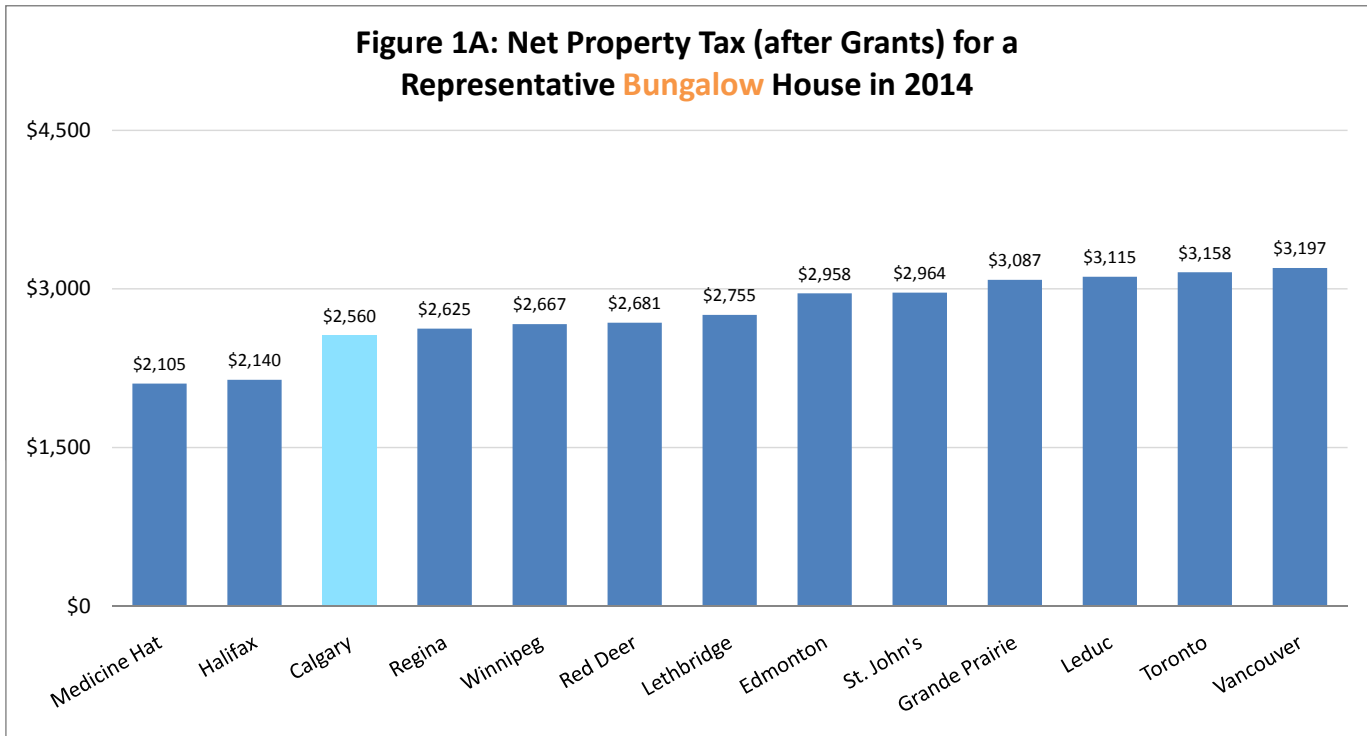
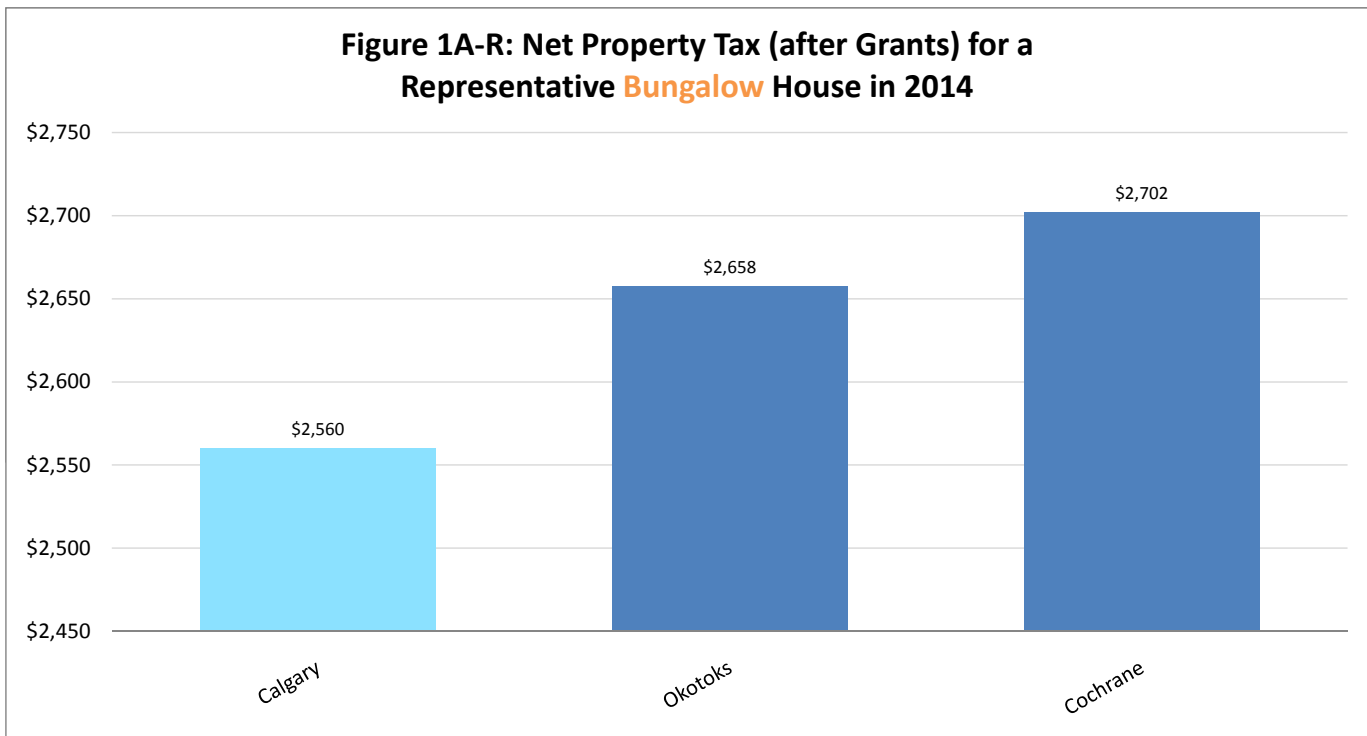
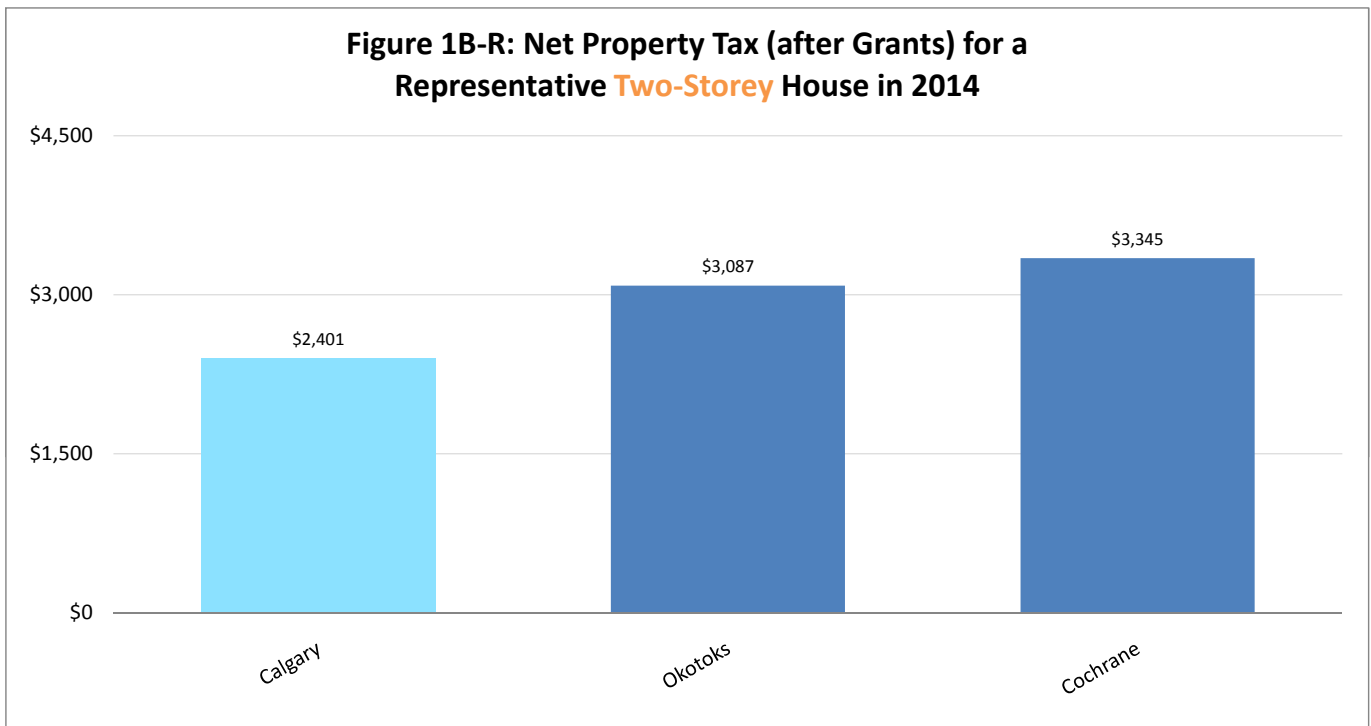
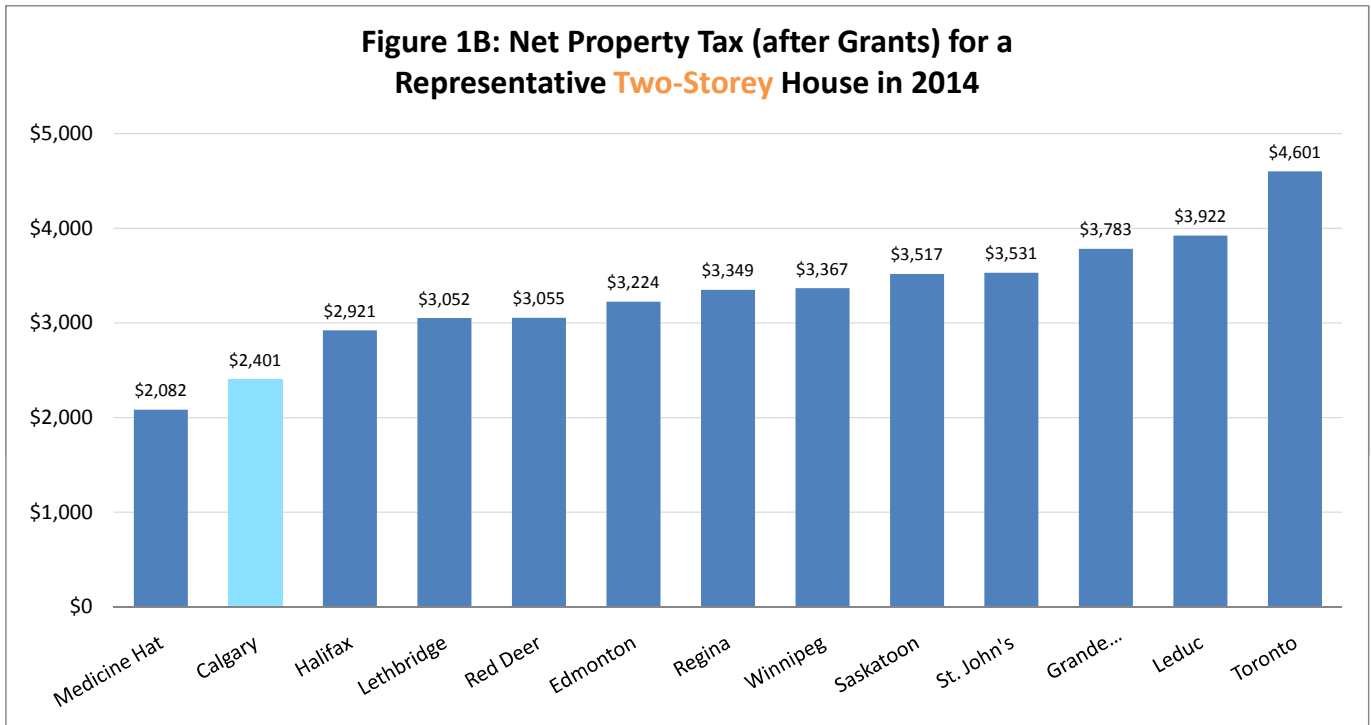


Figure 1A-R: Net Property Tax (after Grants) for a Representative Bungalow House in 2014



2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey

Figure 1C: Municipal Property Tax for a Representative Bungalow House in 2014

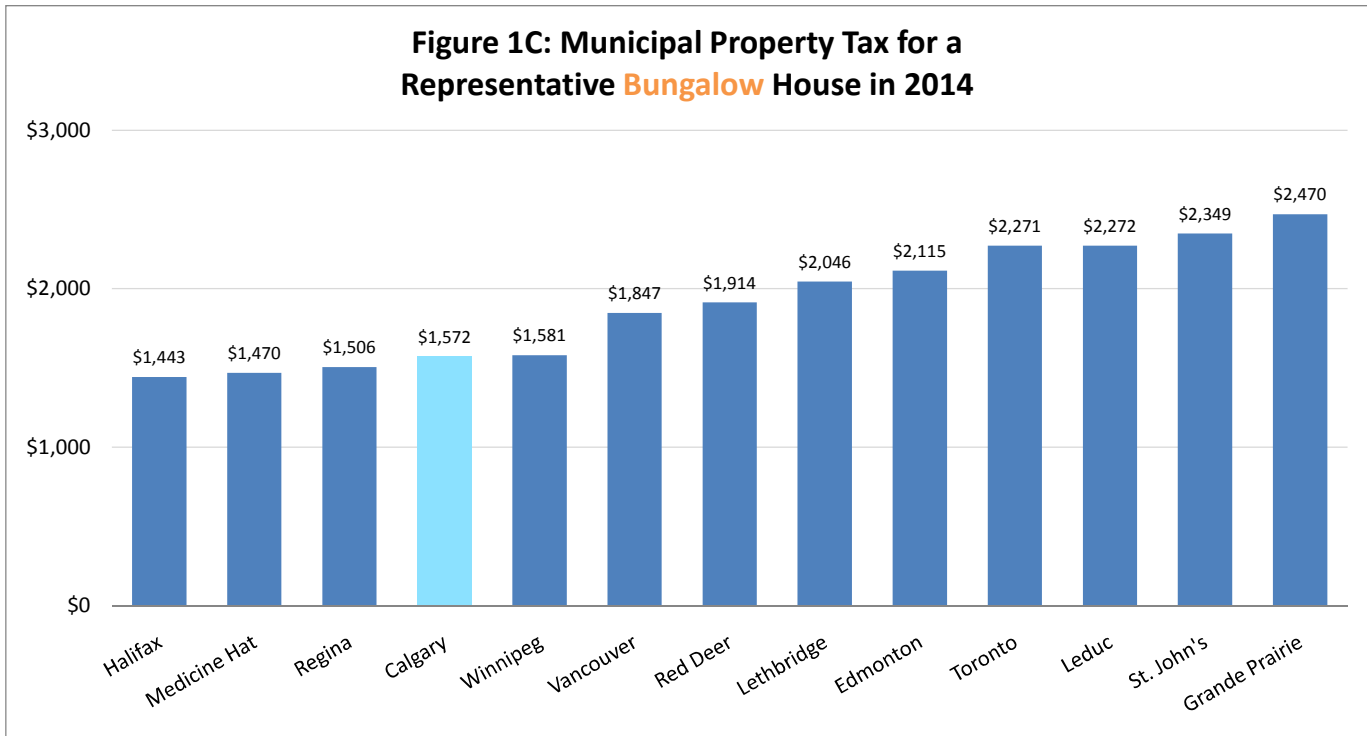
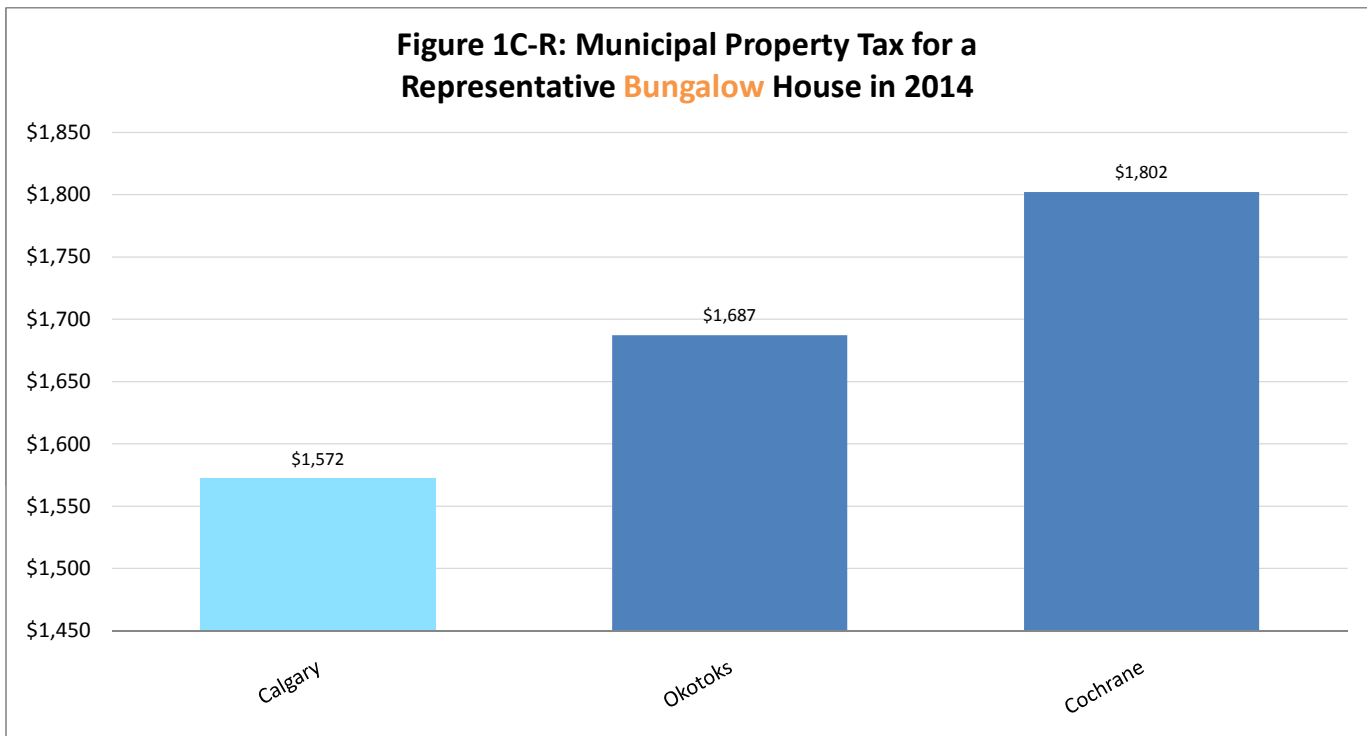


Figure 1C-R: Municipal Property Tax for a Representative Bungalow House in 2014



2014 Residential Property Taxes and Utility Charges Survey

Figure 1D: Municipal Property Tax for a Representative Two-Storey House in 2014

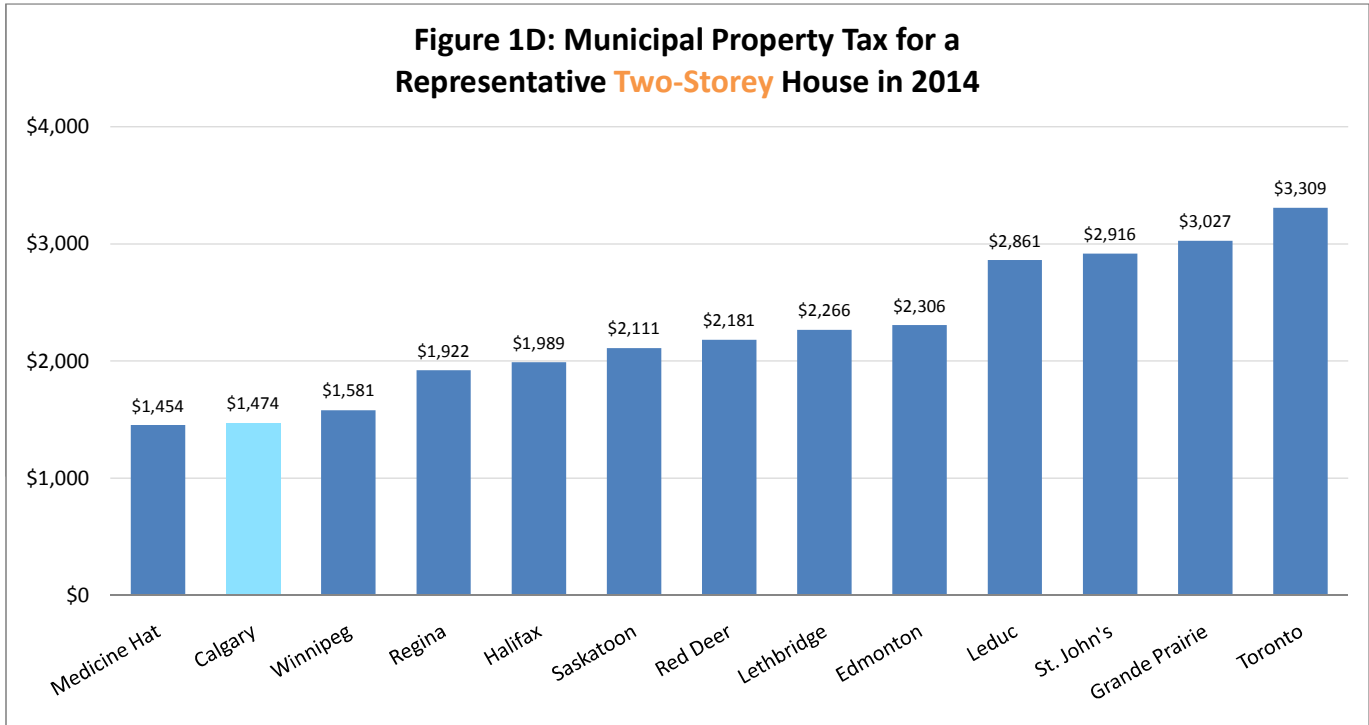
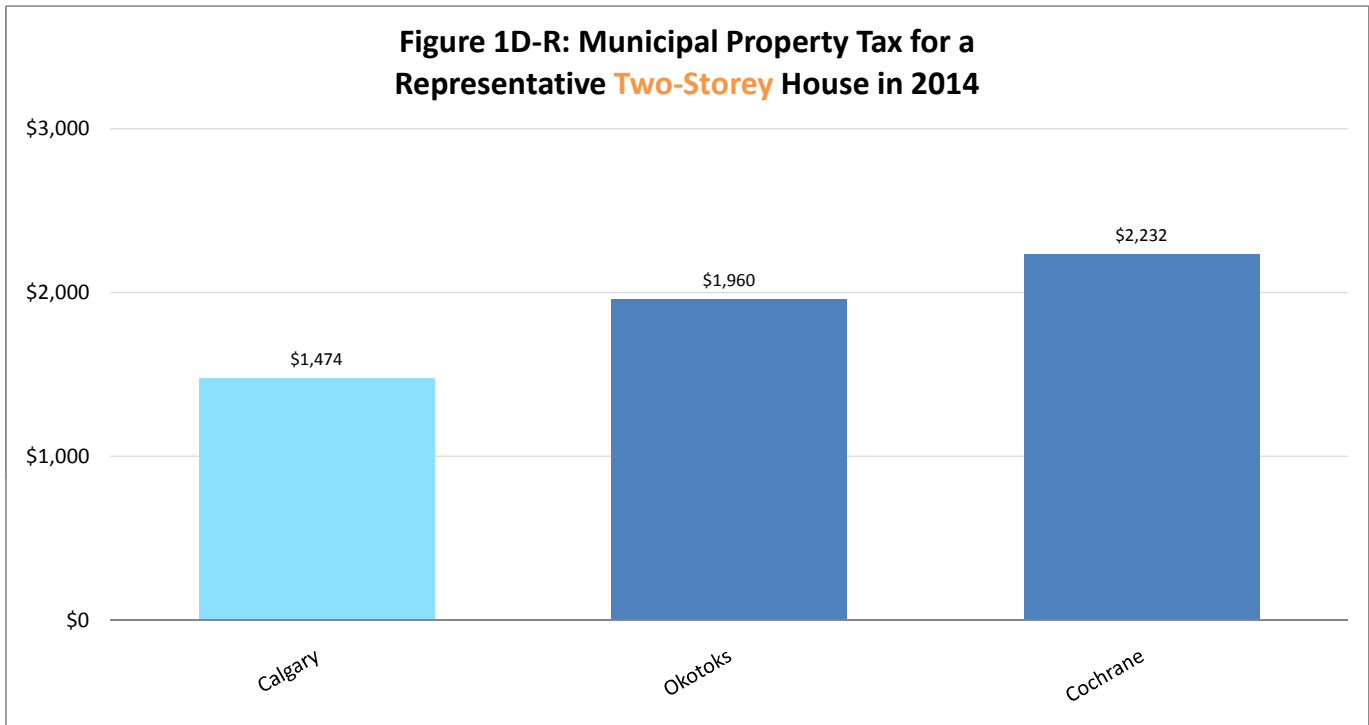


Figure 1D-R: Municipal Property Tax for a Representative Two-Storey House in 2014



2014 Residential Property Taxes and Utility Charges Survey

Table 1
Comparative Property Tax Levy on a Representative Bungalow House in 2014
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Grande Prairie	2,470	606	11	3,087	0	3,087	11
Leduc	2,272	831	12	3,115	0	3,115	12
Red Deer	1,914	764	3	2,681	0	2,681	6
Lethbridge	2,046	675	35	2,755	0	2,755	7
Medicine Hat	1,470	610	25	2,105	0	2,105	1
Saskatoon	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Regina	1,506	965	154	2,625	0	2,625	4
Winnipeg	1,581	1,786	0	3,367	700	2,667	5
Halifax	1,443	618	79	2,140	0	2,140	2
St. John's	2,349	0	615	2,964	0	2,964	10
Vancouver	1,847	1,379	541	3,767	570	3,197	14
Calgary	1,572	988	0	2,560	0	2,560	3
Edmonton	2,115	826	17	2,958	0	2,958	9
Toronto	2,271	887	0	3,158	0	3,158	13
Average	1,912	841	149	2,868	635	2,770	-

* Average of those reporting

Table 1A
Comparative Property Tax Levy on a Representative Bungalow House in 2014
(Calgary Regions)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Airdrie	--	--	--	--	--
Cochrane	1,802	884	16	2,702	3
Foothills MD	--	--	--	--	--
High River	--	--	--	--	--
Okotoks	1,687	848	123	2,658	2
Rockyview MD	--	--	--	--	--
Calgary	1,572	988	0	2,560	1
Average	1,687	907	46	2,640	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Table 1B
Comparative Property Tax Levy on a Representative Two-Storey House in 2014
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Grande Prairie	3,027	743	13	3,783	0	3,783	11
Leduc	2,861	1,046	15	3,922	0	3,922	12
Red Deer	2,181	871	3	3,055	0	3,055	6
Lethbridge	2,266	748	38	3,052	0	3,052	5
Medicine Hat	1,454	603	25	2,082	0	2,082	1
Saskatoon	2,111	1,406	0	3,517	N/A	3,517	9
Regina	1,922	1,231	196	3,349	0	3,349	8
Winnipeg	1,581	1,786	0	3,367	700	2,667	3
Halifax	1,989	826	106	2,921	0	2,921	4
St. John's	2,916	0	615	3,531	0	3,531	10
Vancouver	N/A	0	0	N/A	570	N/A	N/A
Calgary	1,474	927	0	2,401	0	2,401	2
Edmonton	2,306	900	18	3,224	0	3,224	7
Toronto	3,309	1,292	0	4,601	0	4,601	13
Average	2,261	1,032	114	3,372	635	3,239	-

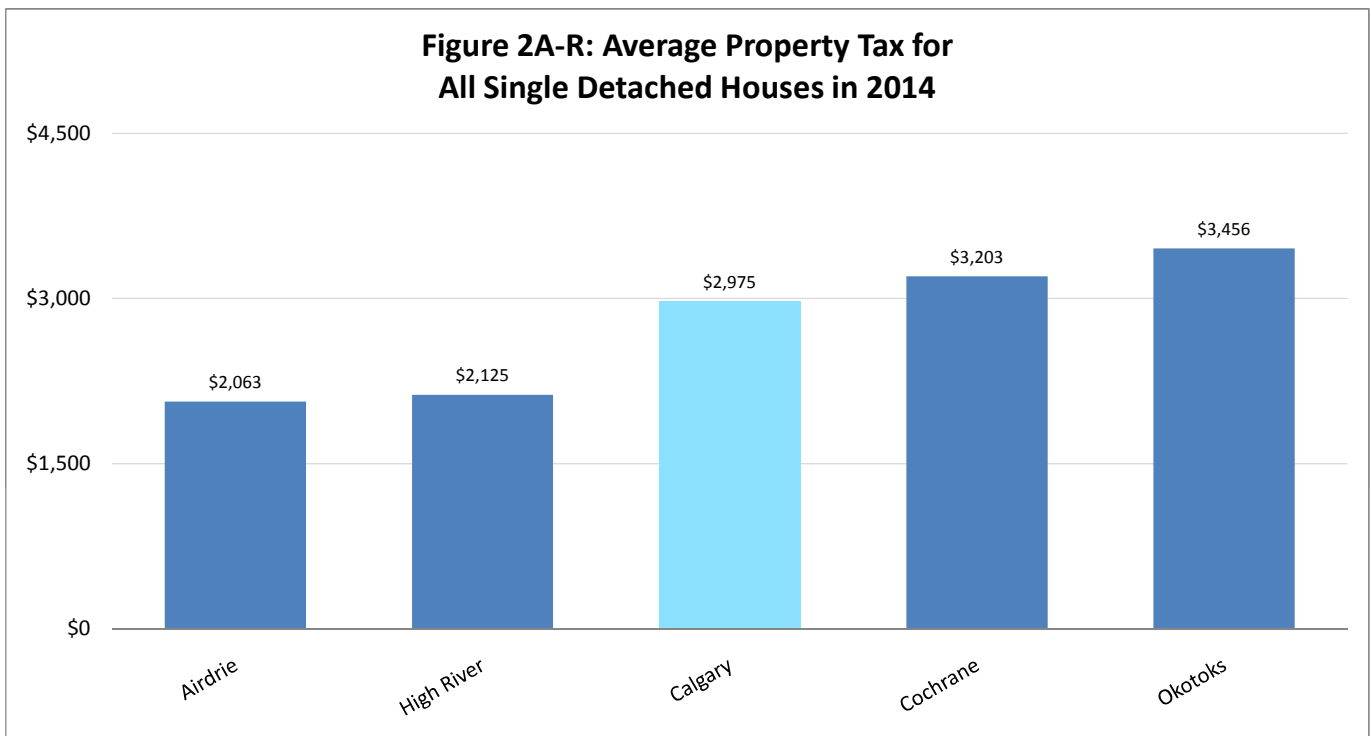
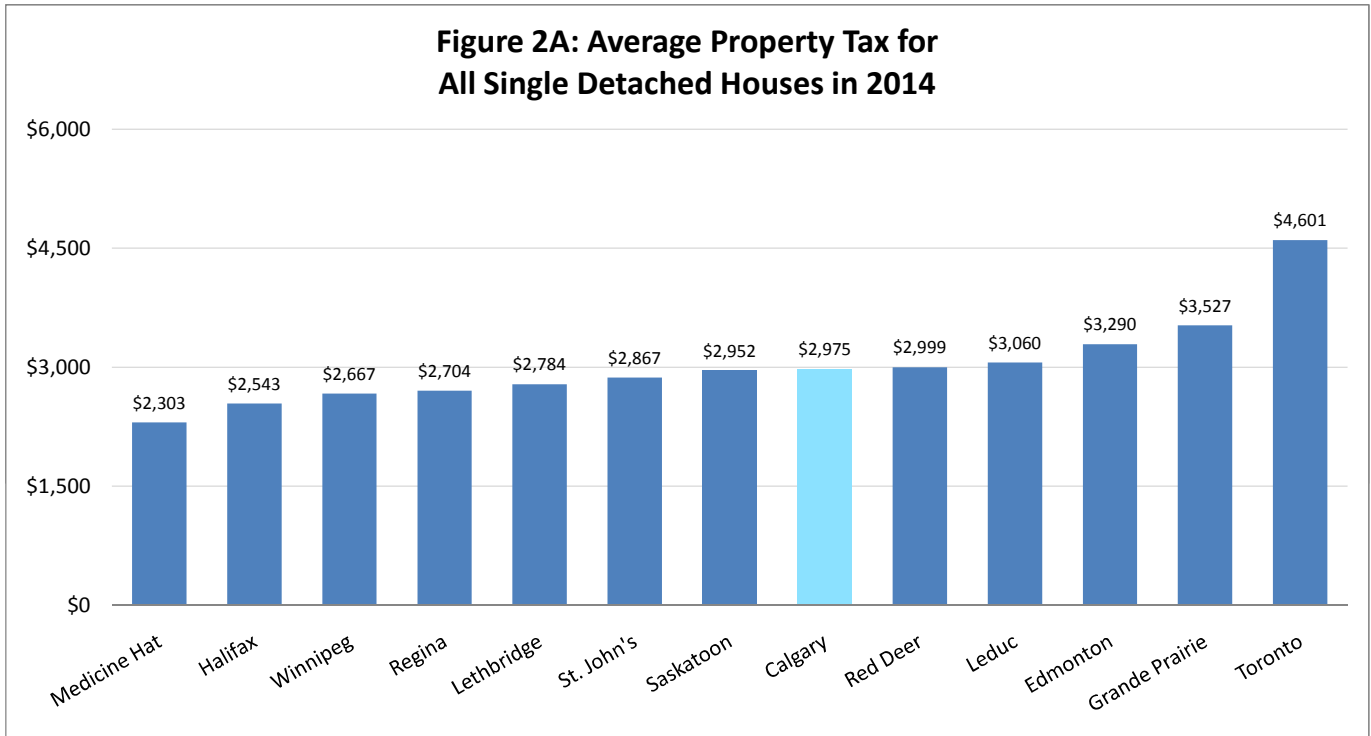
* Average of those reporting

Table 1C
Comparative Property Tax Levy on a Representative Two-Storey House in 2014
(Calgary Regions)
(dollars)

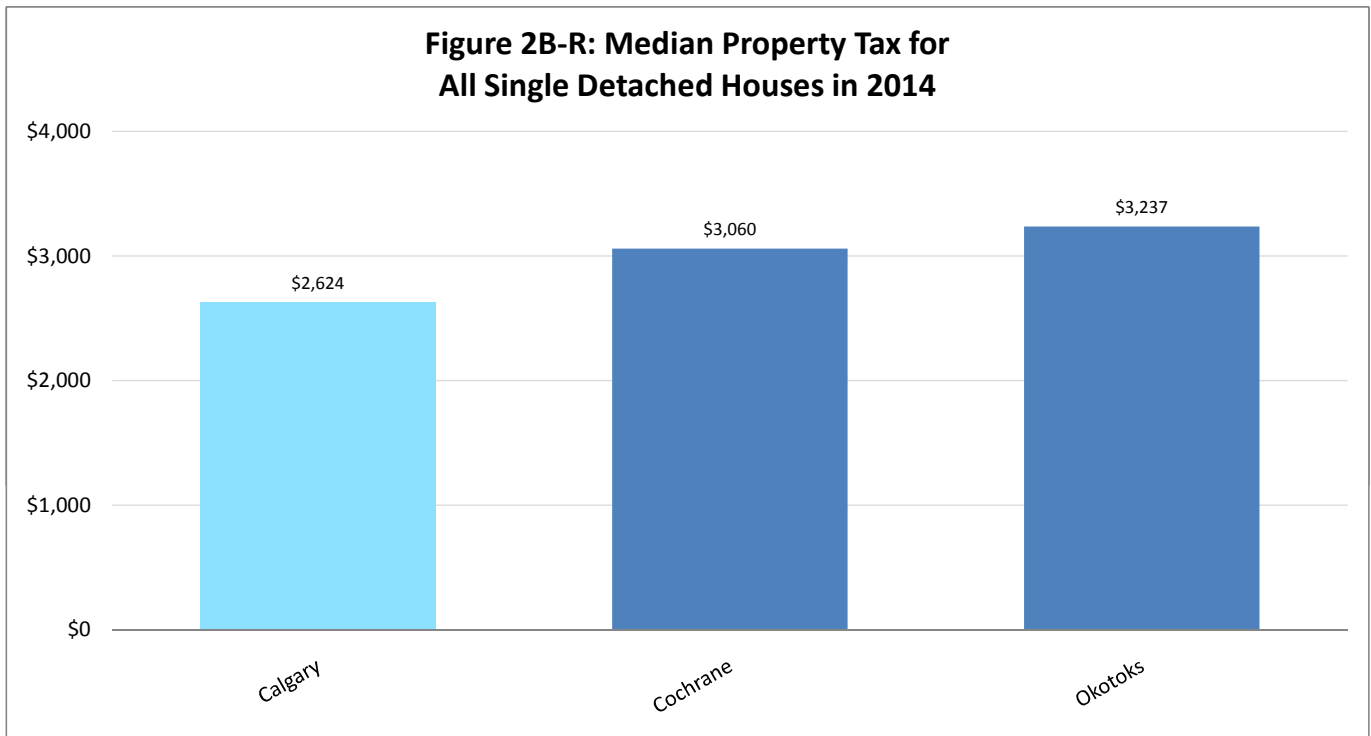
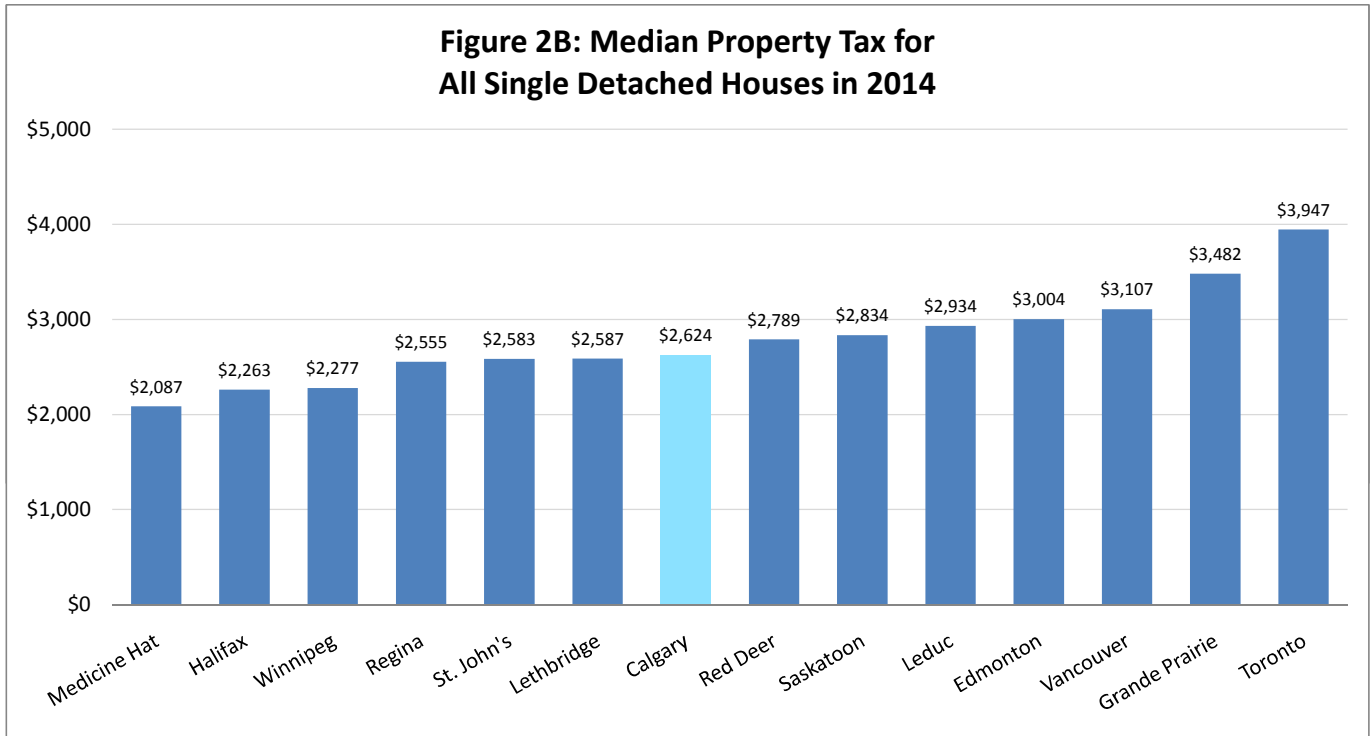
Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Airdrie	--	--	--	--	--
Cochrane	2,232	1,094	19	3,345	3
Foothills MD	--	--	--	--	--
High River	--	--	--	--	--
Okotoks	1,960	985	143	3,087	2
Rockyview MD	--	--	--	--	--
Calgary	1,474	927	0	2,401	1
Average	1,889	1,002	54	2,944	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey

Table 2
Average Property Tax and Median Property Tax for All Single Detached Houses in 2014
(Selected Canadian Cities)
(dollars)

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Grande Prairie	3,527	13	3,482	13
Leduc	3,060	11	2,934	10
Red Deer	2,999	10	2,789	8
Lethbridge	2,784	6	2,587	6
Medicine Hat	2,303	2	2,087	1
Saskatoon	2,952	8	2,834	9
Regina	2,704	5	2,555	4
Winnipeg	2,667	4	2,277	3
Halifax	2,543	3	2,263	2
St. John's	2,867	7	2,583	5
Vancouver	0	1	3,107	12
Calgary	2,975	9	2,624	7
Edmonton	3,290	12	3,004	11
Toronto	4,601	14	3,947	14
Average	2,805	-	2,791	-

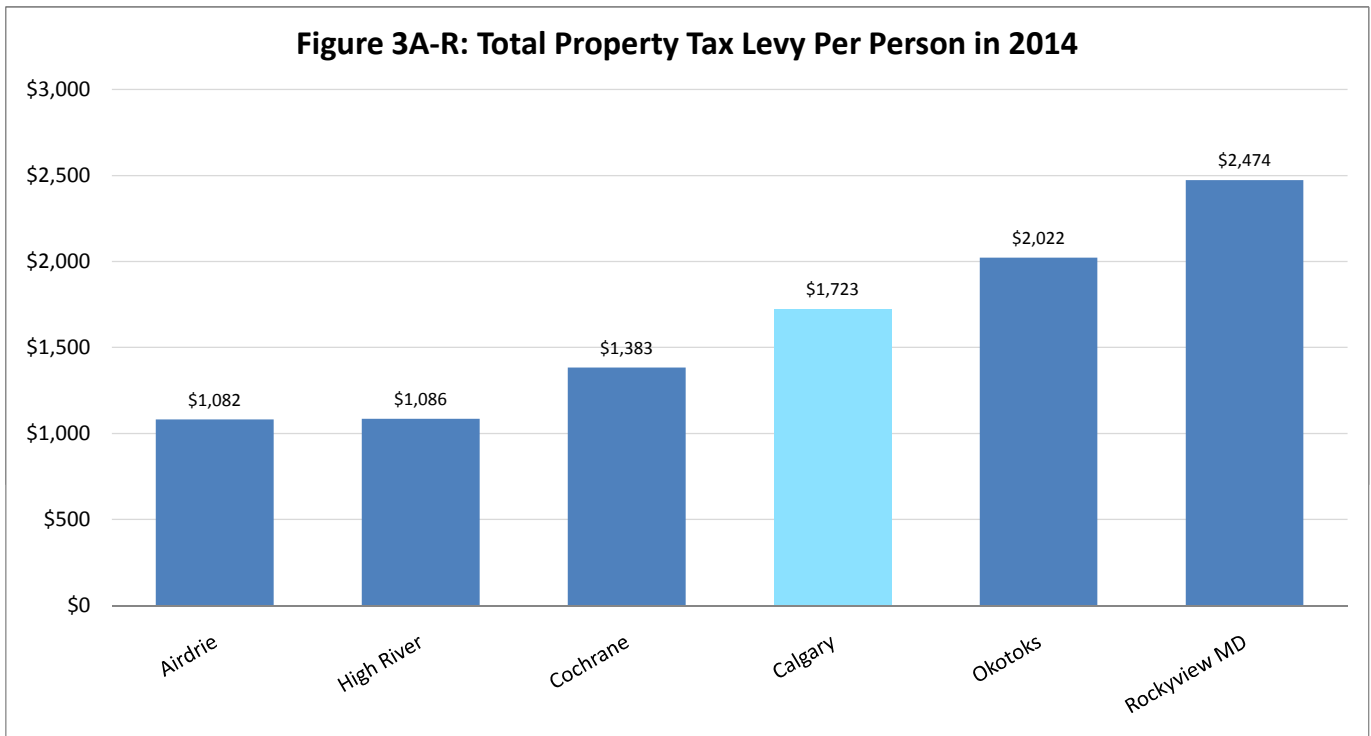
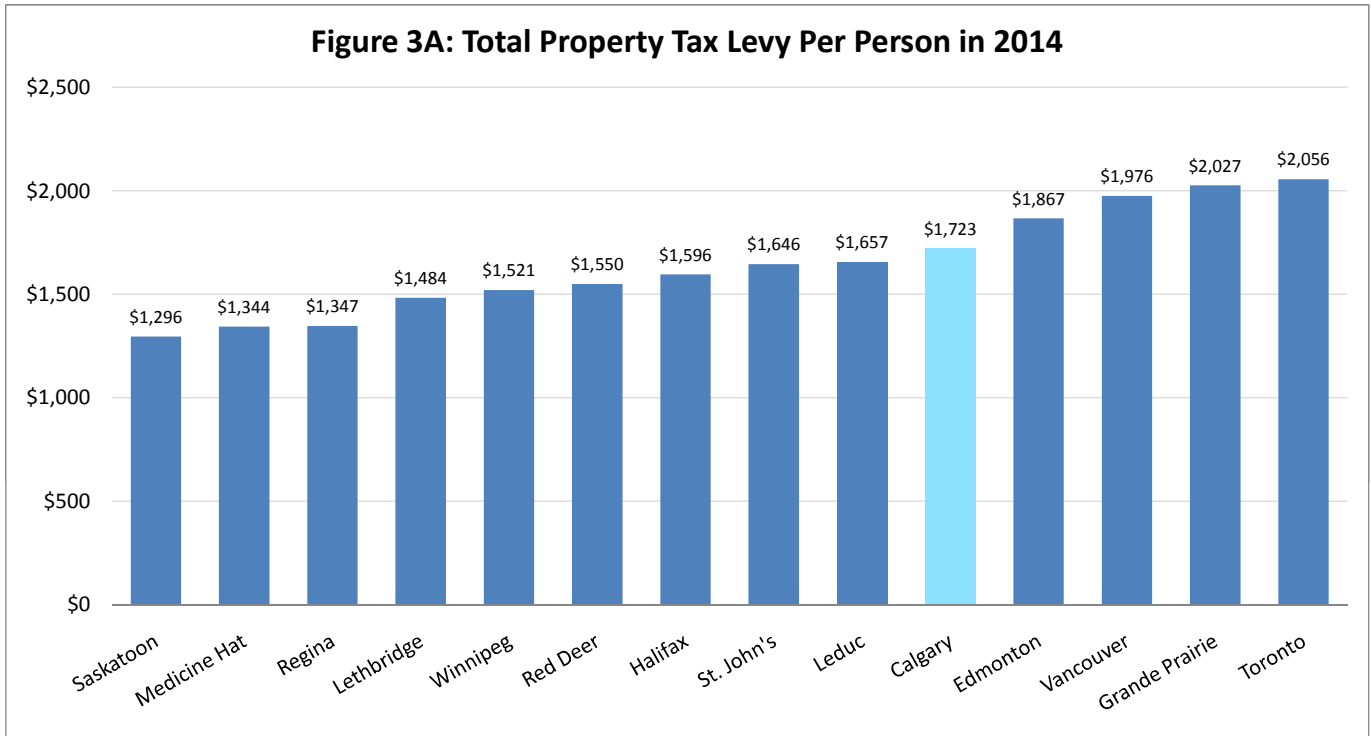
* Average of those reporting

Table 2A
Average Property Tax and Median Property Tax for All Single Detached Houses in 2014
(Calgary Regions)
(dollars)

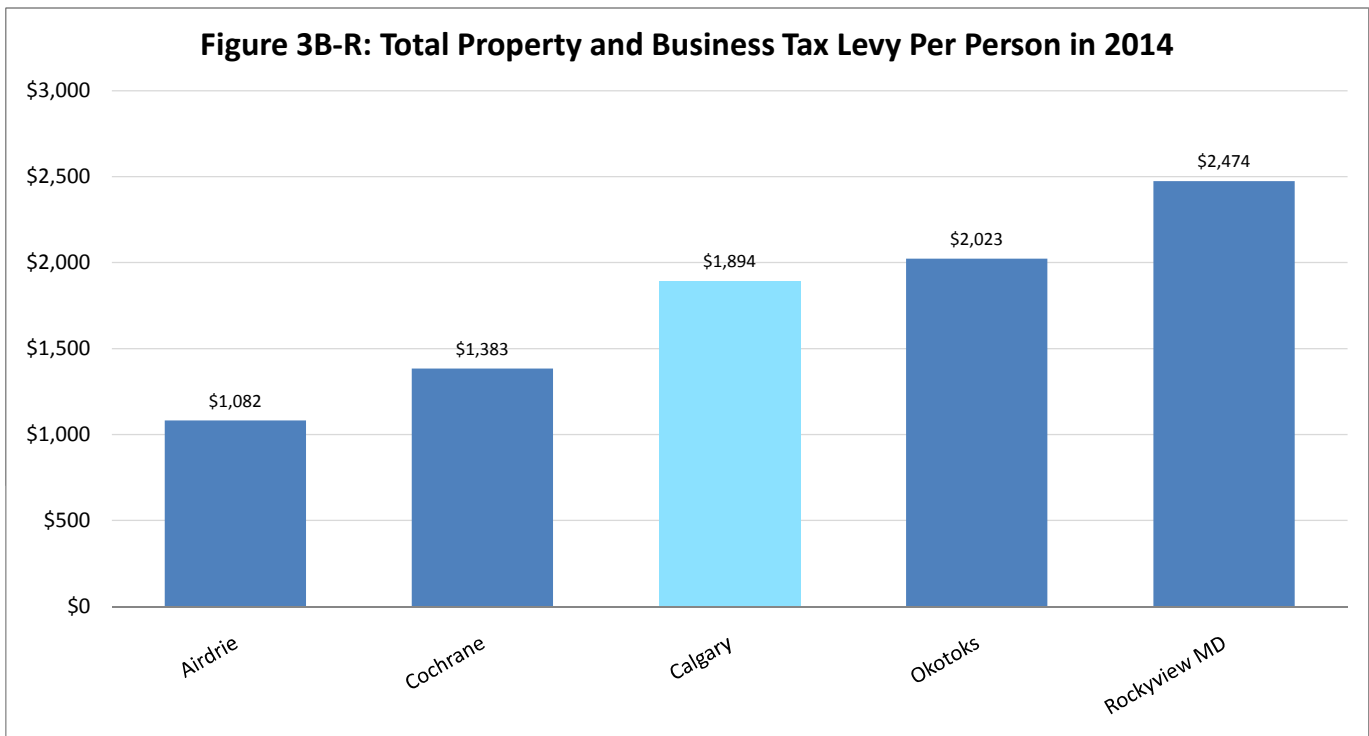
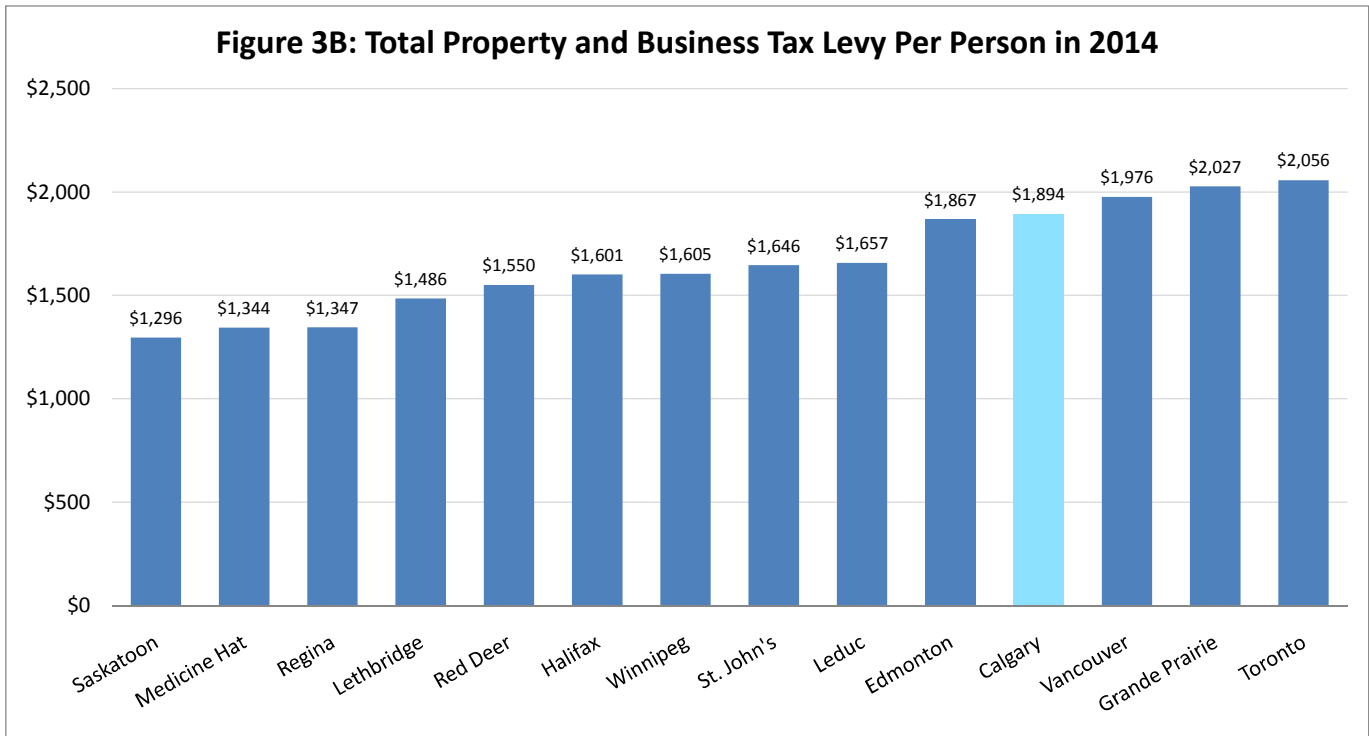
Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	2,063	1	--	--
Cochrane	3,203	4	3,060	2
Foothills MD	--	--	--	--
High River	2,125	2	--	--
Okotoks	3,456	5	3,237	3
Rockyview MD	--	--	--	--
Calgary	2,975	3	2,624	1
Average	2,764	-	2,974	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey

Figure 3C: Residential Property Tax as Percent of Total Tax Levy in 2014 - Canadian Cities

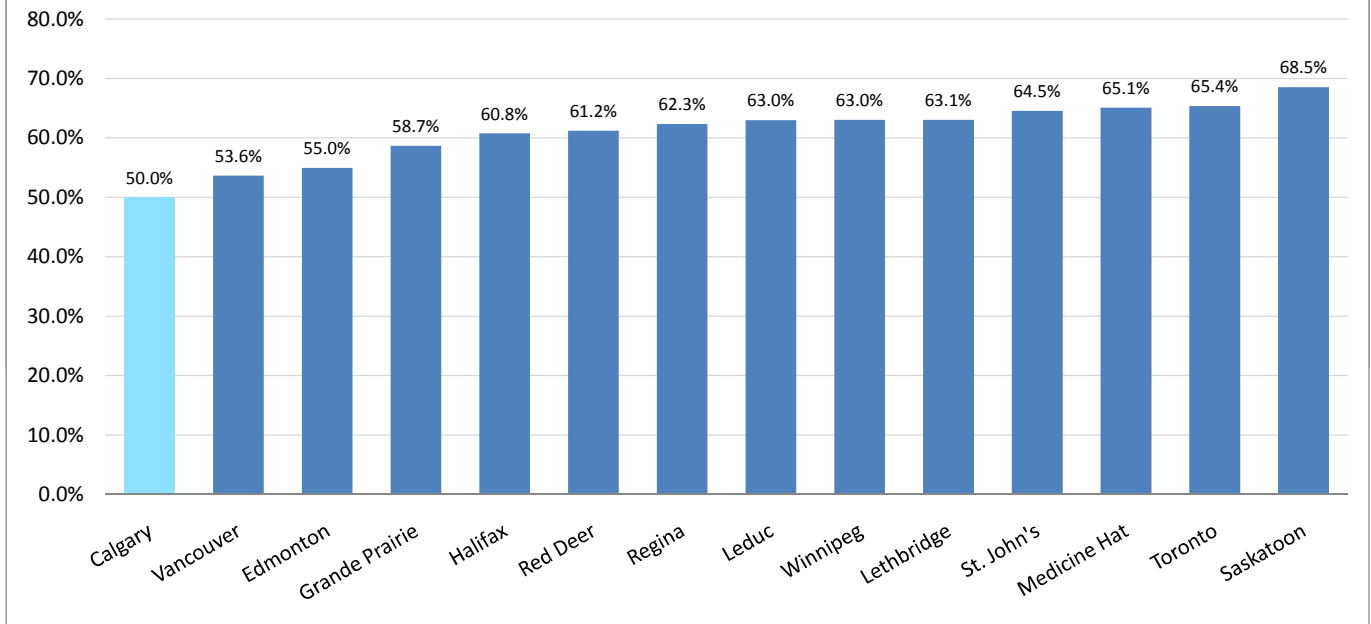
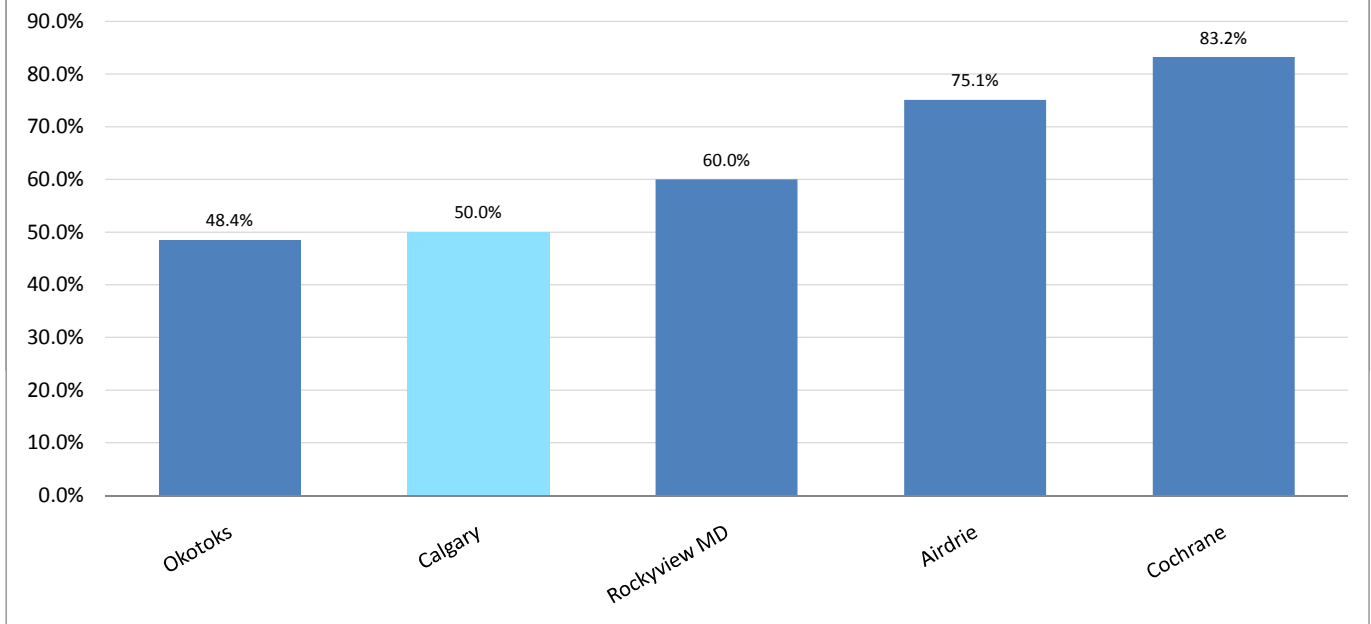


Figure 3C-R: Residential Property Tax as Percent of Total Tax Levy in 2014 - Canadian Cities



2014 Residential Property Taxes and Utility Charges Survey

Table 3
Total Property and Business Tax Levy Per Person in 2014
(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>			
Grande Prairie	59,000	119,609	0	119,609	2,027	14	2,027	14
Leduc	28,583	47,481	0	47,481	1,661	10	1,661	10
Red Deer	98,585	152,771	0	152,771	1,550	6	1,550	6
Lethbridge	93,004	137,988	217	138,205	1,484	5	1,486	5
Medicine Hat	61,300	82,384	0	82,384	1,344	3	1,344	3
Saskatoon	257,300	333,408	0	333,408	1,296	2	1,296	2
Regina	228,000	307,023	0	307,023	1,347	4	1,347	4
Winnipeg	709,300	1,078,602	59,855	1,138,457	1,251	1	1,251	1
Halifax	414,400	661,247	0	661,247	1,596	7	1,596	7
St. John's	107,000	176,074	0	176,074	1,646	9	1,646	9
Vancouver	640,469	1,265,722	0	1,265,722	1,976	13	1,976	13
Calgary	1,195,194	2,058,862	204,464	2,263,326	1,723	11	1,894	12
Edmonton	877,926	1,639,256	0	1,639,256	1,867	12	1,867	11
Toronto	2,808,503	5,775,504	0	5,775,504	2,056	15	2,056	15
Average	541,326	988,281	88,179	1,007,176	1,630	-	1,643	-

* Average of those reporting

Table 3A
Total Property and Business Tax Levy Per Person in 2014
(Calgary Regions)

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	54,891	59,365	0	59,365	1,082	1	1,082	1
Cochrane	20,708	28,639	0	28,639	1,383	3	1,383	3
Foothills MD	--	--	--	--	--	--	--	--
High River	13,655	14,832	--	14,832	1,086	2	1,086	2
Okotoks	27,331	55,274	13	55,287	2,022	5	2,023	5
Rockyview MD	38,055	94,150	0	94,150	2,474	6	2,474	6
Calgary	1,195,197	2,058,862	204,464	2,263,326	1,723	4	1,894	4
Average	224,973	385,187	102,239	419,267	1,628	-	1,657	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Table 3B
Total Property and Business Tax Levy in 2014
(Selected Canadian Cities)
(Thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Grande Prairie	70,164	49,445	119,609	0	119,609	58.7	4
Leduc	29,828	17,540	47,367	0	47,367	63.0	7
Red Deer	93,486	59,285	152,771	0	152,771	61.2	5
Lethbridge	87,174	50,814	137,988	217	138,205	63.1	8
Medicine Hat	53,826	28,757	82,584	0	82,584	65.2	11
Saskatoon	228,584	104,824	333,408	0	333,408	68.6	13
Regina	191,595	103,519	295,114	0	295,114	64.9	10
Winnipeg	718,763	359,839	311,300	59,855	371,155	193.7	15
Halifax	405,573	255,674	661,247	0	661,247	61.3	6
St. John's	113,628	62,447	176,074	0	176,074	64.5	9
Vancouver	679,015	586,706	1,265,722	0	1,265,722	53.6	2
Calgary	1,130,996	927,866	2,058,862	204,464	2,263,326	50.0	1
Edmonton	901,220	738,036	1,639,256	0	1,639,256	55.0	3
Toronto	3,774,329	2,001,175	5,775,504	0	5,775,504	65.4	12
Average	605,584	381,852	932,629	88,179	951,524	70.6	-

* Average of those reporting

Table 3C
Total Property and Business Tax Levy in 2014
(Calgary Regions)
(Thousands of dollars)

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Airdrie	44,576	14,789	59,365	0	59,365	75.1	4
Cochrane	23,830	4,809	28,639	0	28,639	83.2	6
Foothills MD	--	--	--	--	--	--	--
High River	12,032	2,799	14,832	--	14,832	81.1	5
Okotoks	26,784	28,490	55,274	13	55,287	48.4	1
Rockyview MD	56,523	36,784	93,307	0	93,307	60.6	3
Calgary	1,130,996	927,866	2,058,862	204,464	2,263,326	50.0	2
Average	215,790	169,256	385,047	102,239	419,126	66.4	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Table 3D
Total Property Tax Levy By Purposes in 2014
(Selected Canadian Cities)
(Thousands of dollars)

City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Grande Prairie	56,175	13,748	239	70,162	39,985	9,004	456	49,445
Leduc	21,729	7,929	170	29,828	12,592	4,892	0	17,484
Red Deer	66,904	26,464	117	93,485	46,008	13,277	0	59,285
Lethbridge	64,730	21,349	1,095	87,174	42,077	8,445	292	50,814
Medicine Hat	37,799	15,393	634	53,826	22,539	6,018	123	28,681
Saskatoon	137,211	91,374	0	228,584	55,590	49,278	0	104,868
Regina	116,867	74,723	11,914	203,504	56,185	47,334	0	103,519
Winnipeg	358,985	359,778	0	718,763	140,229	219,610	0	359,839
Halifax	277,530	128,043	0	405,573	225,537	30,137	2,050	257,724
St. John's	83,600	0	30,028	113,628	61,277	0	1,170	62,447
Vancouver	0	337,872	0	337,872	287,052	299,654	0	586,706
Calgary	694,991	436,005	0	1,130,996	702,969	224,897	0	927,866
Edmonton	627,014	267,402	6,804	901,220	603,183	133,679	1,751	738,613
Toronto	1,833,736	715,838	0	2,549,574	1,940,569	1,285,328	0	3,225,897
Average	336,713	191,994	6,375	494,585	302,557	166,540	974	469,513

* Average of those reporting

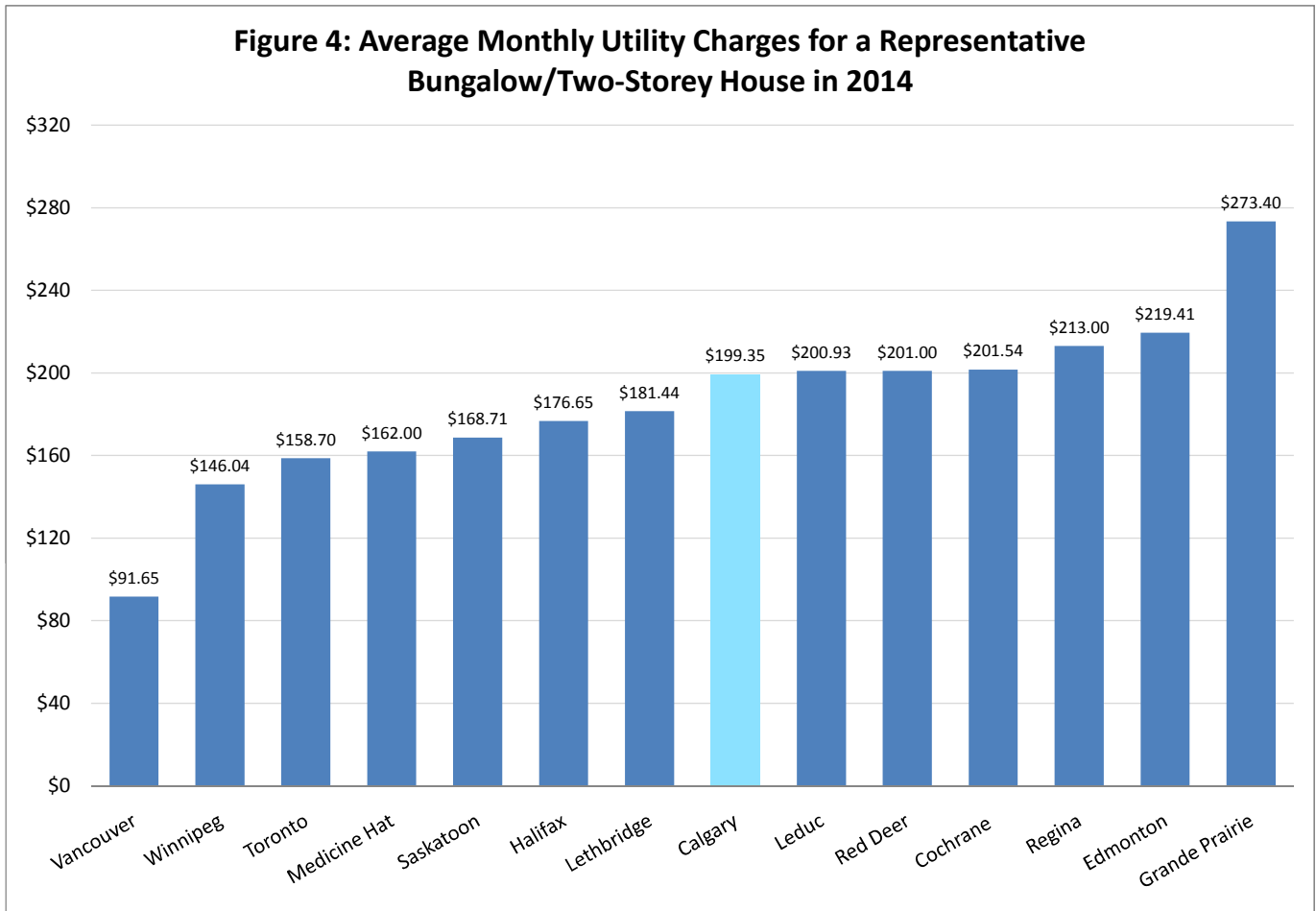
Table 3E
Total Property Tax Levy By Purposes in 2014
(Calgary Regions)
(Thousands of dollars)

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Airdrie	29,458	15,118	0	44,576	10,140	4,649	0	14,789
Cochrane	15,859	7,834	137	23,830	3,126	1,664	19	4,809
Foothills MD	--	--	--	--	--	--	--	--
High River	8,098	3,928	--	12,026	1,603	1,194	0	2,797
Okotoks	16,491	8,997	1,297	26,784	18,428	10,063	0	28,490
Rockyview MD	21,778	28,820	5,926	56,523	17,086	9,921	9,777	36,784
Calgary	694,991	436,005	0	1,130,996	702,969	224,897	0	927,866
Average	131,112	83,450	2,453	215,789	125,559	42,065	4,898	169,256

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Figure 4: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2014



2014 Residential Property Taxes and Utility Charges Survey

Table 4
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2014
(Selected Canadian Cities)
(dollars)

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Grande Prairie	150.61	45.17	48.09	18.49	0.00	11.04	273.40	13
Leduc	87.93	49.00	37.00	22.00	5.00	0.00	200.93	9
Red Deer	98.00	41.00	44.00	12.00	0.00	6.00	201.00	10
Lethbridge	102.47	34.47	23.82	17.09	0.00	3.59	181.44	7
Medicine Hat	75.00	36.00	31.00	16.00	0.00	4.00	162.00	4
Saskatoon	100.96	31.38	22.68	0.00	4.40	9.29	168.71	5
Regina	101.00	50.00	41.00	8.00	13.00	0.00	213.00	11
Winnipeg	51.57	31.43	43.24	0.00	0.00	19.80	146.04	2
Halifax	100.52	25.89	44.50	0.00	5.74	0.00	176.65	6
St. John's	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vancouver	58.65	0.00	12.00	19.00	0.00	2.00	91.65	1
Calgary	93.85	48.38	35.32	4.90	9.20	7.70	199.35	8
Edmonton	87.87	43.78	40.75	37.00	10.00	0.00	219.41	12
Toronto	98.00	56.00	0.00	4.70	0.00	0.00	158.70	3
Average	92.80	37.88	35.28	15.92	7.89	7.93	184.02	-

* Average of those reporting

Table 4A
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2014
(Calgary Regions)
(dollars)

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	106.80	--	--	--	--	--	106.80	3
Cochrane	111.54	21.00	40.00	20.00	4.00	5.00	201.54	7
Foothills MD	97.20	--	--	--	--	--	97.20	1
High River	116.05	--	--	--	--	--	116.05	4
Okotoks	106.65	32.24	39.05	9.00	5.65	--	192.59	5
Rockyview MD	97.27	--	--	--	--	--	97.27	2
Calgary	93.85	48.38	35.32	4.90	9.20	7.70	199.35	6
Average	104.19	33.87	38.12	11.30	6.28	6.35	144.40	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Figure 5A: Net Property Tax and Utility Charges for a Representative Bungalow House in 2014

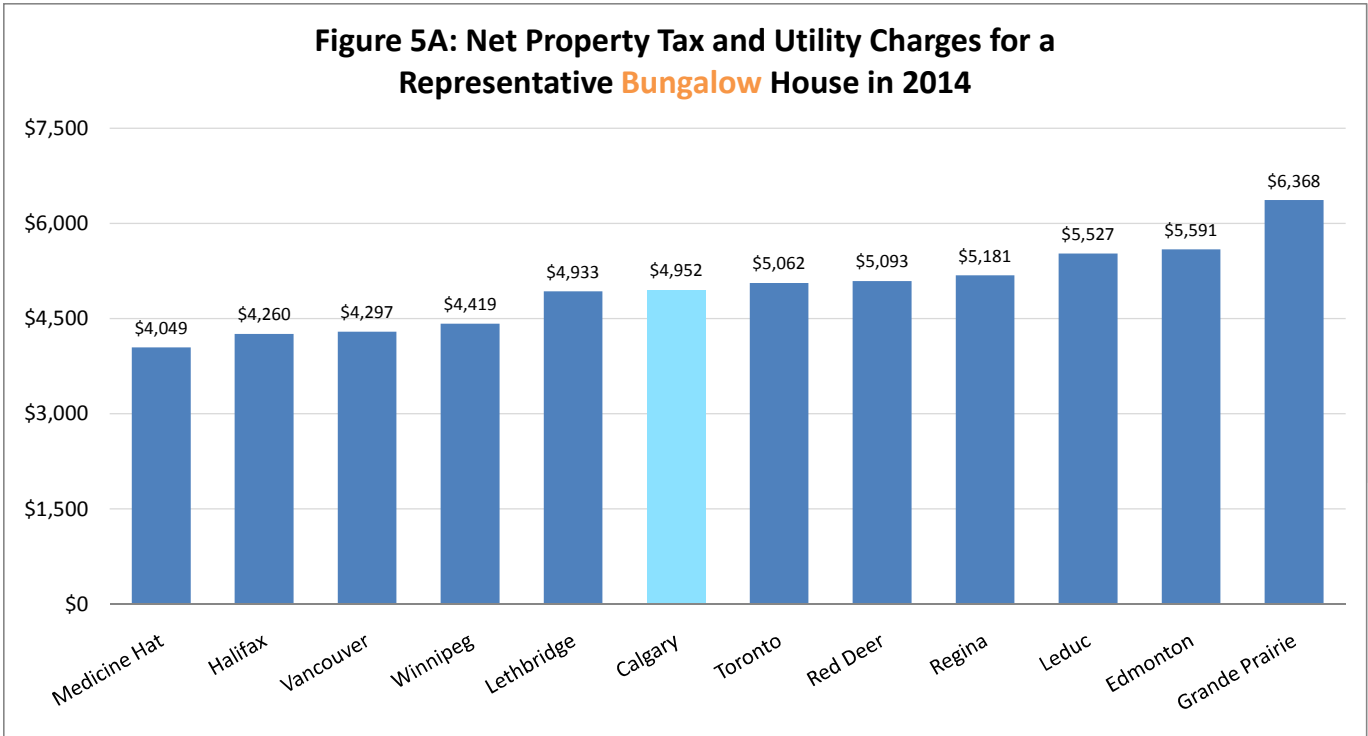
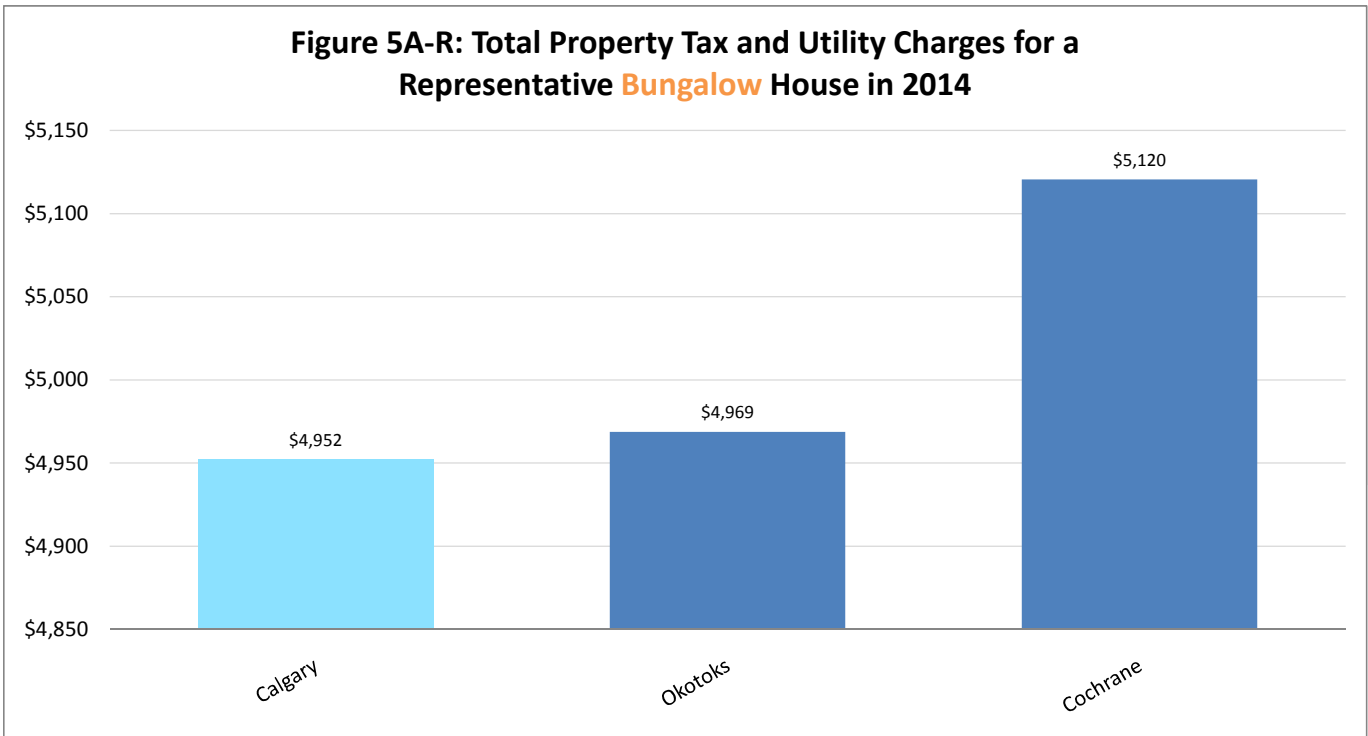


Figure 5A-R: Total Property Tax and Utility Charges for a Representative Bungalow House in 2014



2014 Residential Property Taxes and Utility Charges Survey

Figure 5B: Net Property Tax and Utility Charges for a Representative Two-Storey House in 2014

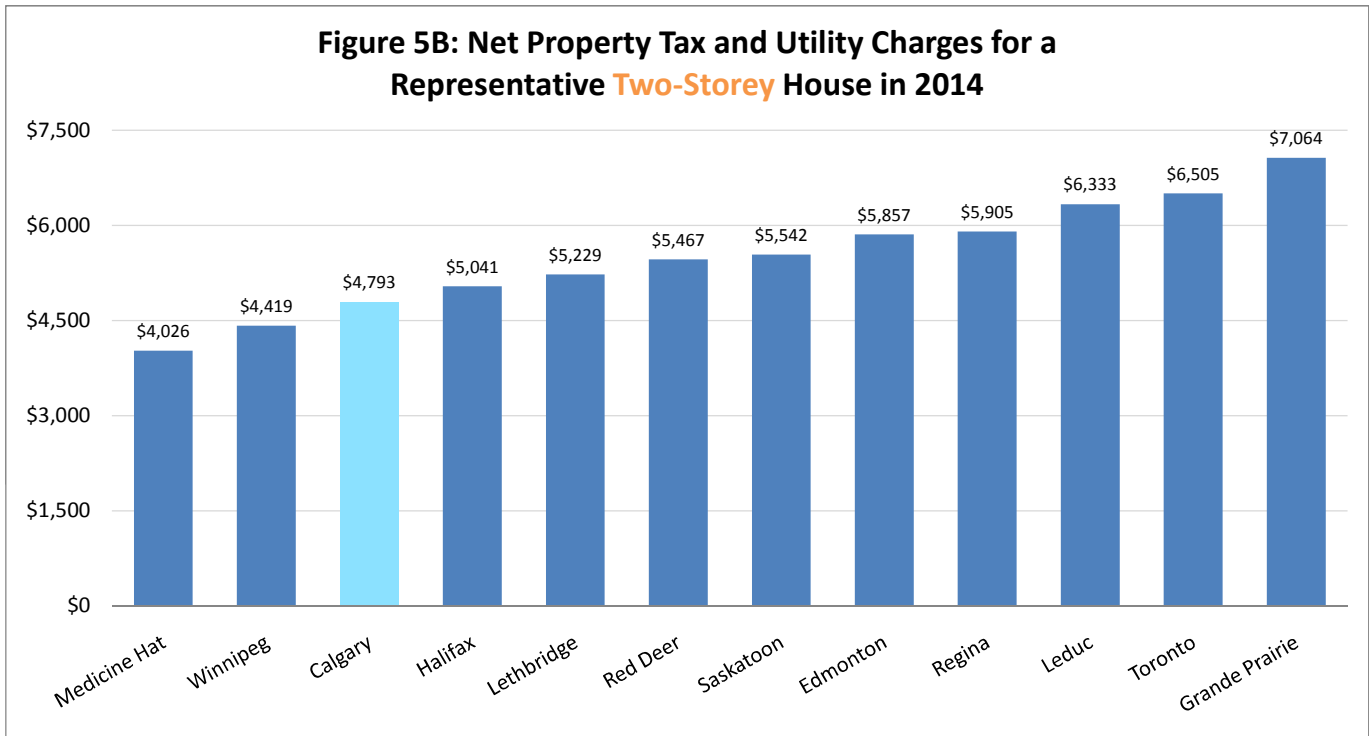
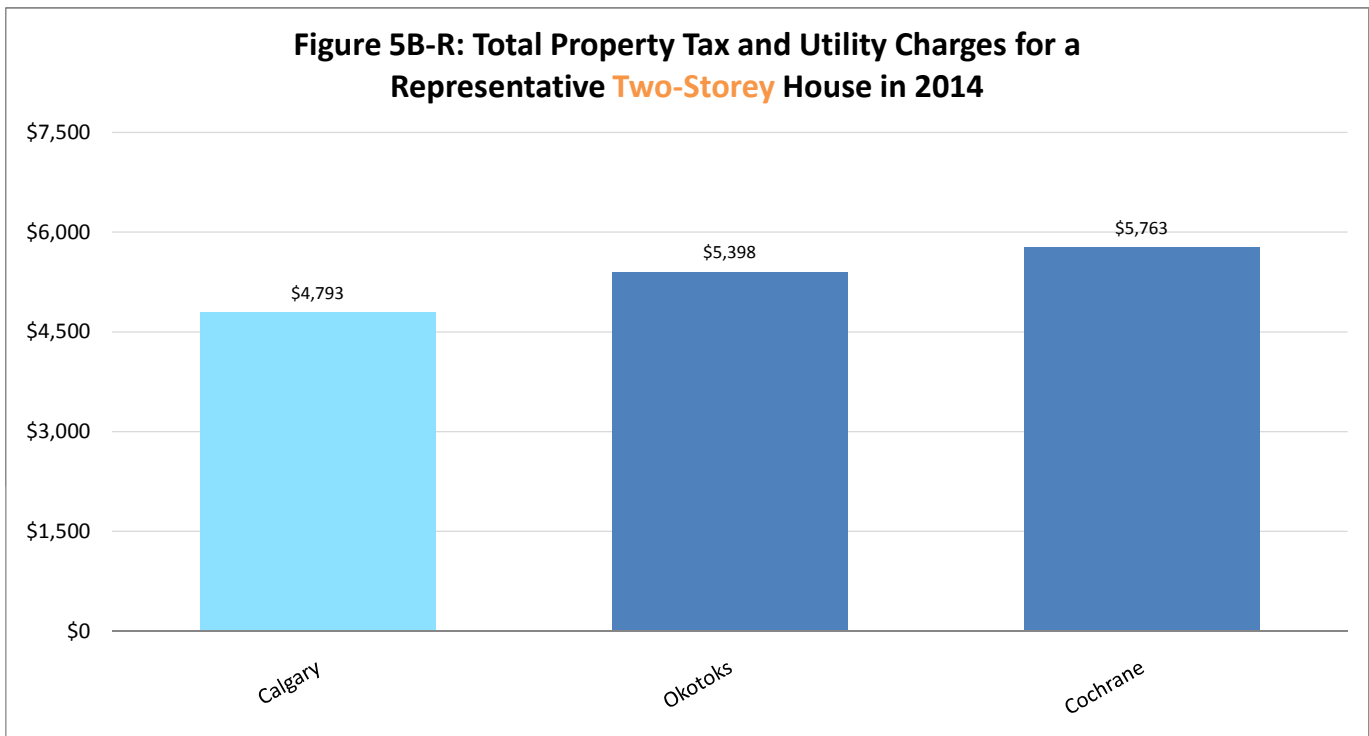


Figure 5B-R: Total Property Tax and Utility Charges for a Representative Two-Storey House in 2014



2014 Residential Property Taxes and Utility Charges Survey

Table 5
Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2014
(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	3,280.76	3,087	6,367.76	12	3,783	7,063.76	12
Leduc	2,411.16	3,115	5,526.63	10	3,922	6,333.16	10
Red Deer	2,412.00	2,681	5,093.00	8	3,055	5,467.00	6
Lethbridge	2,177.28	2,755	4,932.53	5	3,052	5,228.78	5
Medicine Hat	1,944.00	2,105	4,049.00	1	2,082	4,026.00	1
Saskatoon	2,024.52	N/A	N/A	N/A	3,517	5,541.52	7
Regina	2,556.00	2,625	5,181.00	9	3,349	5,905.00	9
Winnipeg	1,752.48	2,667	4,419.48	4	2,667	4,419.48	2
Halifax	2,119.80	2,140	4,259.80	2	2,921	5,040.80	4
St. John's	N/A	2,964	N/A	N/A	3,531	N/A	N/A
Vancouver	1,099.84	3,197	4,296.84	3	N/A	N/A	N/A
Calgary	2,392.20	2,560	4,952.20	6	2,401	4,793.20	3
Edmonton	2,632.89	2,958	5,590.89	11	3,224	5,856.89	8
Toronto	1,904.40	3,158	5,062.40	7	4,601	6,505.40	11
Average	2,208.26	2,770.21	4,977.63	-	3,239	5,515.08	-

* Average of those reporting

Table 5A
Total Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2014
(Calgary Regions)
(dollars)

Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Total Property Tax	Total	Rank	Total Property Tax	Total	Rank
Airdrie	1,281.60	N/A	--	--	--	--	--
Cochrane	2,418.48	2,702	5,120.48	3	3,345	5,763.48	3
Foothills MD	1,166.40	--	--	--	--	--	--
High River	1,392.60	--	--	--	--	--	--
Okotoks	2,311.08	2,658	4,968.63	2	3,087	5,398.47	2
Rockyview MD	1,167.24	--	--	--	--	--	--
Calgary	2,392.20	2,560	4,952.20	1	2,401	4,793.20	1
Average	1,732.80	2,640	5,013.77	-	2,944	5,318.38	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Figure 6A: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2014

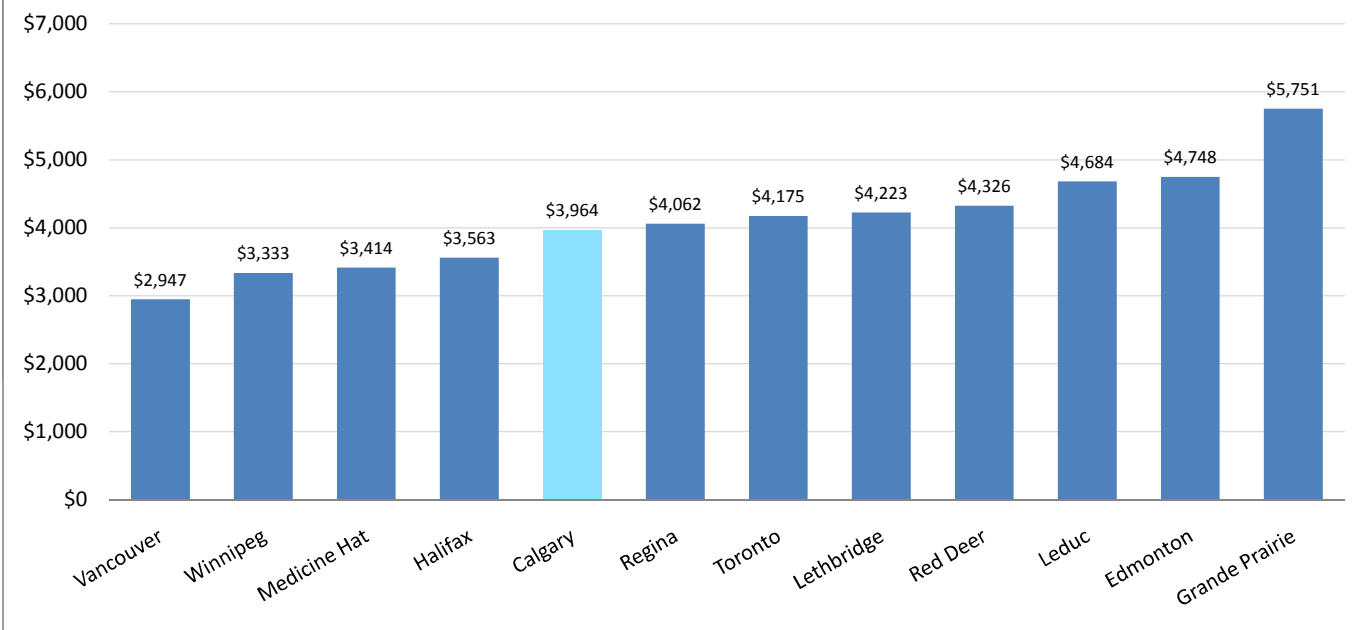
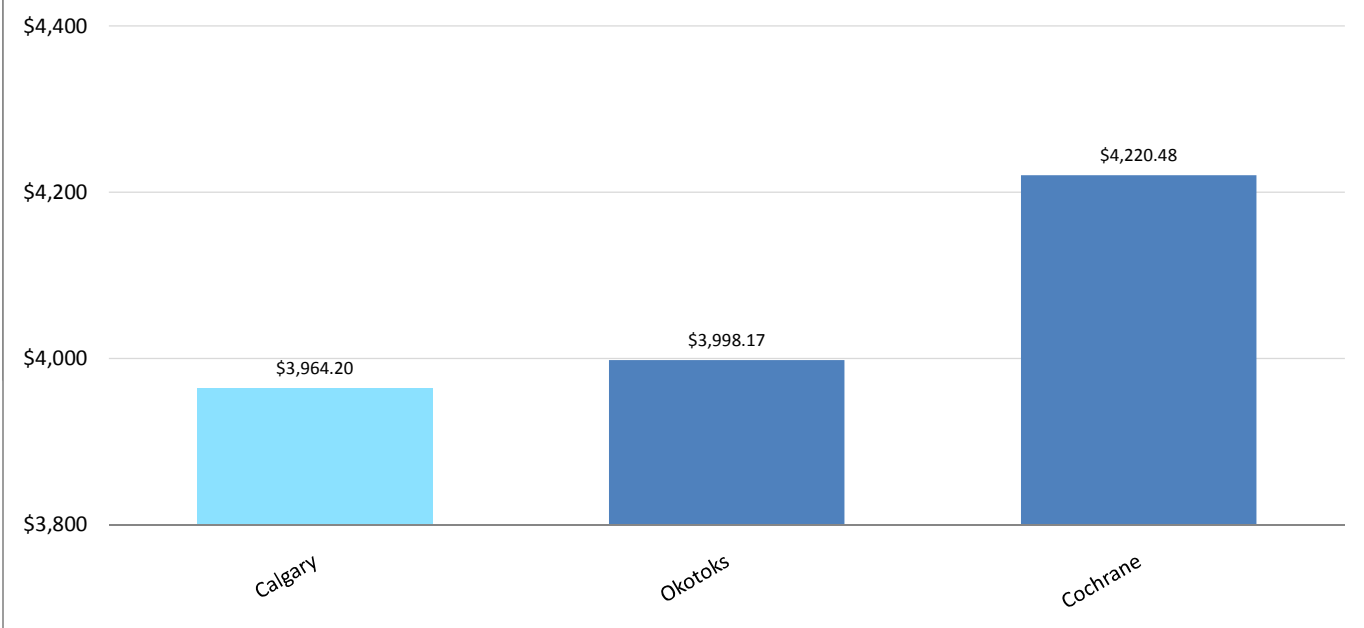
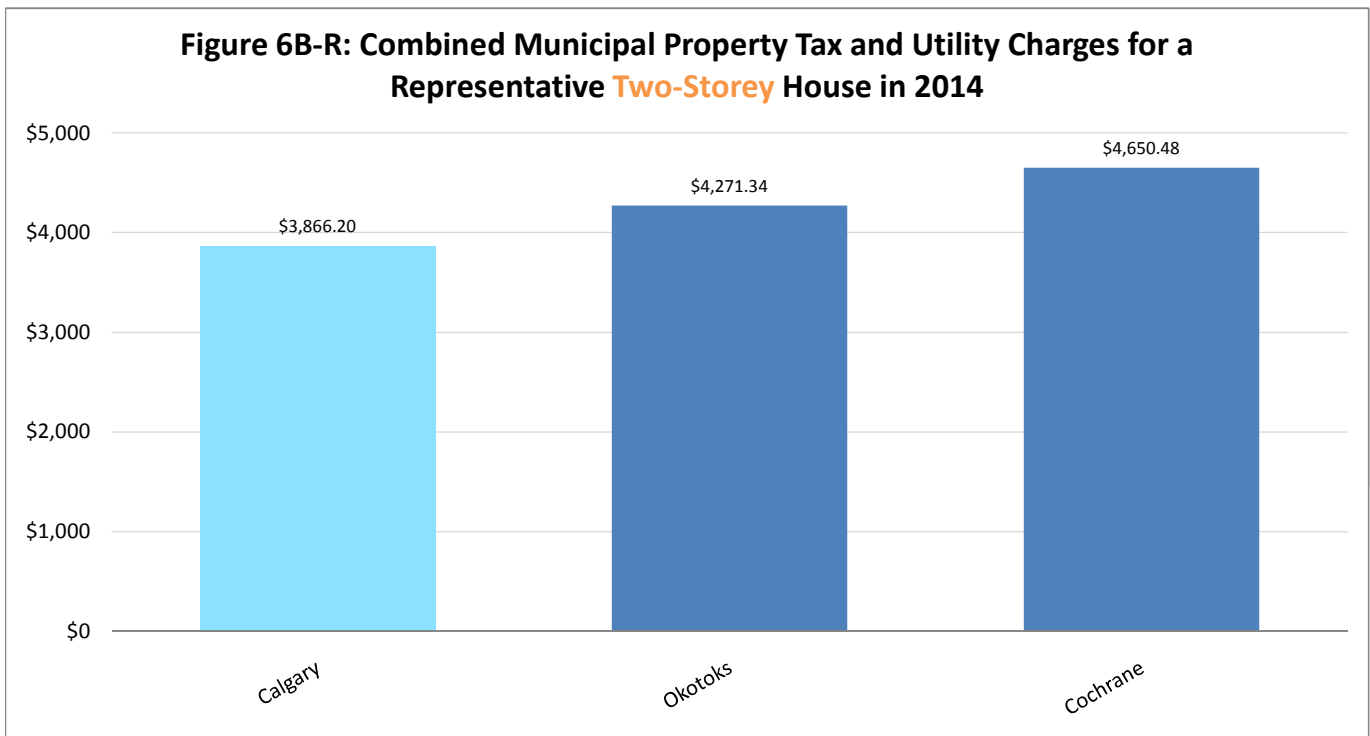
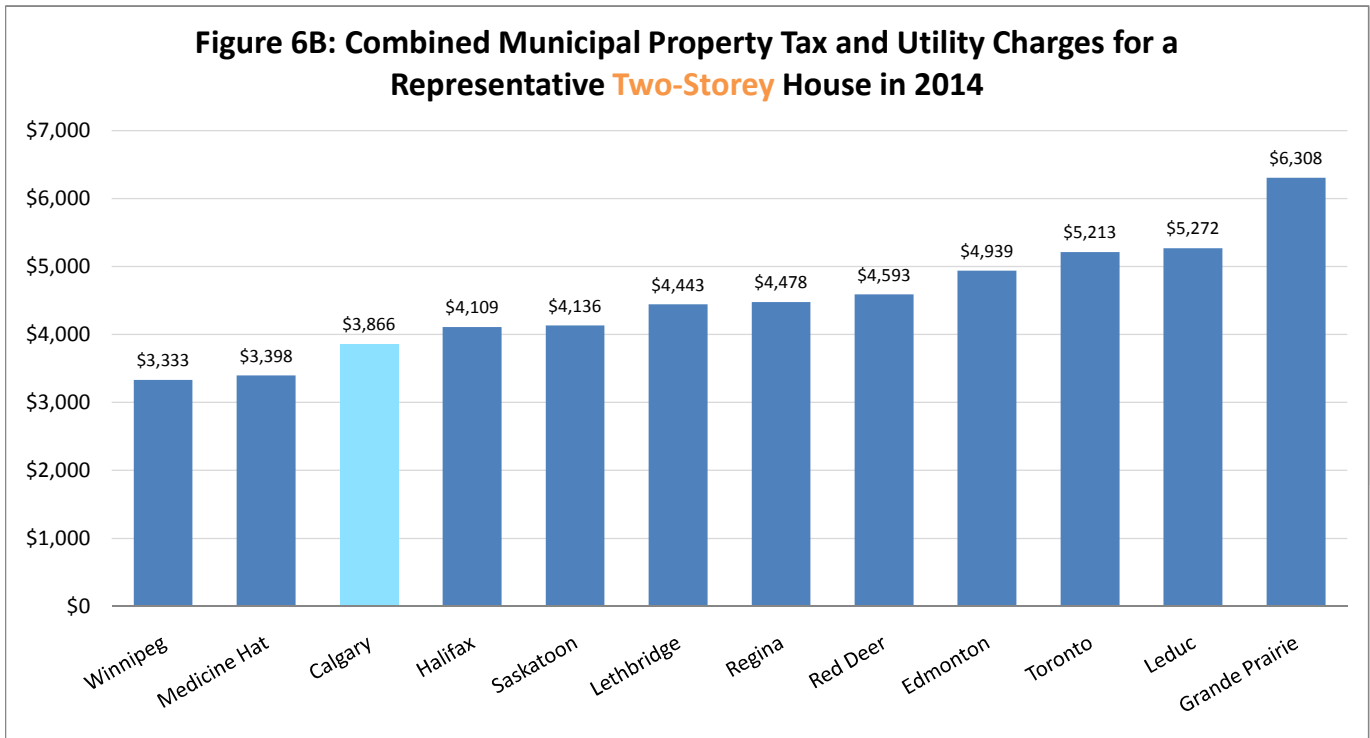


Figure 6A-R: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2014



2014 Residential Property Taxes and Utility Charges Survey



2014 Residential Property Taxes and Utility Charges Survey

Table 6
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2014
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	3,280.76	2,470	5,751	12	13
Leduc	2,411.16	2,272	4,684	10	11
Red Deer	2,412.00	1,914	4,326	9	7
Lethbridge	2,177.28	2,046	4,223	8	8
Medicine Hat	1,944.00	1,470	3,414	3	2
Saskatoon	2,024.52	N/A	N/A	N/A	N/A
Regina	2,556.00	1,506	4,062	6	3
Winnipeg	1,752.48	1,581	3,333	2	5
Halifax	2,119.80	1,443	3,563	4	1
St. John's	N/A	2,349	N/A	N/A	12
Vancouver	1,099.84	1,847	2,947	1	6
Calgary	2,392.20	1,572	3,964	5	4
Edmonton	2,632.89	2,115	4,748	11	9
Toronto	1,904.40	2,271	4,175	7	10
Average	2,208.26	1,912.01	4,099.16	-	-

* Average of those reporting

Table 6A
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2014
(Calgary Regions)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	1,281.60	--	--	--	--
Cochrane	2,418.48	1,802	4,220	3	3
Foothills MD	1,166.40	--	--	--	--
High River	1,392.60	--	--	--	--
Okotoks	2,311.08	1,687	3,998	2	2
Rockyview MD	1,167.24	--	--	--	--
Calgary	2,392.20	1,572	3,964	1	1
Average	1,732.80	1,687.03	4,060.95	-	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Table 6B

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2014
(Selected Canadian Cities)
(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	3,280.76	3,027	6,308	12	12
Leduc	2,411.16	2,861	5,272	11	10
Red Deer	2,412.00	2,181	4,593	8	7
Lethbridge	2,177.28	2,266	4,443	6	8
Medicine Hat	1,944.00	1,454	3,398	2	1
Saskatoon	2,024.52	2,111	4,136	5	6
Regina	2,556.00	1,922	4,478	7	4
Winnipeg	1,752.48	1,581	3,333	1	3
Halifax	2,119.80	1,989	4,109	4	5
St. John's	N/A	2,916	N/A	N/A	11
Vancouver	1,099.84	N/A	N/A	N/A	N/A
Calgary	2,392.20	1,474	3,866	3	2
Edmonton	2,632.89	2,306	4,939	9	9
Toronto	1,904.40	3,309	5,213	10	13
Average	2,208.26	2,261.28	4,507.34	-	-

* Average of those reporting

Table 6C

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2014
(Calgary Regions)
(dollars)**

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	1,281.60	--	--	--	--
Cochrane	2,418.48	2,232	4,650	3	3
Foothills MD	1,166.40	--	--	--	--
High River	1,392.60	--	--	--	--
Okotoks	2,311.08	1,960	4,271	2	2
Rockyview MD	1,167.24	--	--	--	--
Calgary	2,392.20	1,474	3,866	1	1
Average	1,732.80	1,888.75	4,262.67	-	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Figure 7: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2014

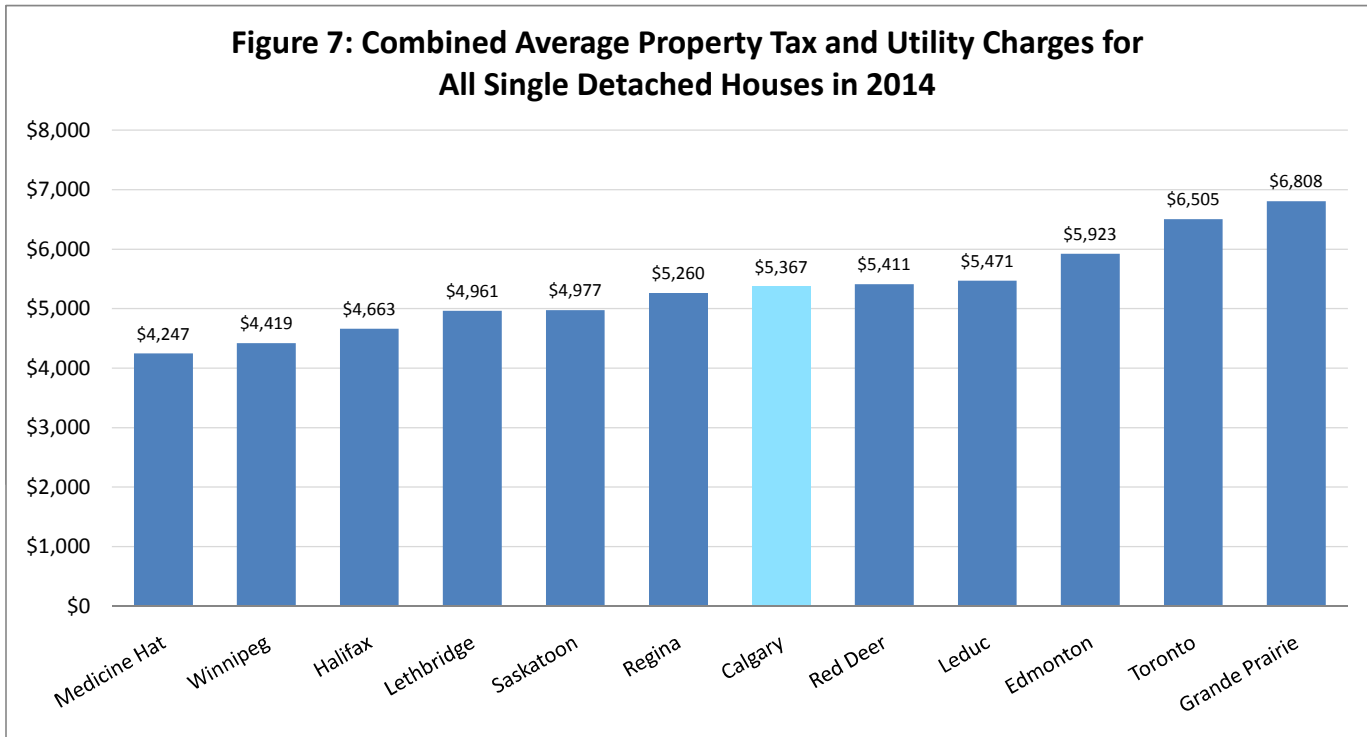
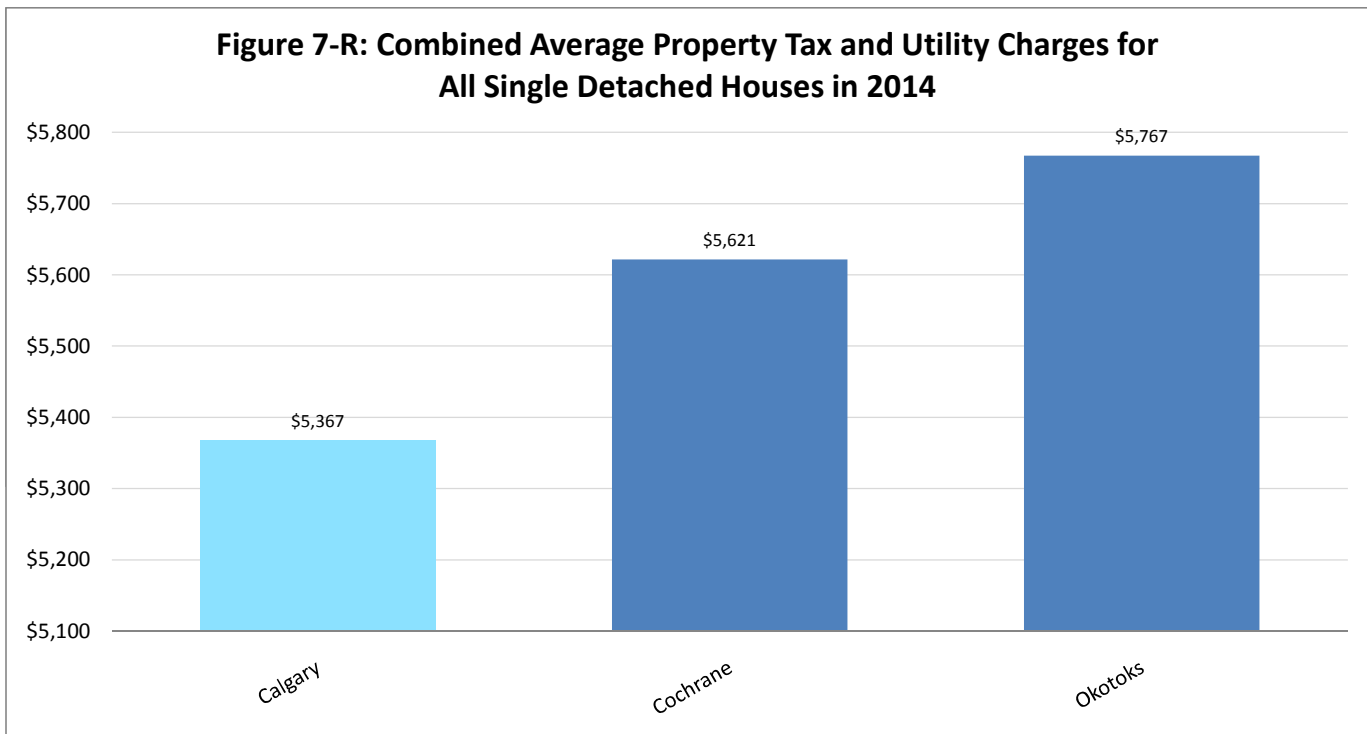


Figure 7-R: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2014



2014 Residential Property Taxes and Utility Charges Survey

Table 7

**Average Property Tax and Utility Charges for All Single Detached Houses in 2014
(Selected Canadian Cities)
(dollars)**

City	Average Property Tax	Utility Charges	Total	Rank
Grande Prairie	3,527	3,280.76	6,808	12
Leduc	3,060	2,411.16	5,471	9
Red Deer	2,999	2,412.00	5,411	8
Lethbridge	2,784	2,177.28	4,961	4
Medicine Hat	2,303	1,944.00	4,247	1
Saskatoon	2,952	2,024.52	4,977	5
Regina	2,704	2,556.00	5,260	6
Winnipeg	2,667	1,752.48	4,419	2
Halifax	2,543	2,119.80	4,663	3
St. John's	2,867	N/A	N/A	N/A
Vancouver	0	1,099.84	N/A	N/A
Calgary	2,975	2,392.20	5,367	7
Edmonton	3,290	2,632.89	5,923	10
Toronto	4,601	1,904.40	6,505	11
Average	2,805.15	2,208.26	5,334	-

* Average of those reporting

Table 7A

**Average Property Tax and Utility Charges for All Single Detached Houses in 2014
(Calgary Regions)
(dollars)**

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	2,063	1,281.60	3,345	3
Cochrane	3,203	2,418.48	5,621	6
Foothills MD	--	1,166.40	1,166	1
High River	2,125	1,392.60	3,518	4
Okotoks	3,456	2,311.08	5,767	7
Rockyview MD	--	1,167.24	1,167	2
Calgary	2,975	2,392.20	5,367	5
Average	2,764.42	1,732.80	3,707.39	-

* Average of those reporting

2014 Residential Property Taxes and Utility Charges Survey

Figure 8: Non-residential Taxes per \$1,000 of Assessed Value in 2014

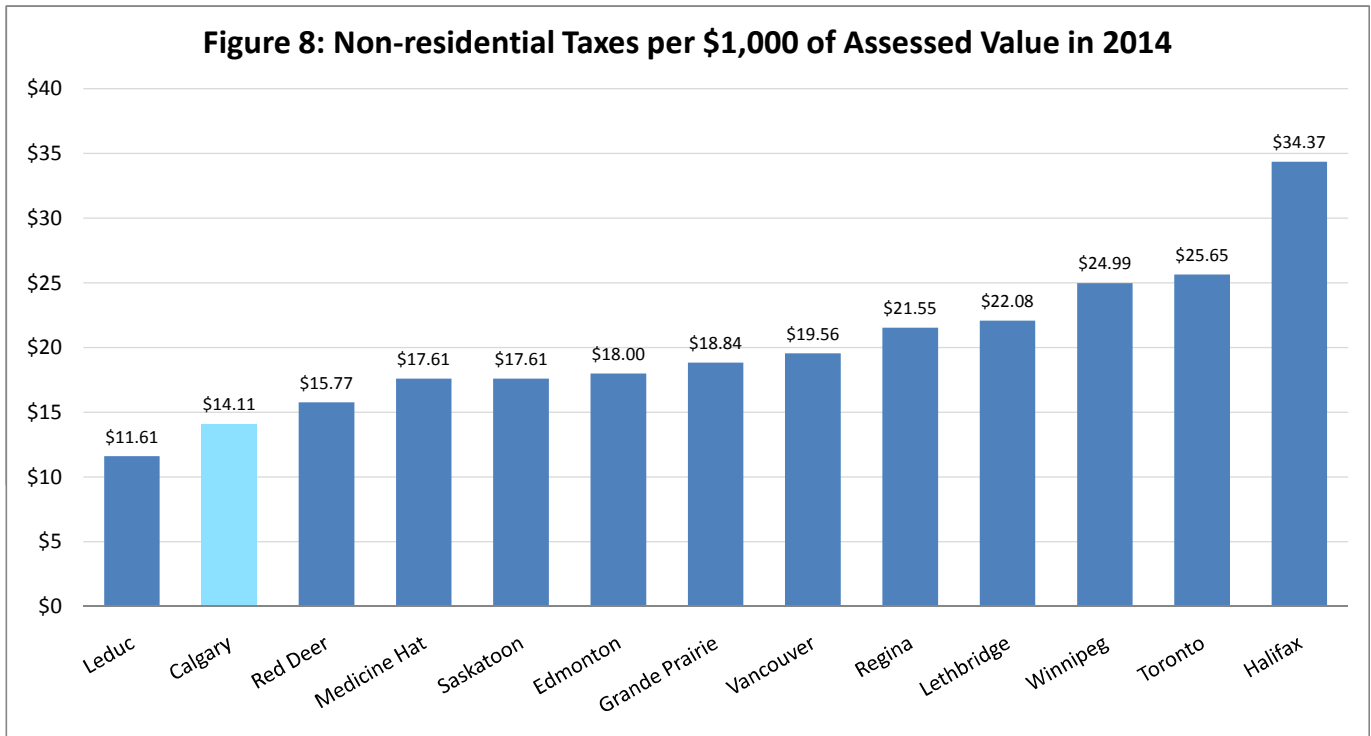
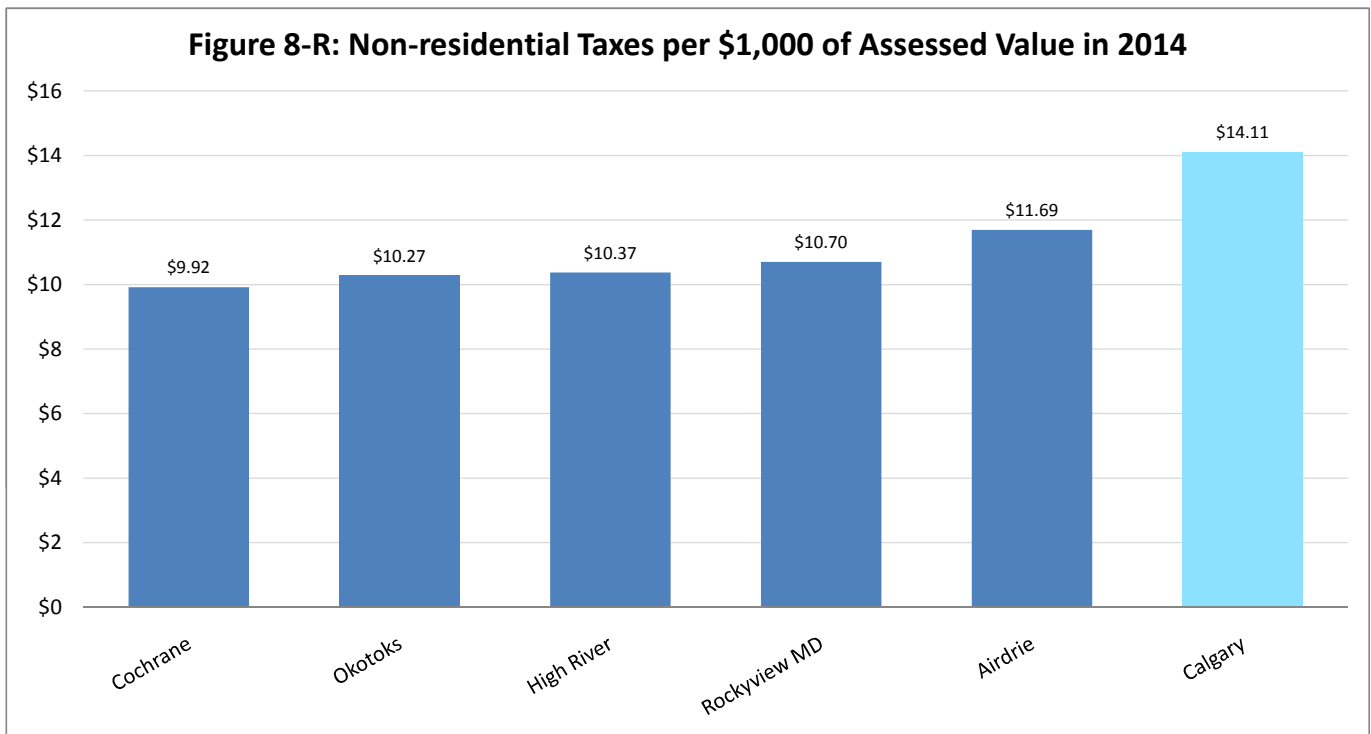


Figure 8-R: Non-residential Taxes per \$1,000 of Assessed Value in 2014



2014 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	Total	
Grande Prairie	15.34	3.50	18.84	7
Leduc	8.34	3.27	11.61	1
Red Deer	12.22	3.54	15.76	3
Lethbridge	18.28	3.67	21.95	10
Medicine Hat	13.64	3.86	17.50	4
Saskatoon	9.33	8.28	17.61	5
Regina	11.87	10.00	21.87	9
Winnipeg	8.69	16.30	25.00	11
Halifax	30.29	4.08	34.37	13
St. John's	N/A	N/A	N/A	N/A
Vancouver	9.57	9.99	19.56	8
Calgary	10.69	3.42	14.11	2
Edmonton	14.70	3.30	18.00	6
Toronto	15.43	10.22	25.65	12
Average	13.59	6.66	20.14	-

* Average of those reporting

Table 8A
Non-residential Taxes per \$1,000 of Assessed Value 2013
(Calgary Regions)
(dollars)

Calgary Region	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Airdrie	8.02	3.68	11.69	5
Cochrane	6.44	3.48	9.92	1
Foothills MD	--	--	--	--
High River	5.95	4.43	10.38	3
Okotoks	6.64	3.63	10.27	2
Rockyview MD	7.34	3.35	10.70	4
Calgary	10.69	3.42	14.11	6
Average	7.51	3.66	11.18	-

* Average of those reporting

Acknowledgements

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

- 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
- City of Airdrie
- Town of Cochrane
- Town of High River
- Town of Okotoks
- Rocky View County

Disclaimer

The City of Calgary provides this information in good faith but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.



2014 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:

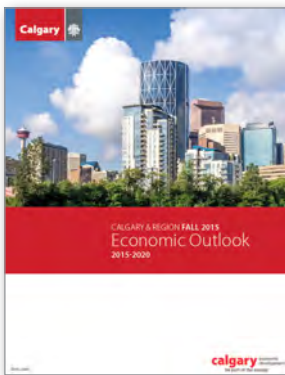
Patrick Walters
403.268.1335
patrick.walters@calgary.ca

Clyde Pawluk
403.268.2643
clyde.pawluk@calgary.ca

Estella Scruggs
403.268.5556
estella.scruggs@calgary.ca

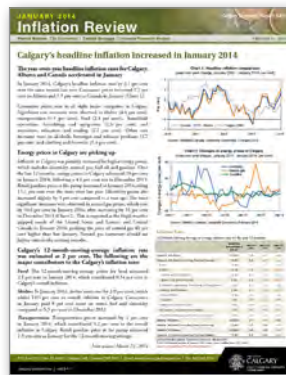
Many of our publications are available on the internet at www.calgary.ca/economy.

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

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.