

# Calgary



## 2015 Residential Property Taxes and Utility Charges Survey

November 2016

# 2015 Residential Property Taxes and Utility Charges Survey

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This year's survey of participating Canadian municipalities contains information on the 2015 taxation year. The survey was conducted via e-mail with participating Canadian municipalities in 2016. 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, [clyde.pawluk@calgary.ca](mailto: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.

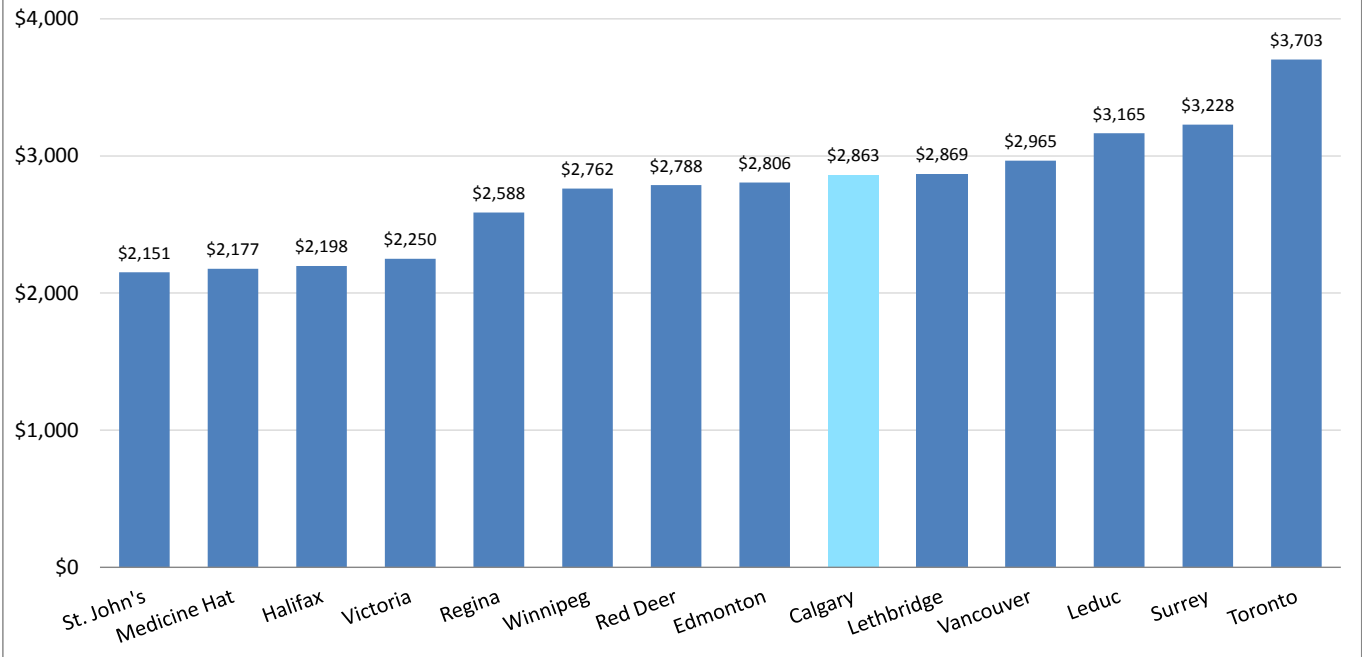
Please note: the practice in Vancouver is to have a semi-finished crawl space instead of a basement so there are no "representative single family houses" in Vancouver. In keeping with their prior participation in this survey Vancouver provided average taxation information across all single family homes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

This year, average numbers were used in lieu of representative bungalow numbers for Toronto, Airdrie and Victoria, and as is their usual practice, for Vancouver.

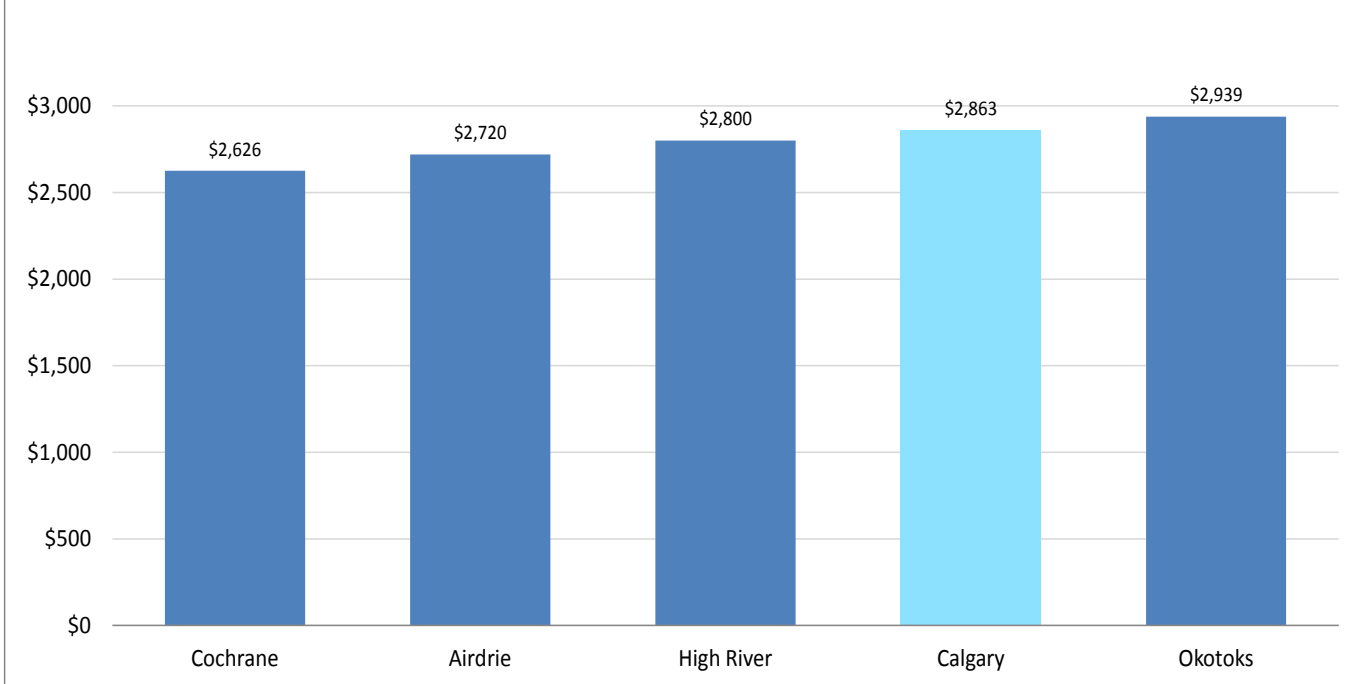
**Correction Note:** Please be advised that a couple of figures and charts in the Property Tax report were updated with new information sent to us after closing the previous edition. Sorry for any inconvenience this may have caused.

# 2015 Residential Property Taxes and Utility Charges Survey

**Figure 1A: Net Property Tax (after Grants) for a Representative Bungalow House in 2015**

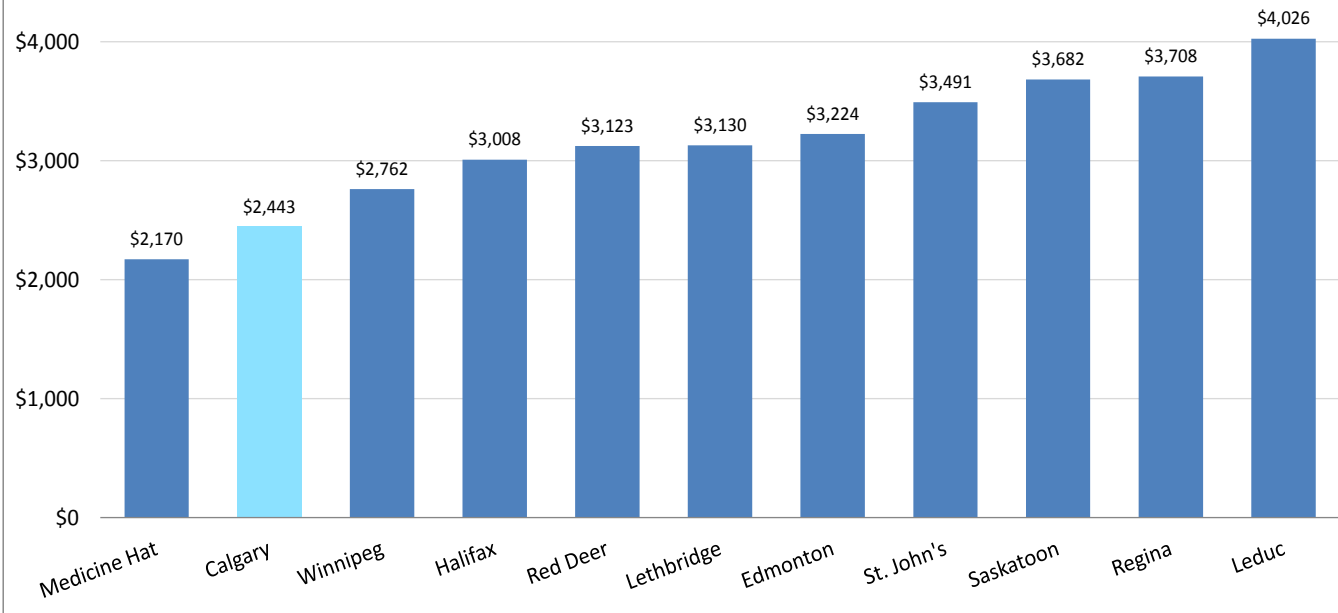


**Figure 1A-R: Net Property Tax (after Grants) for a Representative Bungalow House in 2015**

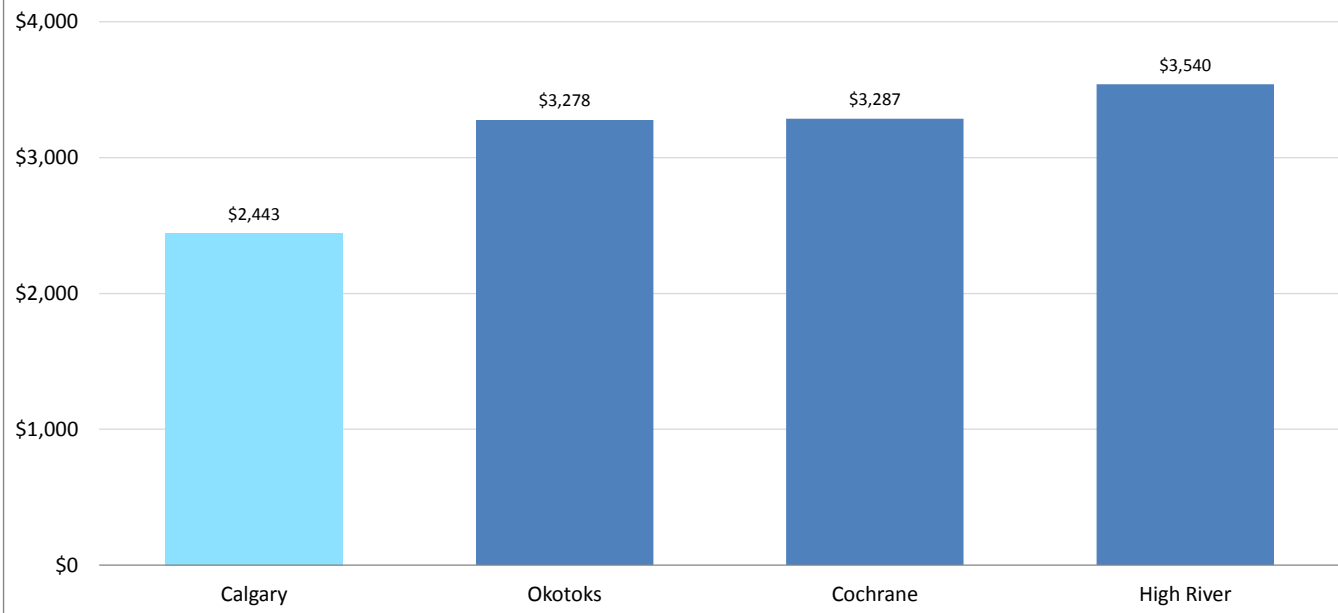


# 2015 Residential Property Taxes and Utility Charges Survey

**Figure 1B: Net Property Tax (after Grants) for a Representative Two-Storey House in 2015**

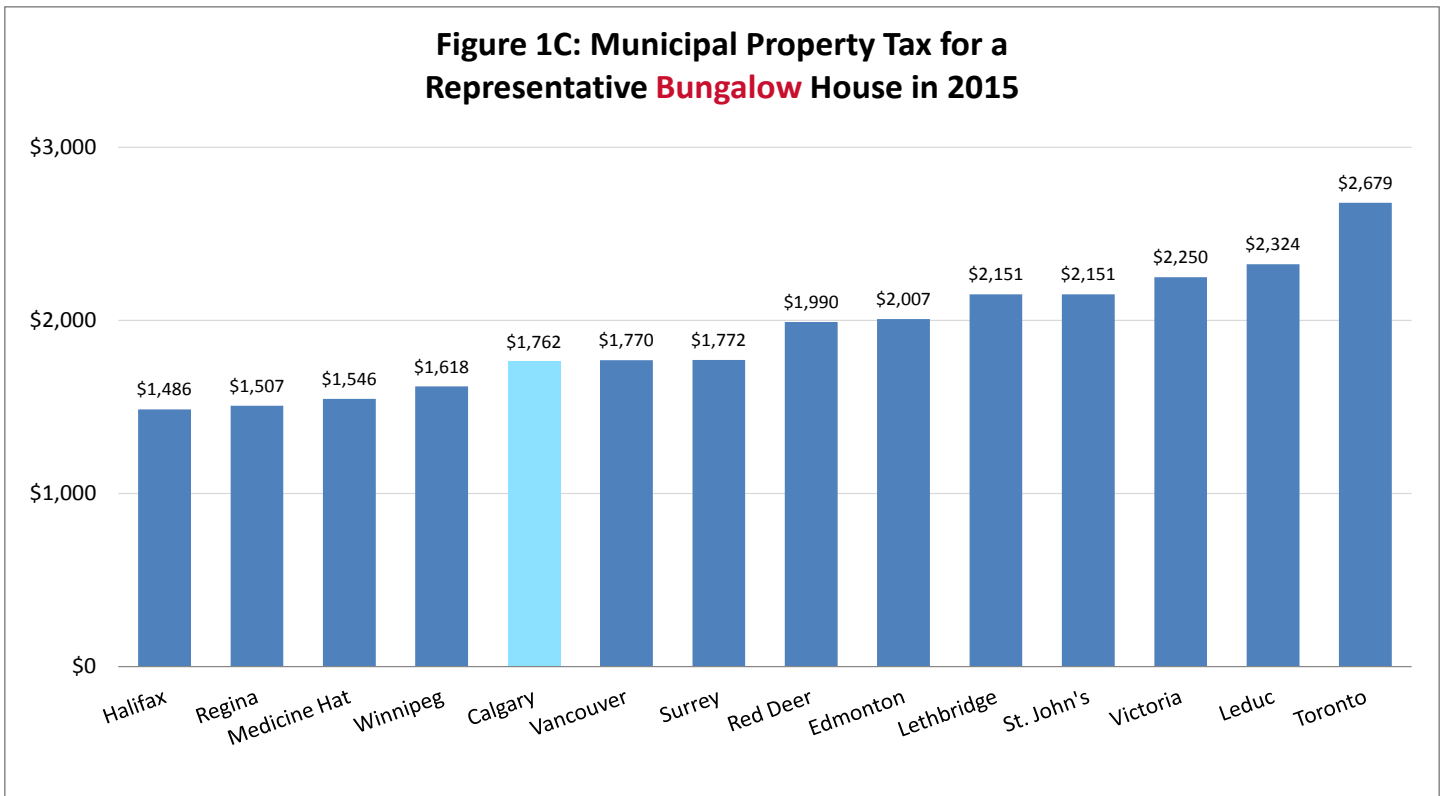


**Figure 1B-R: Net Property Tax for a Representative Two-Storey House in 2015**

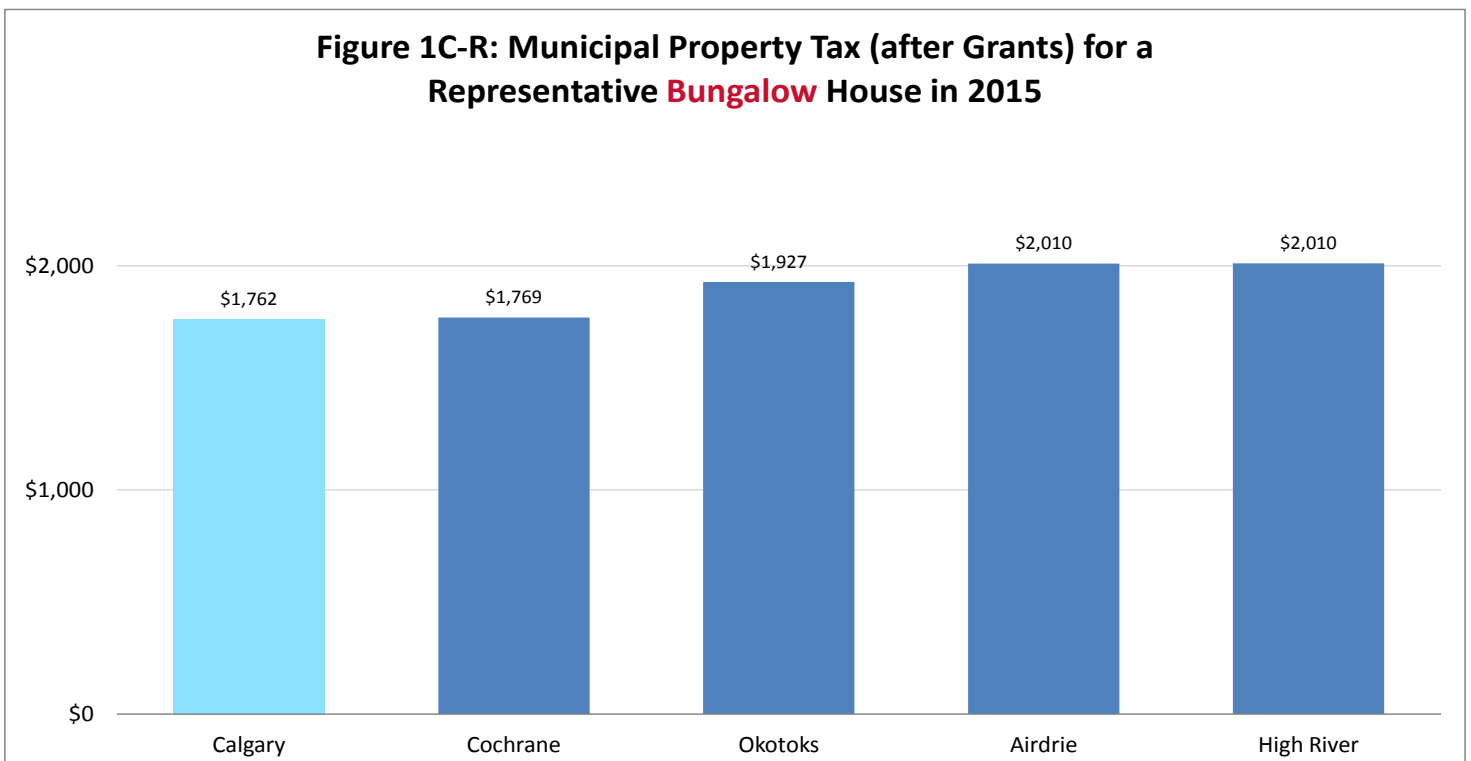


## 2015 Residential Property Taxes and Utility Charges Survey

**Figure 1C: Municipal Property Tax for a Representative Bungalow House in 2015**

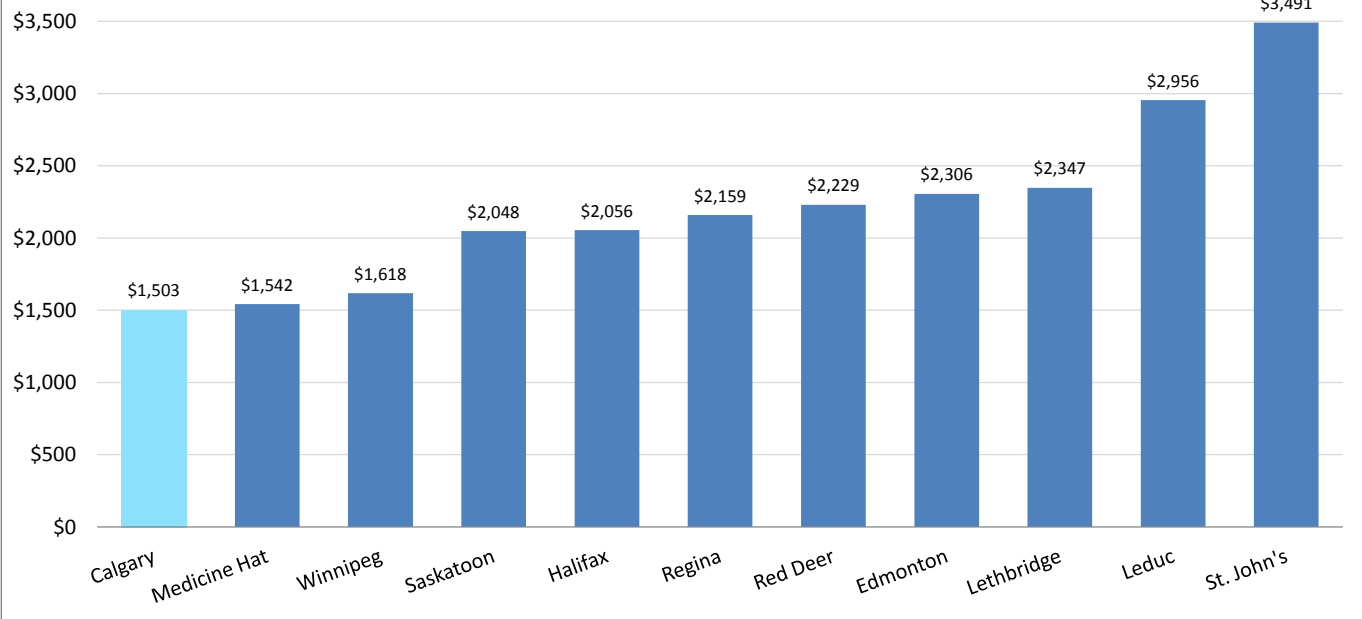


**Figure 1C-R: Municipal Property Tax (after Grants) for a Representative Bungalow House in 2015**

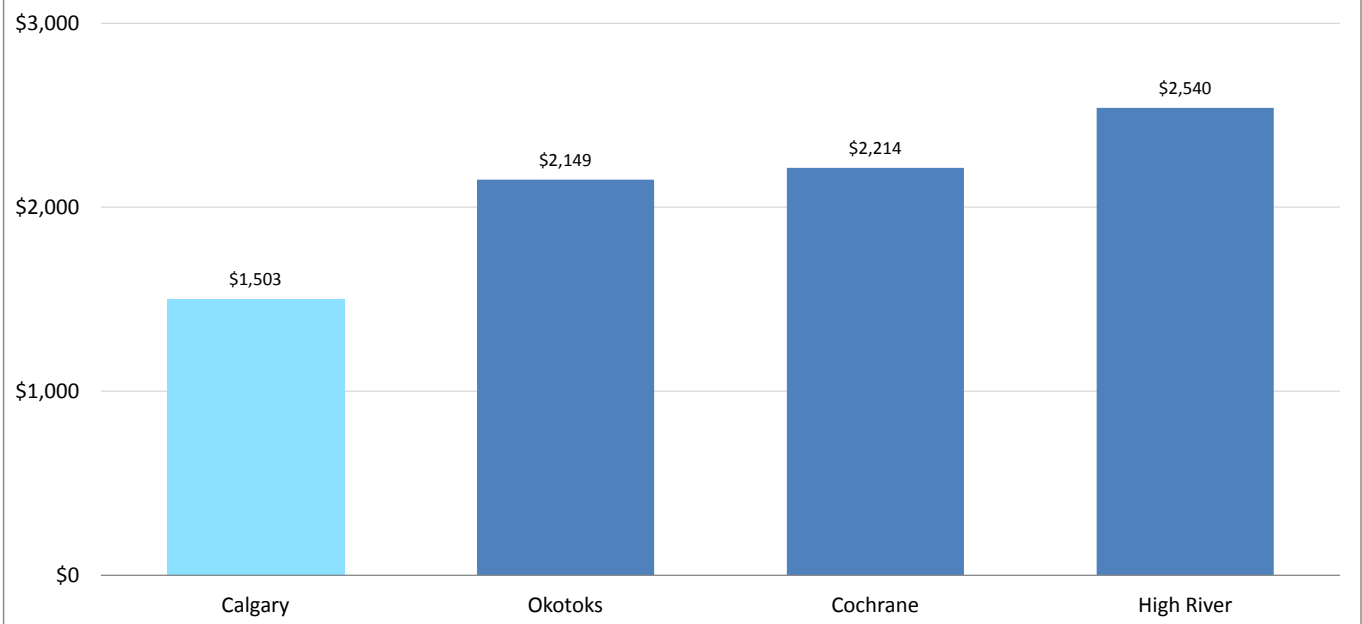


# 2015 Residential Property Taxes and Utility Charges Survey

**Figure 1D: Municipal Property Tax for a Representative Two-Storey House in 2015**



**Figure 1D-R: Municipal Property Tax for a Representative Two-Storey House in 2015**



## 2015 Residential Property Taxes and Utility Charges Survey

Table 1  
Comparative Property Tax Levy on a Representative Bungalow House in 2015  
(Selected Canadian Cities)  
(dollars)

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Leduc	2,324	829	12	3,165	0	3,165	12
Red Deer	1,990	794	4	2,788	0	2,788	7
Lethbridge	2,151	682	36	2,869	0	2,869	10
Medicine Hat	1,546	606	25	2,177	0	2,177	2
Regina	1,507	929	152	2,588	0	2,588	5
Winnipeg	1,618	1,844	0	3,462	700	2,762	6
Halifax	1,486	630	82	2,198	0	2,198	3
St. John's	2,151	0	0	2,151	0	2,151	1
Vancouver	1,770	1,330	435	3,535	570	2,965	11
Calgary	1,762	1,101	0	2,863	0	2,863	9
Edmonton	2,007	799	0	2,806	0	2,806	8
Surrey	1,772	1,166	290	3,228	0	3,228	13
Victoria	2,250	0	0	2,250	0	2,250	4
Toronto	2,679	1,024	0	3,703	0	3,703	14
Average	1,930	838	74	2,842	91	2,751	-

\* Average of those reporting

Table 1A  
Comparative Property Tax Levy on a Representative Bungalow House in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Airdrie	2,010	710	0	2,720	2
Cochrane	1,769	841	16	2,626	1
High River	2,010	740	50	2,800	3
Okotoks	1,927	888	124	2,939	5
Calgary	1,762	1,101	0	2,863	4
Average	1,896	856	38	2,790	-

\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey

Table 1B  
Comparative Property Tax Levy on a Representative Two-Storey House in 2015  
(Selected Canadian Cities)  
(dollars)

City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
Leduc	2,956	1,055	15	4,026	0	4,026	11
Red Deer	2,229	890	4	3,123	0	3,123	5
Lethbridge	2,347	744	39	3,130	0	3,130	6
Medicine Hat	1,542	604	24	2,170	0	2,170	1
Saskatoon	2,048	1,429	205	3,682	0	3,682	9
Regina	2,159	1,331	218	3,708	0	3,708	10
Winnipeg	1,618	1,844	0	3,462	700	2,762	3
Halifax	2,056	843	109	3,008	0	3,008	4
St. John's	3,491	0	0	3,491	0	3,491	8
Calgary	1,503	940	0	2,443	0	2,443	2
Edmonton	2,306	918	0	3,224	0	3,224	7
Average	2,205	963	56	3,224	64	3,161	-

\* Average of those reporting

Table 1C  
Comparative Property Tax Levy on a Representative Two-Storey House in 2015  
(Calgary Regions)  
(dollars)

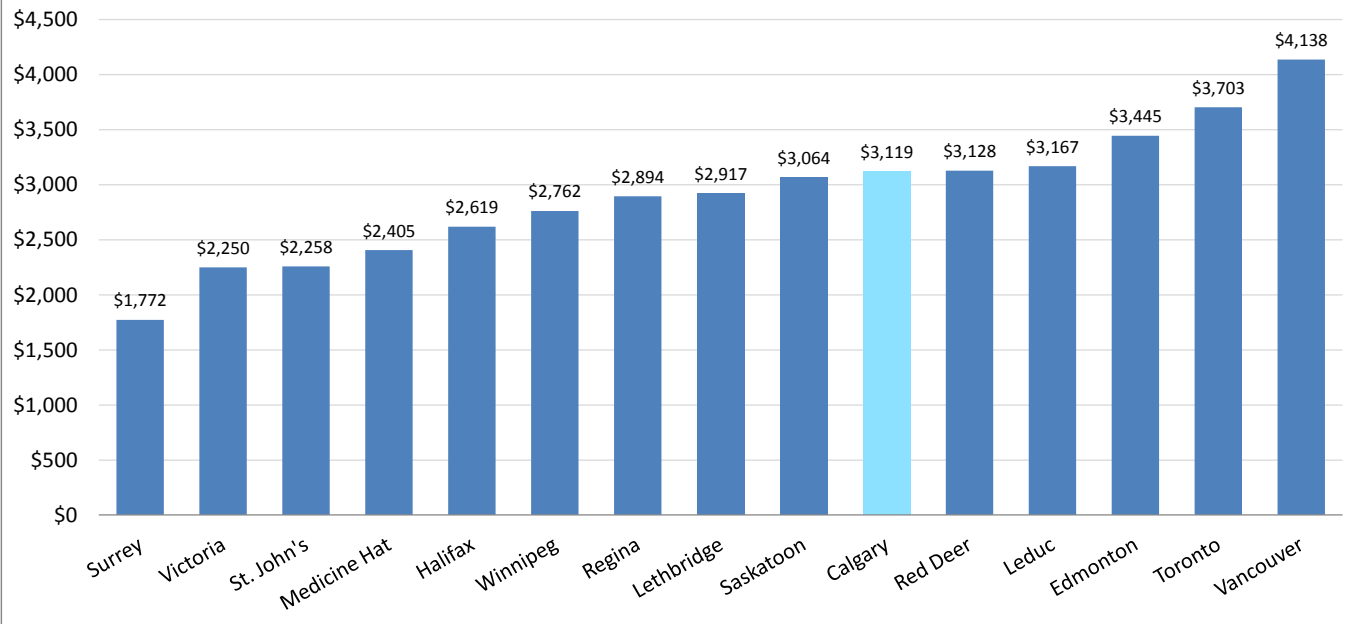
Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Cochrane	2,214	1,053	20	3,287	3
High River	2,540	940	60	3,540	4
Okotoks	2,149	991	138	3,278	2
Calgary	1,503	940	0	2,443	1
Average	2,102	981	55	3,137	-

\* Average of those reporting

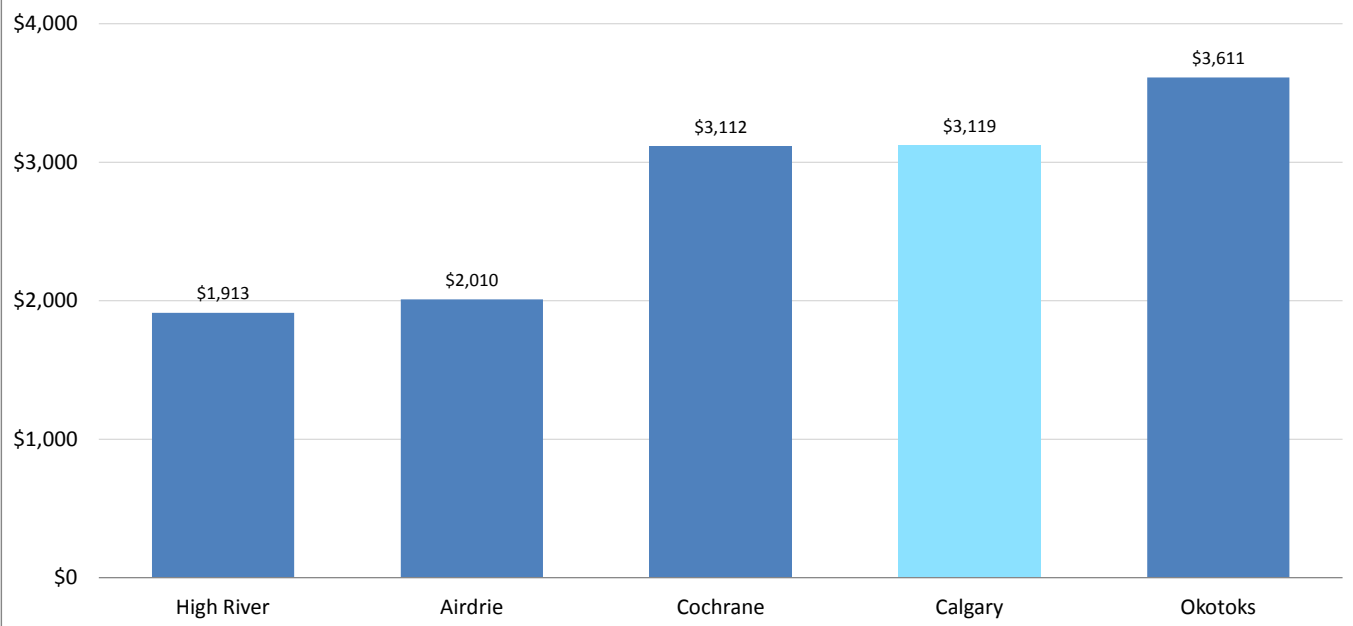


## 2015 Residential Property Taxes and Utility Charges Survey

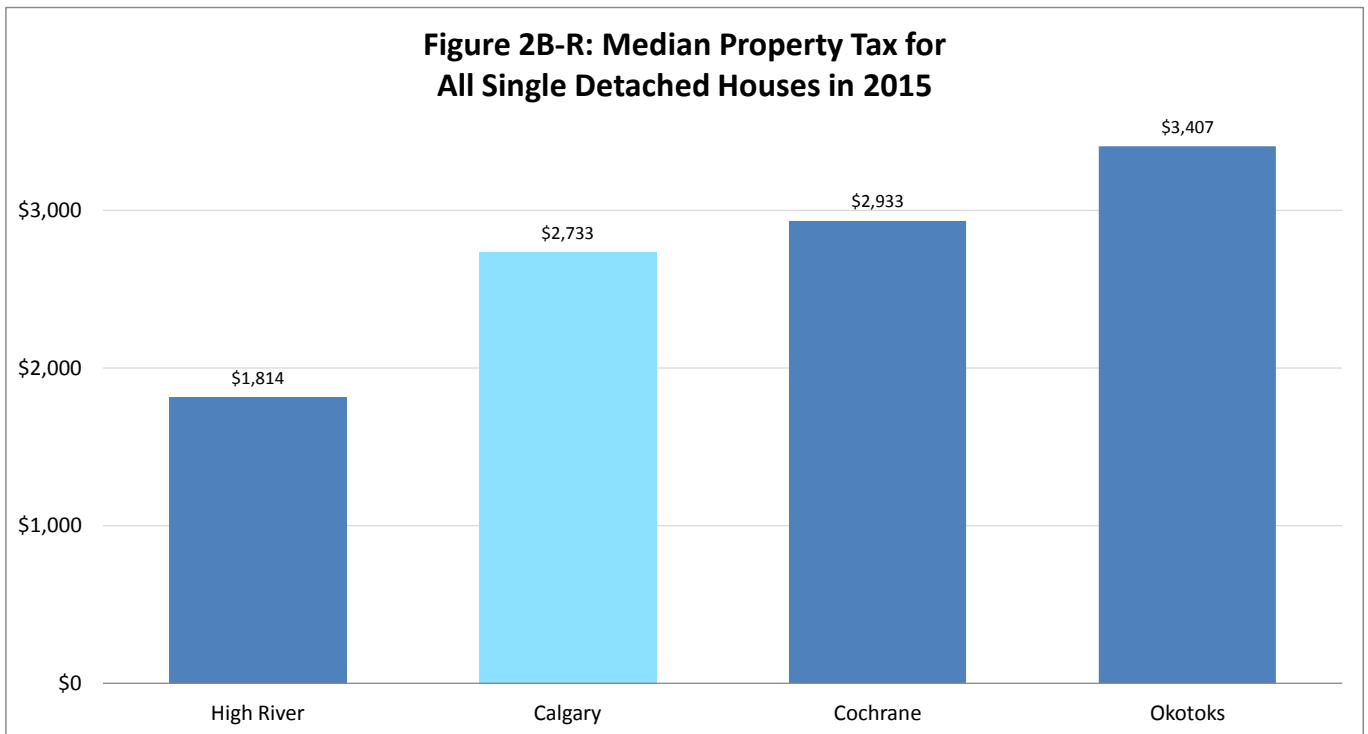
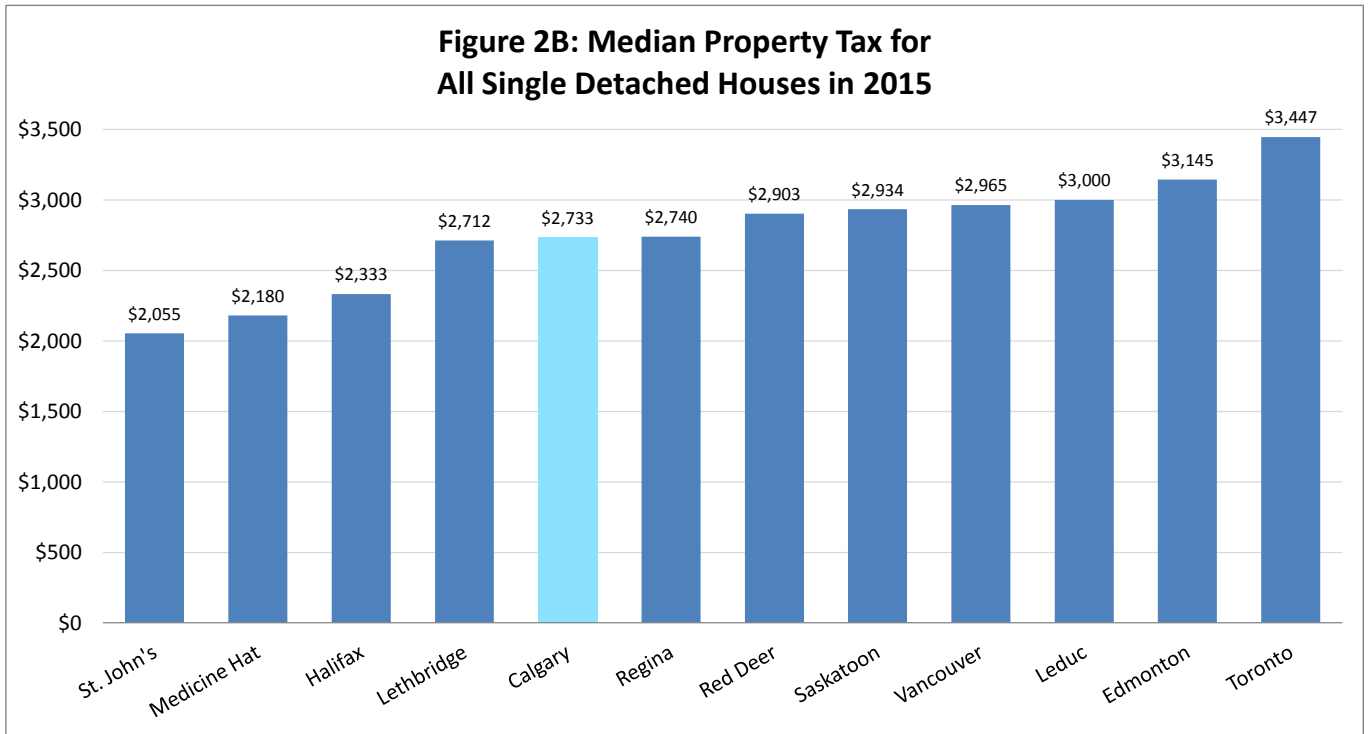
**Figure 2A: Average Property Tax for All Single Detached Houses in 2015**



**Figure 2A-R: Average Property Tax for All Single Detached Houses in 2015**



# 2015 Residential Property Taxes and Utility Charges Survey



## 2015 Residential Property Taxes and Utility Charges Survey

Table 2  
Average Property Tax and Median Property Tax for All Single Detached Houses in 2015  
(Selected Canadian Cities)  
(dollars)

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Leduc	3,167	12	3,000	10
Red Deer	3,128	11	2,903	7
Lethbridge	2,917	8	2,712	4
Medicine Hat	2,405	4	2,180	2
Saskatoon	3,064	9	2,934	8
Regina	2,894	7	2,740	6
Winnipeg	2,762	6	N/A	--
Halifax	2,619	5	2,333	3
St. John's	2,258	3	2,055	1
Vancouver	4,138	15	2,965	9
Calgary	3,119	10	2,733	5
Edmonton	3,445	13	3,145	11
Surrey	1,772	1	N/A	--
Victoria	2,250	2	N/A	--
Toronto	3,703	14	3,447	12
Average	2,909	-	2,762	-

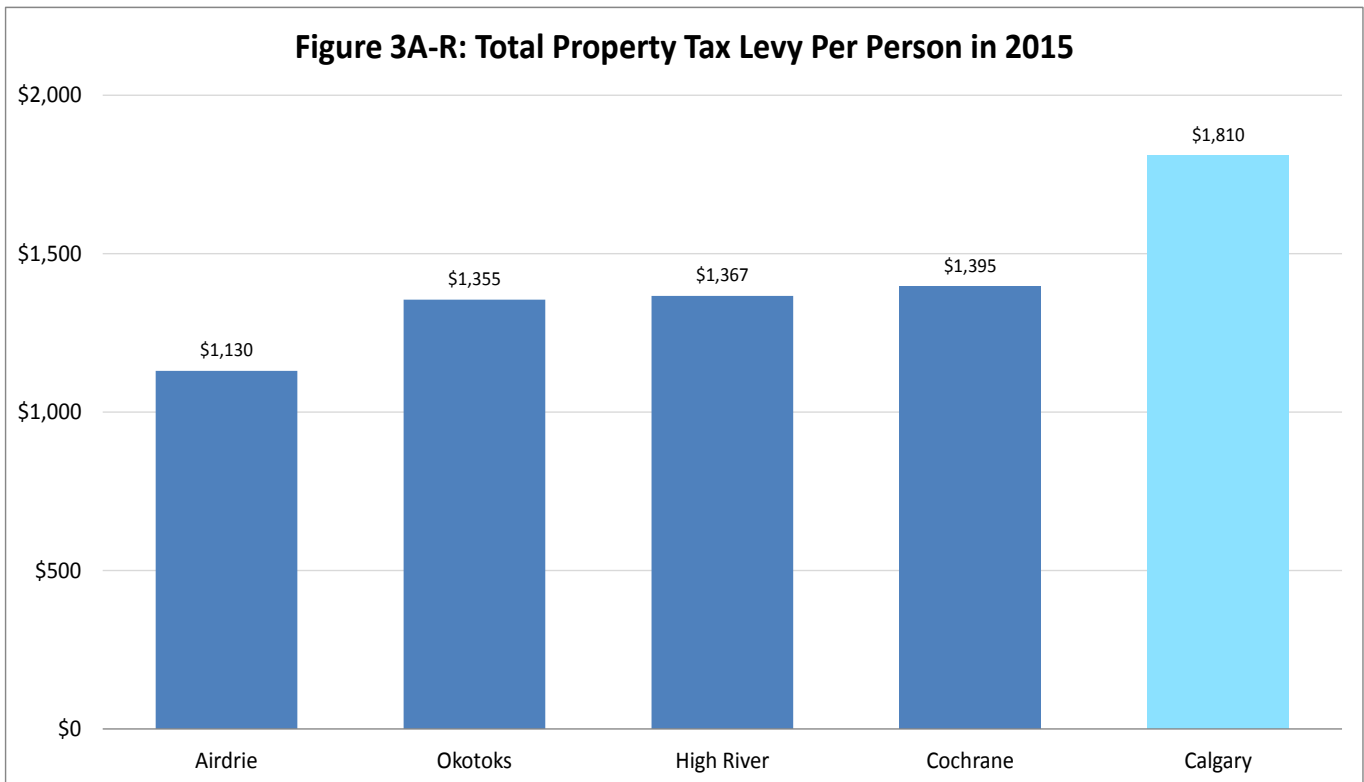
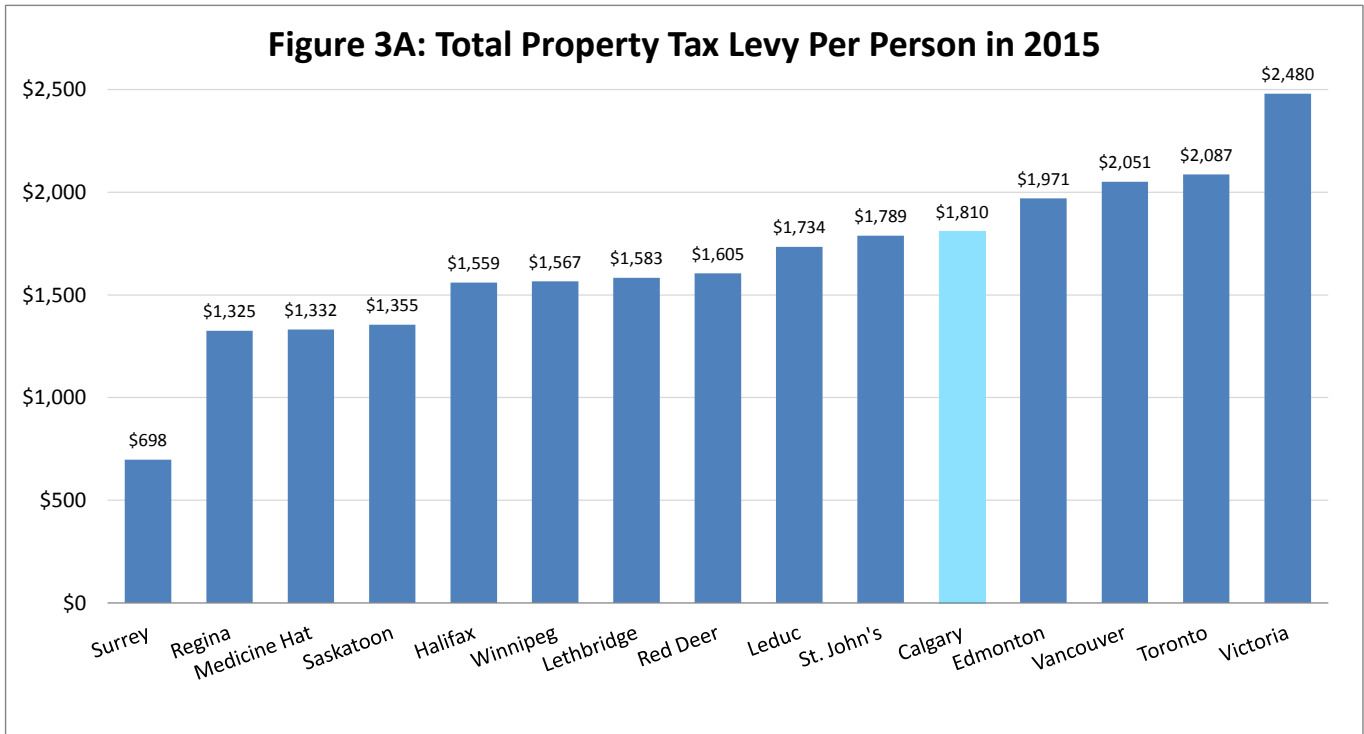
\* Average of those reporting

Table 2A  
Average Property Tax and Median Property Tax for All Single Detached Houses in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	2,010	2	N/A	--
Cochrane	3,112	3	2,933	3
High River	1,913	1	1,814	1
Okotoks	3,611	5	3,407	4
Calgary	3,119	4	2,733	2
Average	2,753	-	2,722	-

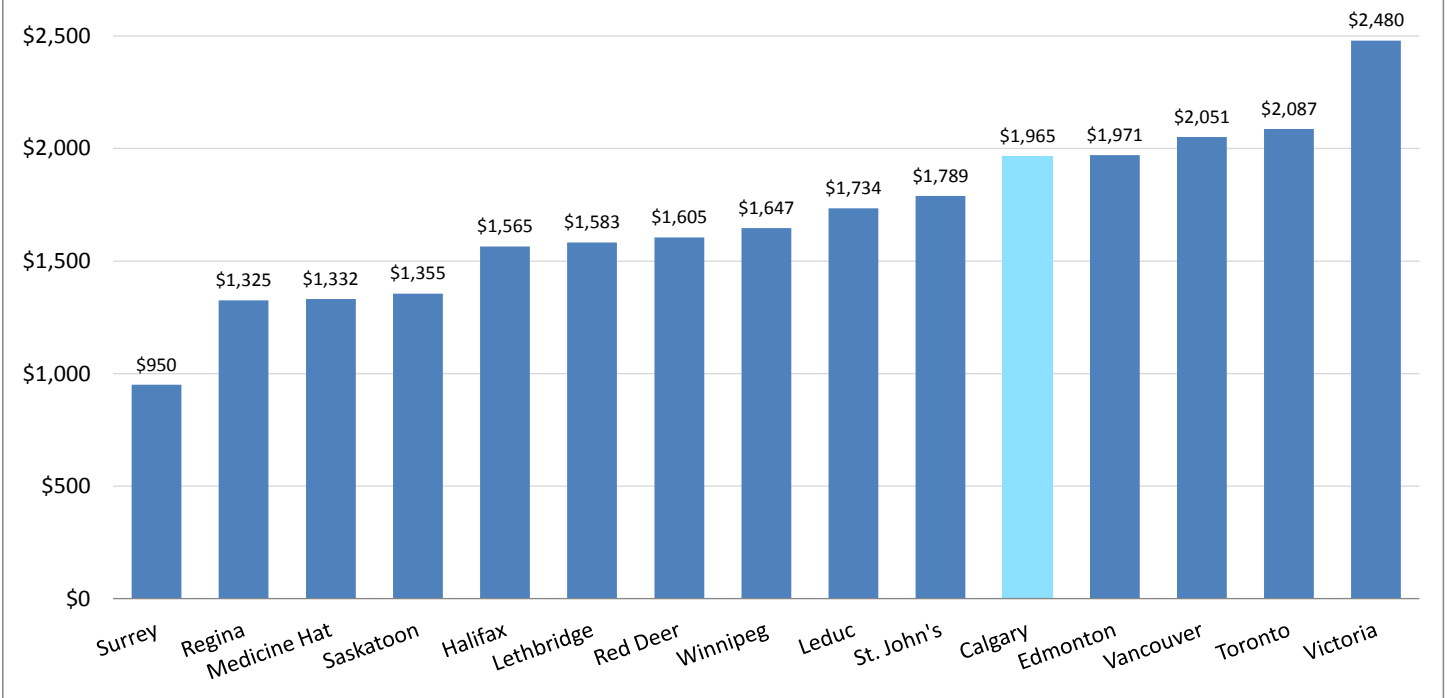
\* Average of those reporting

# 2015 Residential Property Taxes and Utility Charges Survey

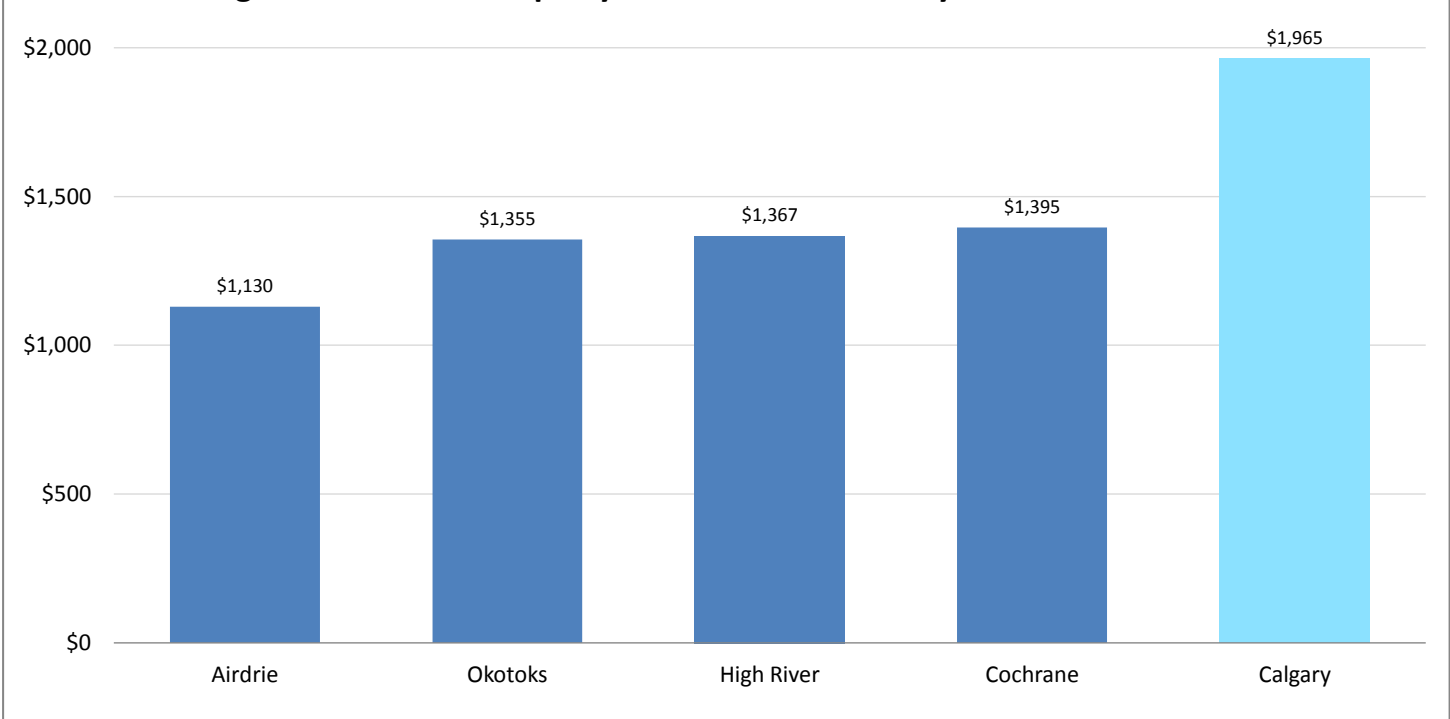


## 2015 Residential Property Taxes and Utility Charges Survey

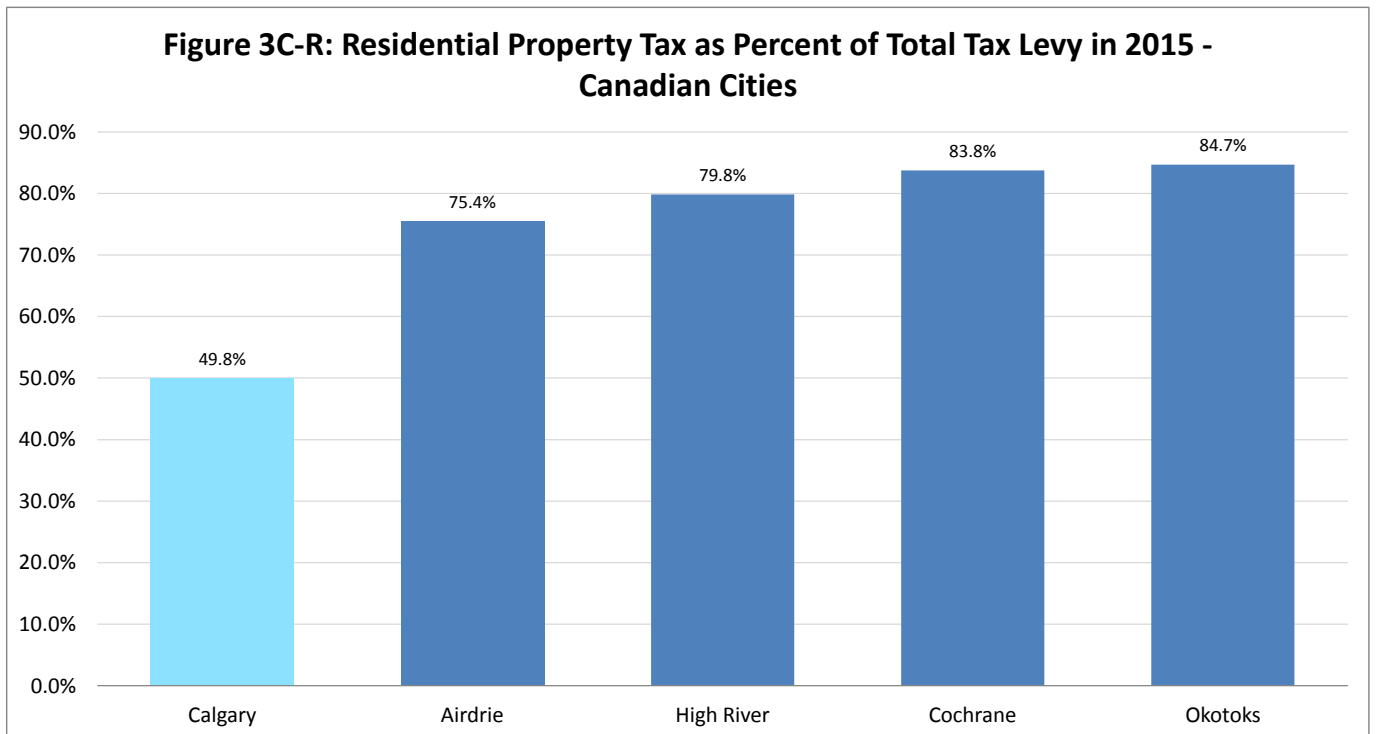
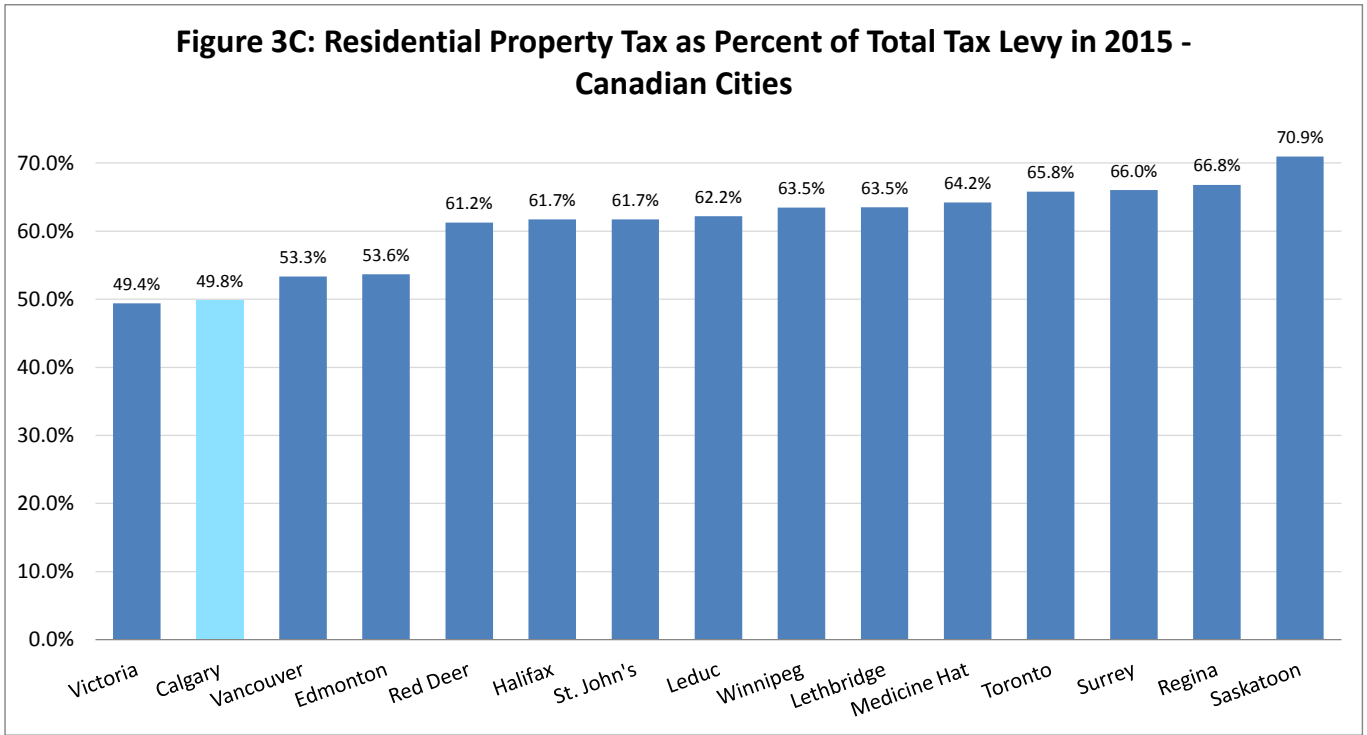
**Figure 3B: Total Property and Business Tax Levy Per Person in 2015**



**Figure 3B-R: Total Property and Business Tax Levy Per Person in 2015**



# 2015 Residential Property Taxes and Utility Charges Survey



## 2015 Residential Property Taxes and Utility Charges Survey

Table 3  
Total Property and Business Tax Levy Per Person in 2015  
(Selected Canadian Cities)

City	Population	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
Leduc	30,498	52,893	0	52,893	1,734	9	1,734	9
Red Deer	100,807	161,855	0	161,855	1,605	7	1,605	7
Lethbridge	94,804	150,076	198	150,274	1,583	6	1,583	6
Medicine Hat	63,018	83,927	0	83,927	1,332	3	1,332	3
Saskatoon	260,900	353,506	0	353,506	1,355	4	1,355	4
Regina	241,400	319,864	0	319,864	1,325	2	1,325	2
Winnipeg	718,400	1,125,631	57,599	1,183,230	1,647	8	1,647	8
Halifax	417,800	651,527	0	651,527	1,565	5	1,565	5
St. John's	107,000	191,450	0	191,450	1,789	10	1,789	10
Vancouver	648,608	1,330,252	0	1,330,252	2,051	13	2,051	13
Calgary	1,230,915	2,228,428	190,234	2,418,662	1,965	11	1,965	11
Edmonton	895,000	1,763,818	0	1,763,818	1,971	12	1,971	12
Surrey	516,650	360,679	130,212	490,892	950	1	950	1
Victoria	80,017	198,426	0	198,426	2,480	15	2,480	15
Toronto	2,826,498	5,897,877	0	5,897,877	2,087	14	2,087	14
Average	548,821	991,347	25,216	1,016,563	1,696	-	1,696	-

\* Average of those reporting

Table 3A  
Total Property and Business Tax Levy Per Person in 2015  
(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	58,690	66,335	0	66,335	1,130	1	1,130	1
Cochrane	23,084	32,213	0	32,213	1,395	4	1,395	4
High River	12,920	17,664	0	17,664	1,367	3	1,367	3
Okotoks	28,016	37,955	14	37,968	1,355	2	1,355	2
Calgary	1,230,915	2,228,428	190,234	2,418,662	1,810	5	1,965	5
Average	270,725	476,519	38,050	514,568	1,412	-	1,443	-

\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey

Table 3B

Total Residential Property Tax Levy By Purposes in 2015 - Municipal Tax

(Selected Canadian Cities)

(Thousands of dollars) (x1000 persons)

City	Population	Residential Property - Municipal Tax	Municipal Taxes per Capita	Ranking
Leduc	30,498	24,160	792.19	13
Red Deer	100,807	70,960	703.92	9
Lethbridge	94,804	68,809	725.80	10
Medicine Hat	63,018	40,738	646.45	7
Saskatoon	260,900	142,477	546.10	4
Regina	241,400	124,385	515.26	2
Winnipeg	718,400	372,444	518.44	3
Halifax	417,800	275,374	659.11	8
St. John's	107,000	87,769	820.27	14
Vancouver	648,608	355,226	547.67	5
Calgary	1,230,915	742,581	603.28	6
Edmonton	895,000	678,735	758.36	11
Surrey	516,650	191,105	369.89	1
Victoria	80,017	61,174	764.52	12
Toronto	2,826,498	2,405,524	851.06	15
Average	548,821	376,097	655	-

\* Average of those reporting

Table 3C

Total Residential Property Tax Levy in 2015 By All Purposes

(Selected Canadian Cities)

(Thousands of dollars) (x1000 persons)

City	Population	Residential Property	Total Residential Taxes per Capita	Ranking
Leduc	30,498	32,883	1078.20	11
Red Deer	100,807	99,126	983.32	8
Lethbridge	94,804	91,755	967.84	6
Medicine Hat	63,018	54,500	864.84	2
Saskatoon	260,900	250,701	960.91	4
Regina	241,400	213,602	884.85	3
Winnipeg	718,400	750,978	1045.35	9
Halifax	417,800	403,417	965.57	5
St. John's	107,000	118,141	1104.12	13
Vancouver	648,608	709,327	1093.61	12
Calgary	1,230,915	1,205,565	979.41	7
Edmonton	895,000	946,287	1057.30	10
Surrey	516,650	324,000	627.12	1
Victoria	80,017	97,982	1224.51	15
Toronto	2,826,498	3,192,544	1129.51	14
Average	548,821	566,054	998	-

\* Average of those reporting



## 2015 Residential Property Taxes and Utility Charges Survey

Table 3D  
Total Property and Business Tax Levy in 2015  
(Selected Canadian Cities)  
(Thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Leduc	32,883	20,011	52,893	0	52,893	62.2	8
Red Deer	99,147	62,708	161,855	0	161,855	61.2	5
Lethbridge	96,342	53,707	150,049	198	150,248	63.5	9
Medicine Hat	53,871	29,854	83,725	0	83,725	64.2	11
Saskatoon	250,701	102,765	353,466	0	353,466	70.9	15
Regina	213,614	104,994	318,608	0	318,608	66.8	14
Winnipeg	750,978	373,182	1,124,160	57,599	1,181,759	63.5	10
Halifax	403,417	248,110	651,527	0	651,527	61.7	6
St. John's	118,141	73,308	191,450	0	191,450	61.7	7
Vancouver	709,327	620,923	1,330,250	0	1,330,250	53.3	3
Calgary	1,205,565	1,022,863	2,228,428	190,234	2,418,662	49.8	2
Edmonton	946,287	817,172	1,763,459	0	1,763,459	53.6	4
Surrey	324,000	36,464	360,464	130,212	490,676	66.0	13
Victoria	97,982	100,445	198,426	0	198,426	49.4	1
Toronto	3,879,877	2,018,000	5,897,877	0	5,897,877	65.8	12
Average	612,142	378,967	991,109	25,216	1,016,325	60.91	-

\* Average of those reporting

Table 3E  
Total Property and Business Tax Levy in 2015  
(Calgary Regions)  
(Thousands of dollars)

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	residential	Total				
Airdrie	50,005	16,330	66,335	0	66,335	75.4	2
Cochrane	26,980	5,233	32,213	0	32,213	83.8	4
High River	14,100	3,564	17,664	0	17,664	79.8	3
Okotoks	32,160	5,795	37,955	14	37,968	84.7	5
Calgary	1,205,565	1,022,863	2,228,428	190,234	2,418,662	49.8	1
Average	265,762	210,757	476,519	38,050	514,568	74.7	-

\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey

Table 3F  
Total Property Tax Levy By Purposes in 2015  
(Selected Canadian Cities)  
(Thousands of dollars)

City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Leduc	24,160	8,605	118	32,883	14,322	5,634	55	20,011
Red Deer	70,960	28,039	127	99,126	48,788	13,879	41	62,708
Lethbridge	68,809	21,807	4,808	95,424	45,321	8,387	198	53,905
Medicine Hat	40,738	13,133	630	54,500	24,060	5,624	170	29,854
Saskatoon	142,477	93,926	14,298	250,701	47,020	51,026	4,719	102,765
Regina	124,385	76,673	12,544	213,602	58,644	40,317	6,033	104,994
Winnipeg	372,444	378,534	0	750,978	145,182	228,000	0	373,182
Halifax	275,374	128,043	0	403,417	250,362	30,966	1,424	282,752
St. John's	87,769	0	30,372	118,141	65,089	0	8,219	73,308
Vancouver	355,226	354,102	0	709,328	302,469	318,454	0	620,923
Calgary	742,581	462,984	0	1,205,565	773,895	248,968	0	1,022,863
Edmonton	678,735	267,552	0	946,287	656,295	160,877	0	817,172
Surrey	191,105	132,895	0	324,000	15,108	21,355	0	36,464
Victoria	0	36,807	0	36,807	60,462	39,983	0	100,445
Toronto	2,405,524	787,020	0	3,192,544	1,474,353	1,230,980	0	2,705,333
Average	248,638	152,783	5,241	406,663	202,621	92,678	1,738	297,036

\* Average of those reporting

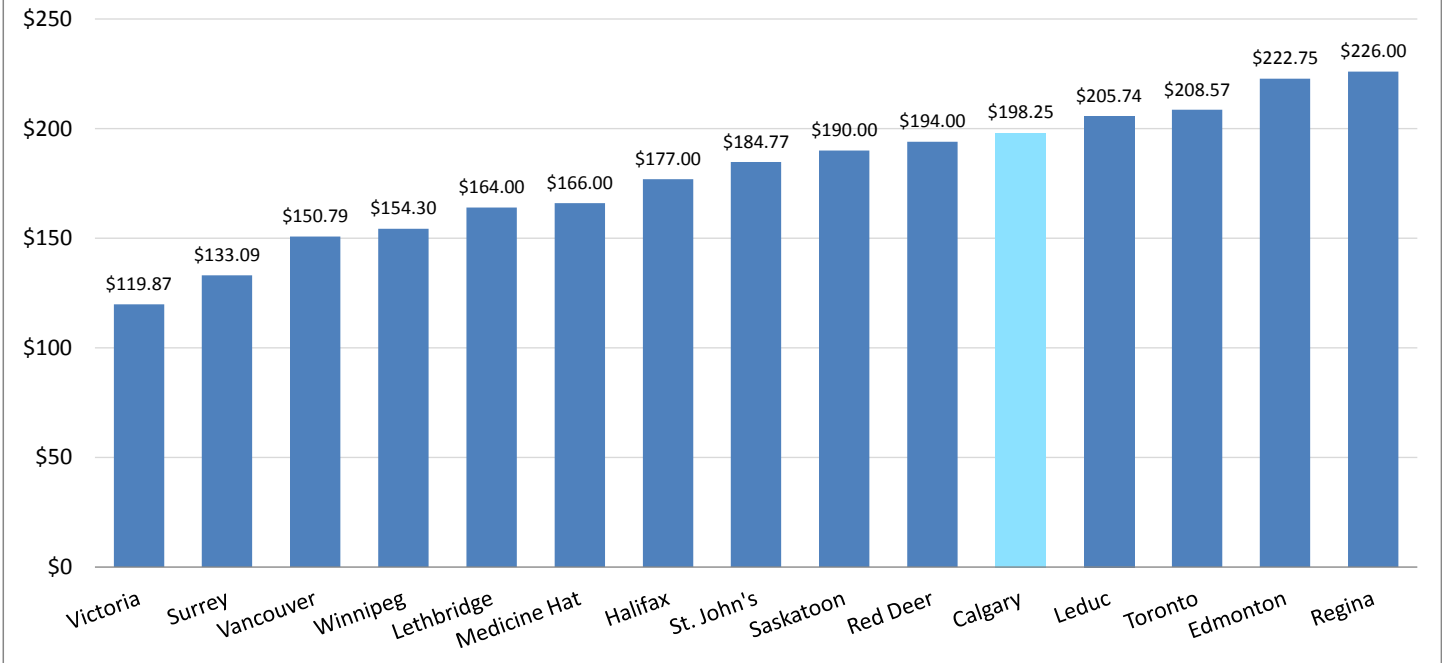
Table 3G  
Total Property Tax Levy By Purposes in 2015  
(Calgary Regions)  
(Thousands of dollars)

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Airdrie	32,597	11,519	0	44,116	11,519	4,811	0	16,330
Cochrane	18,299	8,680	0	26,980	3,434	1,800	21	5,254
High River	10,000	2,395	0	12,395	2,395	1,169	0	3,564
Okotoks	21,253	9,389	1,517	32,160	3,557	2,238	0	5,795
Calgary	742,581	462,984	0	1,205,565	773,895	248,968	0	1,022,863
Average	164,946	98,994	303	264,243	158,960	51,797	4	210,761

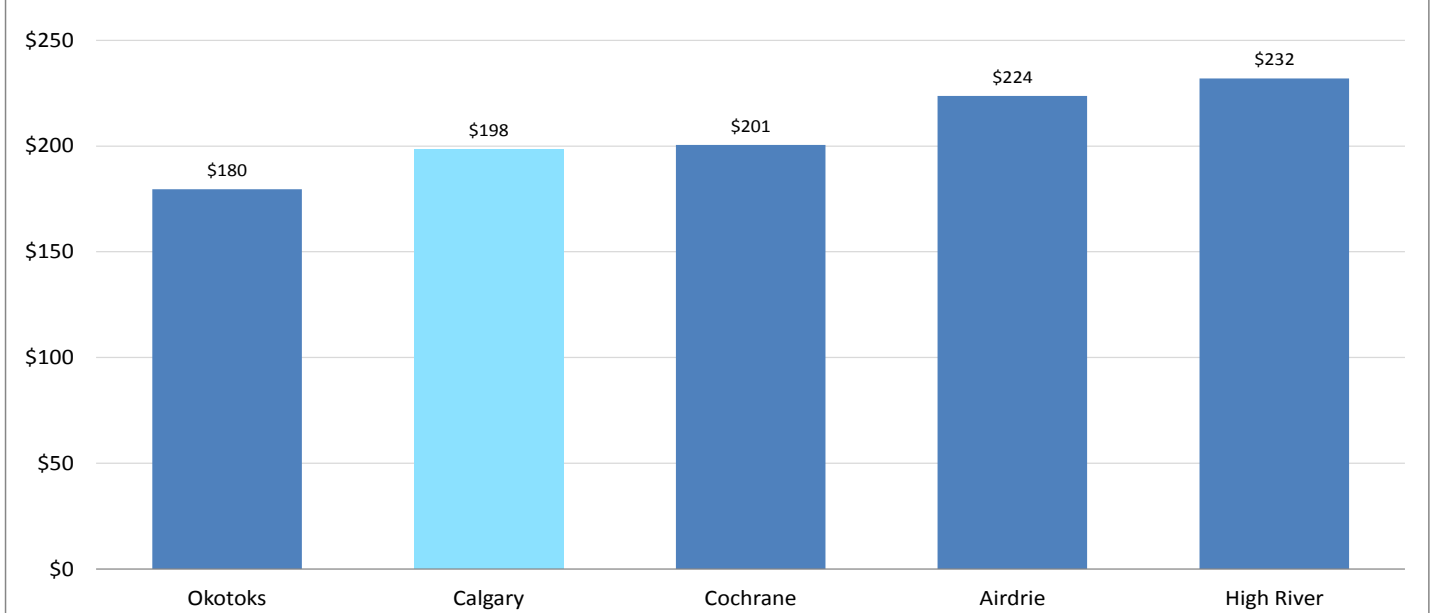
\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey

**Figure 4: Average Monthly Utility Charges  
for a Representative Bungalow/Two-Storey House in 2015**



**Figure 4-R: Average Monthly Utility Charges  
for a Representative Bungalow/Two-Storey House in 2015**



## 2015 Residential Property Taxes and Utility Charges Survey

Table 4

Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2015

(Selected Canadian Cities)

(dollars)

City	Power (600 kWh)	Water (19 m <sup>3</sup> )	Sewer (17.5 m <sup>3</sup> )	Garbage	Land Drainage	Other Fees	Total	Rank
Leduc	82.74	58.00	38.00	22.00	5.00	0.00	205.74	12
Red Deer	86.00	43.00	45.00	13.00	0.00	7.00	194.00	10
Lethbridge	87.00	32.00	24.00	17.00	0.00	4.00	164.00	5
Medicine Hat	64.00	46.00	35.00	17.00	0.00	4.00	166.00	6
Saskatoon	106.00	46.00	24.00	0.00	4.00	10.00	190.00	9
Regina	106.00	54.00	44.00	8.00	14.00	0.00	226.00	15
Winnipeg	53.60	33.00	45.00	0.00	0.00	22.70	154.30	4
Halifax	101.00	29.00	44.00	0.00	3.00	0.00	177.00	7
St. John's	79.14	54.38	51.25	0.00	0.00	0.00	184.77	8
Vancouver	55.79	47.00	26.00	10.00	0.00	12.00	150.79	3
Calgary	84.17	49.02	41.30	4.90	10.96	7.90	198.25	11
Edmonton	86.47	44.00	41.15	40.69	10.44	0.00	222.75	14
Surrey	58.09	17.00	16.00	24.00	18.00	0.00	133.09	2
Victoria	55.79	33.88	12.95	17.25	0.00	0.00	119.87	1
Toronto	143.07	60.70	0.00	4.81	0.00	0.00	208.57	13
Average	83.26	43.13	32.51	11.91	4.36	4.51	177.61	-

\* Average of those reporting

\*\* Collected through Property Taxes as special levy

Table 4A

Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2015

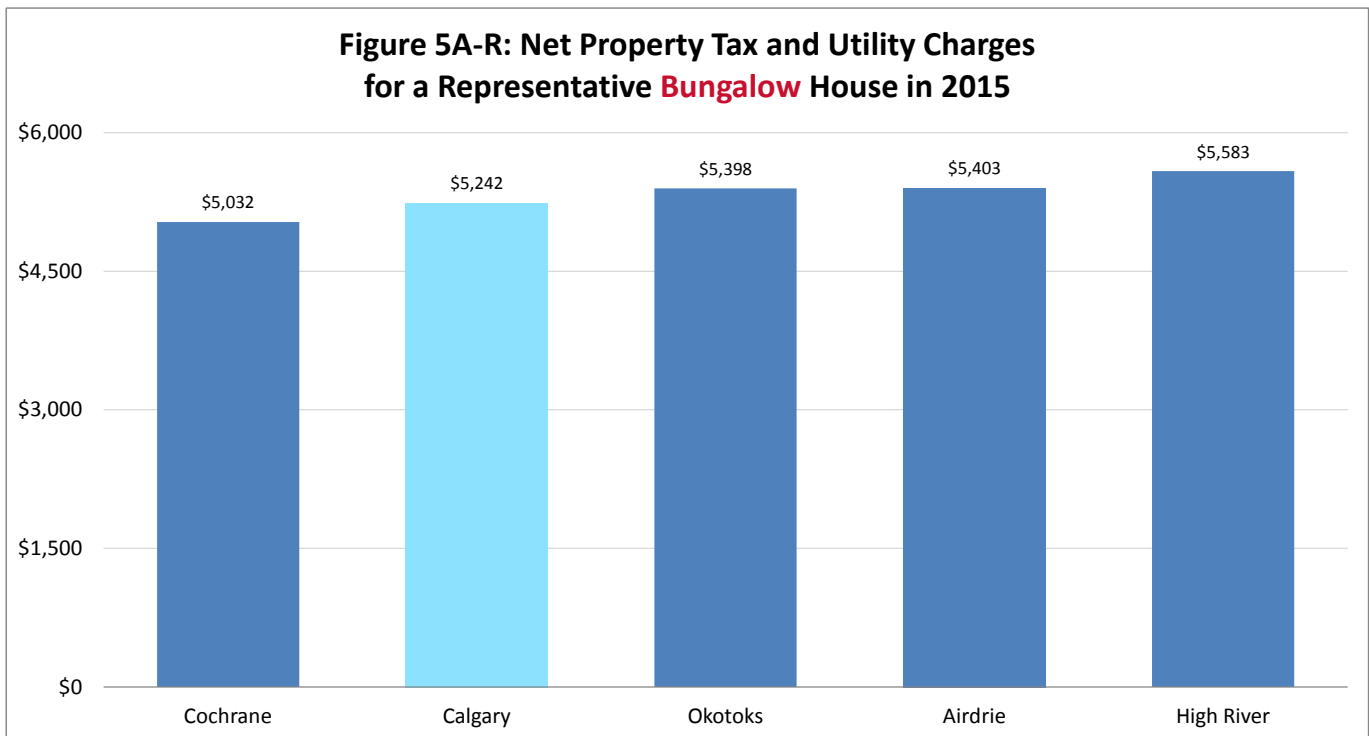
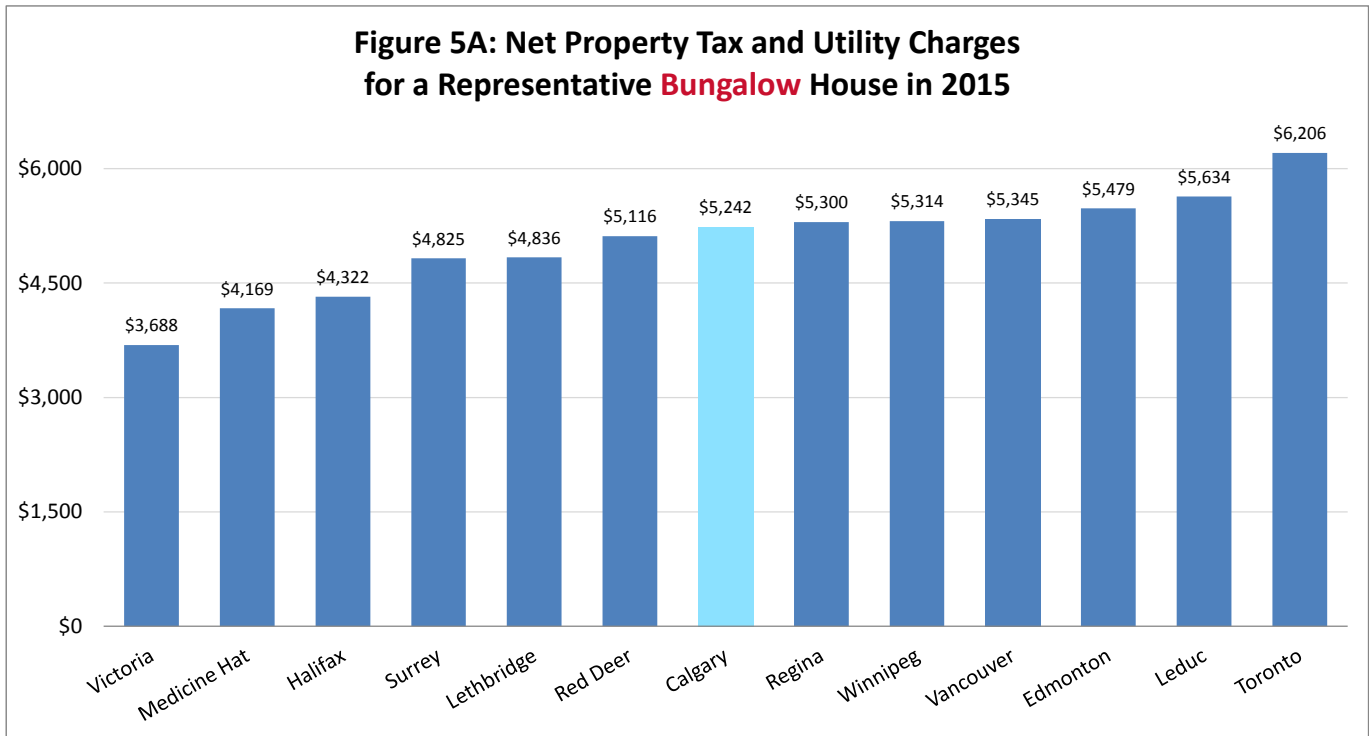
(Calgary Regions)

(dollars)

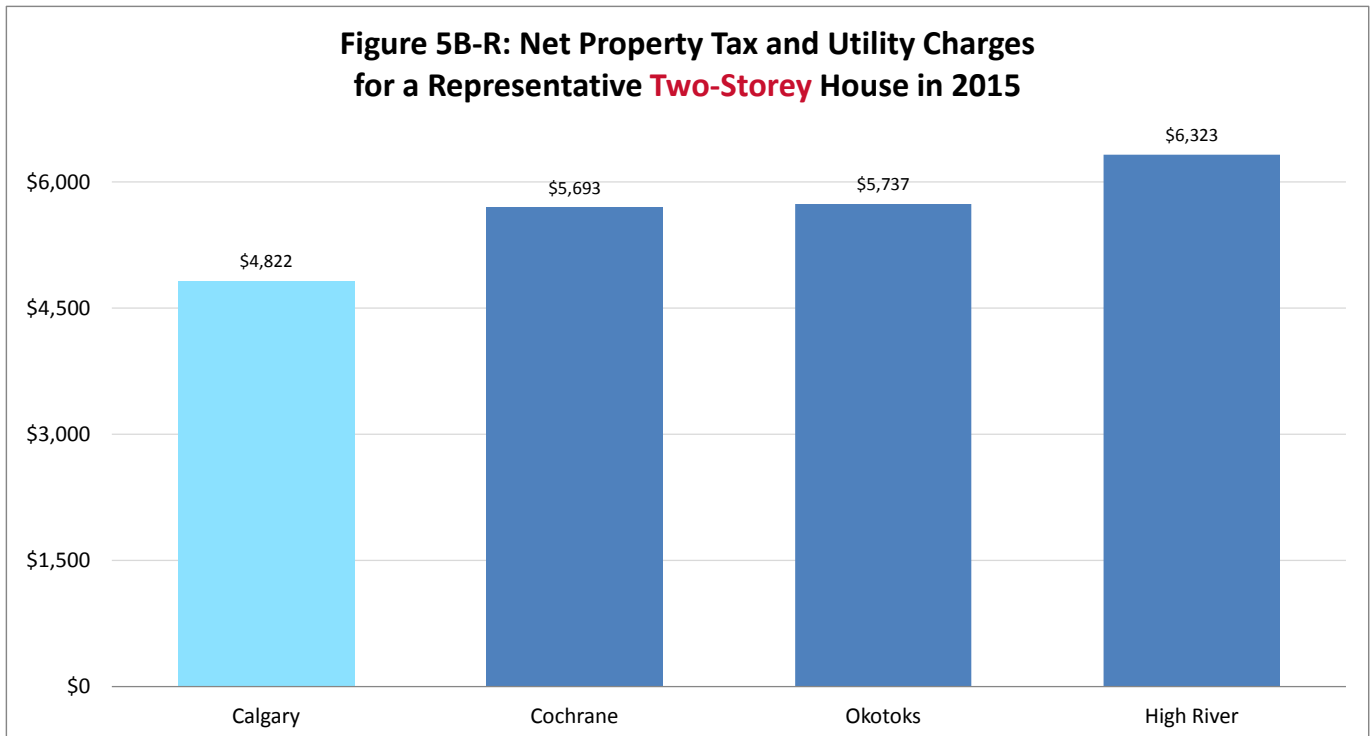
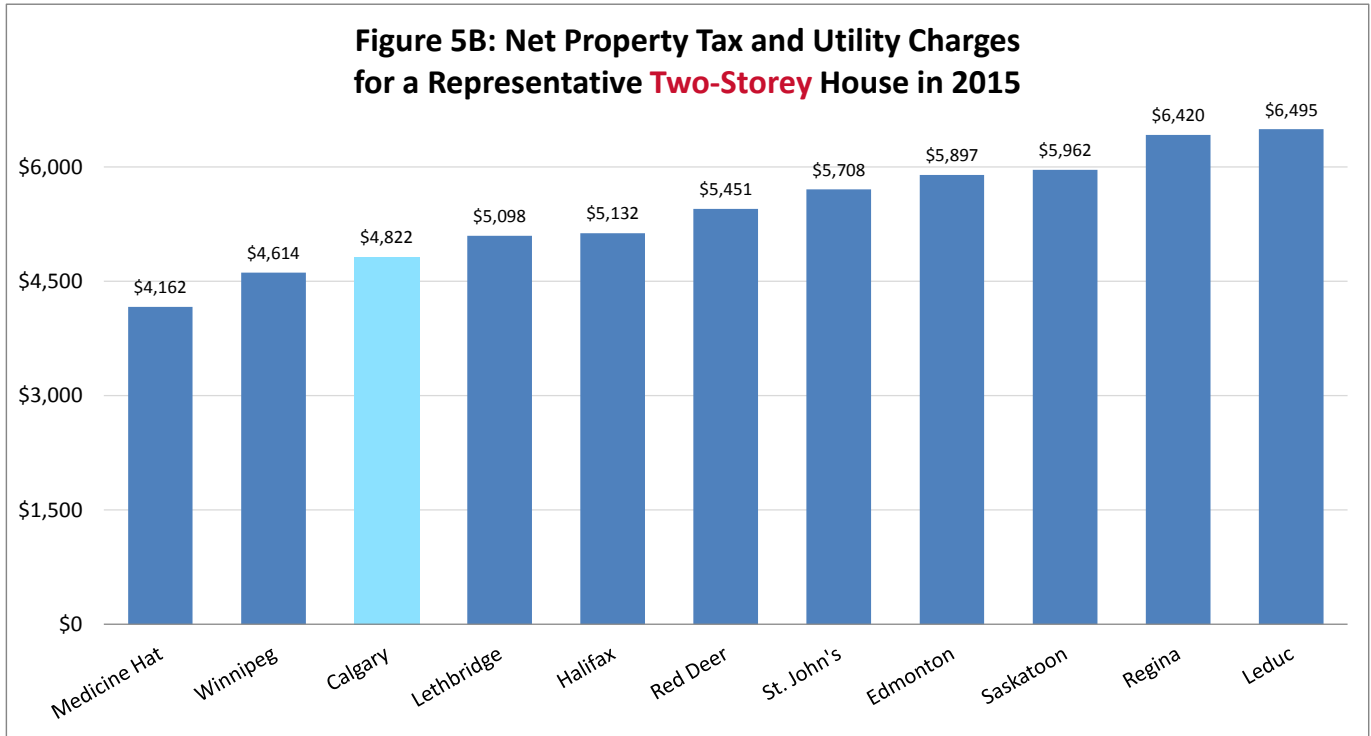
Calgary Region	Power (600 kWh)	Water (19 m <sup>3</sup> )	Sewer (17.5 m <sup>3</sup> )	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	107.31	47.37	43.36	25.57	0.00	0.00	223.61	4
Cochrane	109.51	22.00	40.00	20.00	4.00	5.00	200.51	2
High River	112.94	38.00	57.00	19.00	5.00	5.00	236.94	5
Okotoks	105.82	33.43	40.52	9.00	5.66	10.50	204.93	3
Calgary	84.17	49.02	41.30	4.90	10.96	7.90	198.25	1
Average	103.95	37.96	44.44	15.69	5.12	5.68	212.85	-

\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey



## 2015 Residential Property Taxes and Utility Charges Survey



## 2015 Residential Property Taxes and Utility Charges Survey

Table 5

Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2015  
(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
Leduc	2,468.88	3,165	5,633.88	14	4,026	6,494.88	11
Red Deer	2,328.00	2,788	5,116.00	9	3,123	5,451.00	6
Lethbridge	1,968.00	2,869	4,837.00	8	3,130	5,098.00	4
Medicine Hat	1,992.00	2,177	4,169.00	3	2,170	4,162.00	1
Saskatoon	2,280.00	N/A	N/A	--	3,682	5,962.00	9
Regina	2,712.00	2,588	5,300.00	12	3,708	6,420.00	10
Winnipeg	1,851.62	2,762	4,613.62	6	2,762	4,613.62	2
Halifax	2,124.00	2,198	4,322.00	4	3,008	5,132.00	5
St. John's	2,217.22	2,151	4,368.22	5	3,491	5,708.22	7
Vancouver	1,809.51	2,965	4,774.51	7	N/A	--	--
Calgary	2,379.00	2,863	5,242.00	11	2,443	4,822.00	3
Edmonton	2,673.00	2,806	5,479.00	13	3,224	5,897.00	8
Surrey	1,597.05	3,228	3,369	1	N/A	N/A	--
Victoria	1,438.44	2,250	3,688	2	N/A	N/A	--
Toronto	2,502.84	3,703	5,182	10	N/A	N/A	--
Average	2,233.60	2,666.55	4,895.93	-	3,160.64	5,432.79	-

\* Average of those reporting

Table 5A

Total Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Total	Total	Rank	Total	Total	Rank
Airdrie	2,683.32	2,720	5,403.17	4	--	--	--
Cochrane	2,406.12	2,626	5,032.12	1	3,287	5,693.12	2
High River	2,843.28	2,800	5,643.28	5	3,540	6,383.28	4
Okotoks	2,459.16	2,939	5,398.16	3	3,278	5,737.16	3
Calgary	2,379.00	2,863	5,242.00	2	2,443	4,822.00	1
Average	2,554.18	2,790	5,343.75	-	3,137	5,659	-

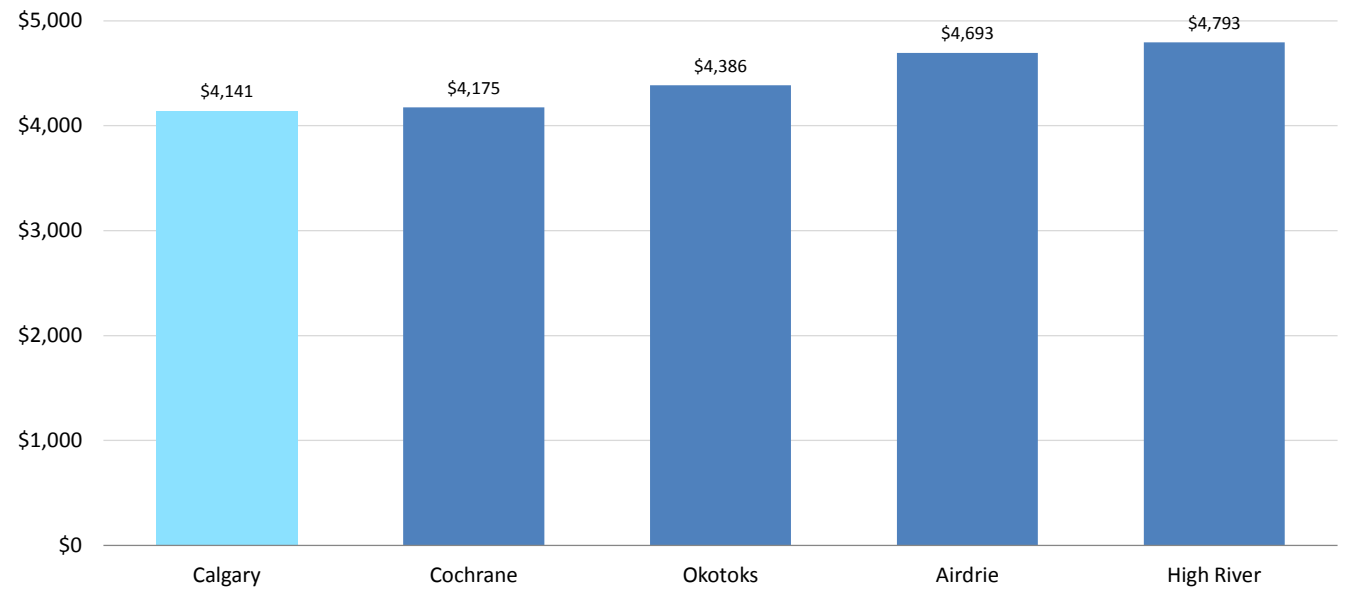
\* Average of those reporting

# 2015 Residential Property Taxes and Utility Charges Survey

**Figure 6A: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2015**



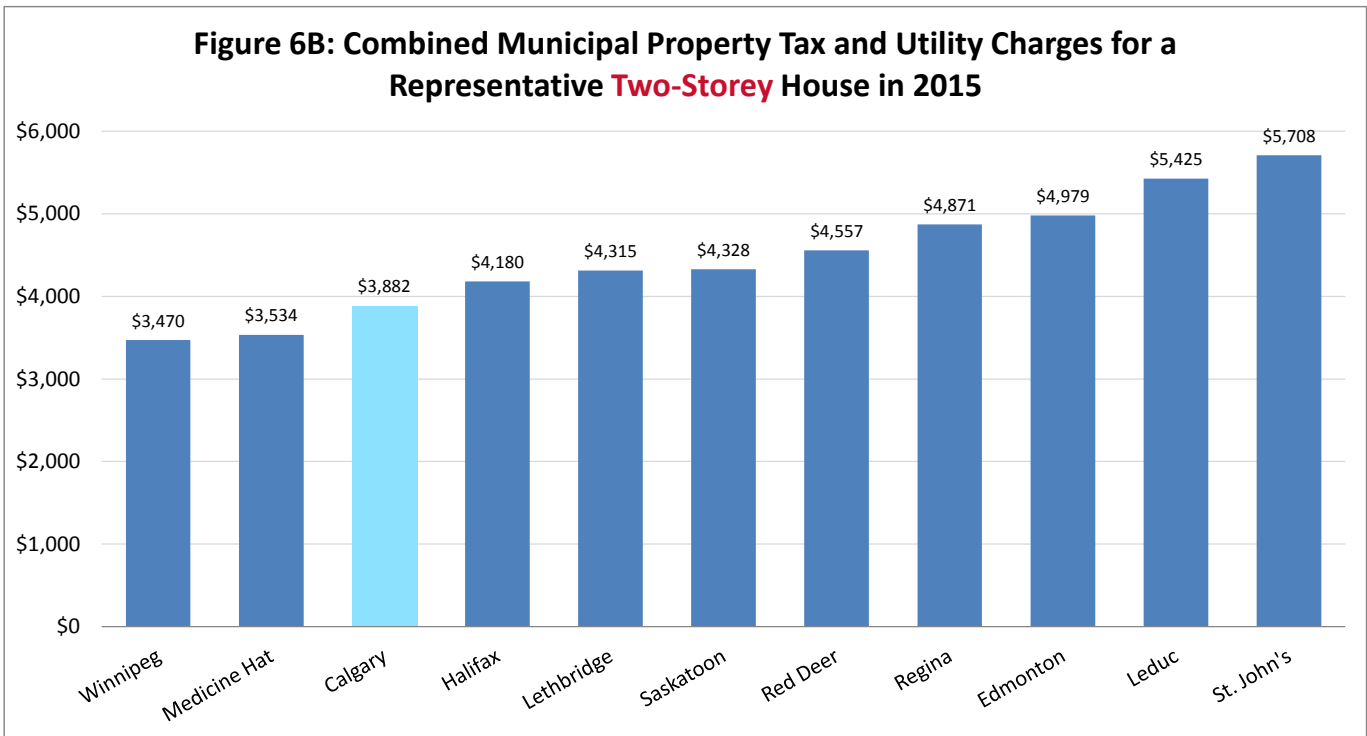
**Figure 6A-R: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2015**



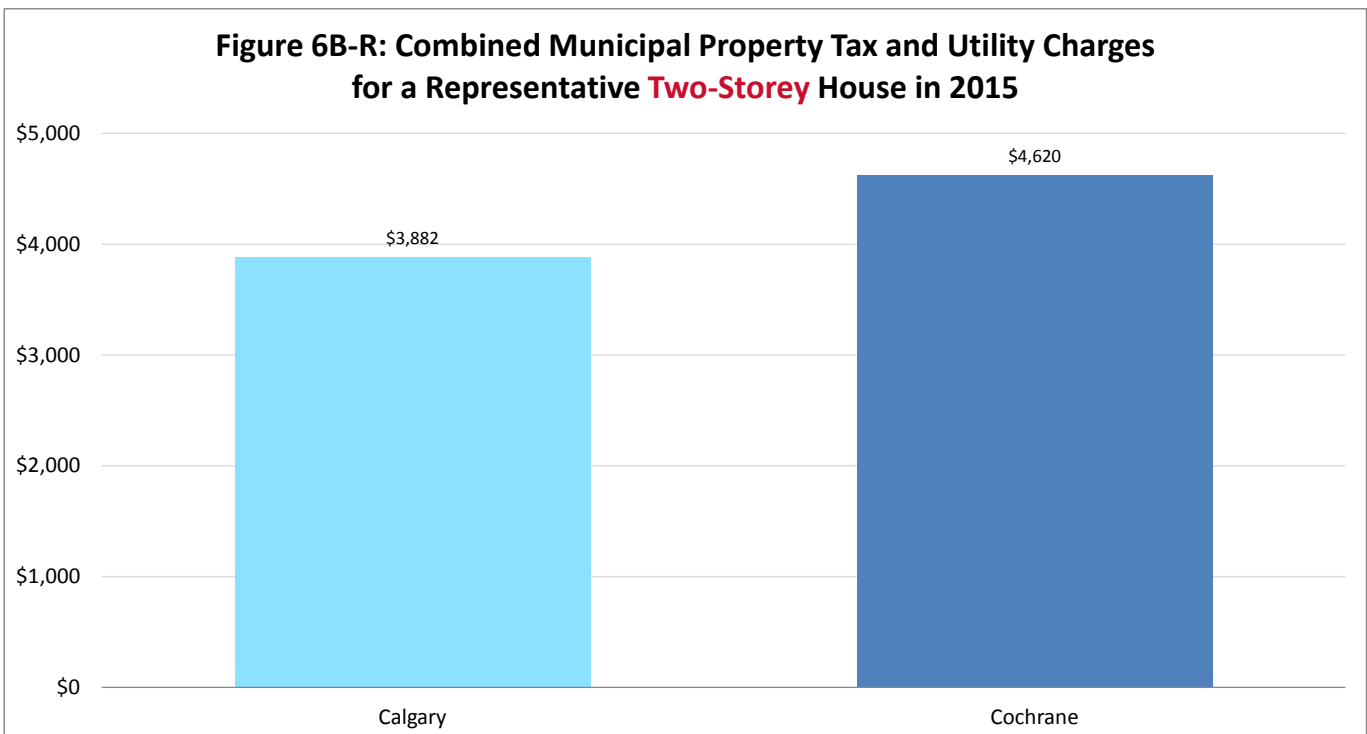


## 2015 Residential Property Taxes and Utility Charges Survey

**Figure 6B: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey** House in 2015**



**Figure 6B-R: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey** House in 2015**



## 2015 Residential Property Taxes and Utility Charges Survey

Table 6  
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2015  
(Selected Canadian Cities)  
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Leduc	2,468.88	2,324	4,793	13	13
Red Deer	2,328.00	1,990	4,318	10	8
Lethbridge	1,968.00	2,151	4,119	7	10
Medicine Hat	1,992.00	1,546	3,538	3	3
Regina	2,712.00	1,507	4,219	9	2
Winnipeg	1,851.62	1,618	3,470	2	4
Halifax	2,124.00	1,486	3,610	5	1
St. John's	2,217.22	2,151	4,368	11	10
Vancouver	1,809.51	1,770	3,580	4	6
Calgary	2,379.00	1,762	4,141	8	5
Edmonton	2,673.00	2,007	4,680	12	9
Surrey	1,597.05	1,772	3,369	1	7
Victoria	1,438.44	2,250	3,688	6	12
Toronto	2,502.84	2,679	5,182	14	14
Average	2,229.38	1,846.55	4,075.93	-	-

\* Average of those reporting

Table 6A  
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Tax
Airdrie	2,683.32	2,010	4,693	4	4
Cochrane	2,406.12	1,769	4,175	2	2
High River	2,843.28	2,010	4,853	5	5
Okotoks	2,459.16	1,927	4,386	3	3
Calgary	2,379.00	1,762	4,141	1	1
Average	2,554.18	1,895.51	4,449.69	-	-

\* Average of those reporting

## 2015 Residential Property Taxes and Utility Charges Survey

Table 6B

Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2015  
(Selected Canadian Cities)  
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Leduc	2,468.88	2,956	5,425	10	10
Red Deer	2,328.00	2,229	4,557	7	7
Lethbridge	1,968.00	2,347	4,315	5	9
Medicine Hat	1,992.00	1,542	3,534	2	2
Saskatoon	2,280.00	2,048	4,328	6	4
Regina	2,712.00	2,159	4,871	8	6
Winnipeg	1,851.62	1,618	3,470	1	3
Halifax	2,124.00	2,056	4,180	4	5
St. John's	2,217.22	3,491	5,708	11	11
Calgary	2,379.00	1,503	3,882	3	1
Edmonton	2,673.00	2,306	4,979	9	8
Average	2,272.16	2,205.00	4,477.16	-	-

\* Average of those reporting

Table 6C

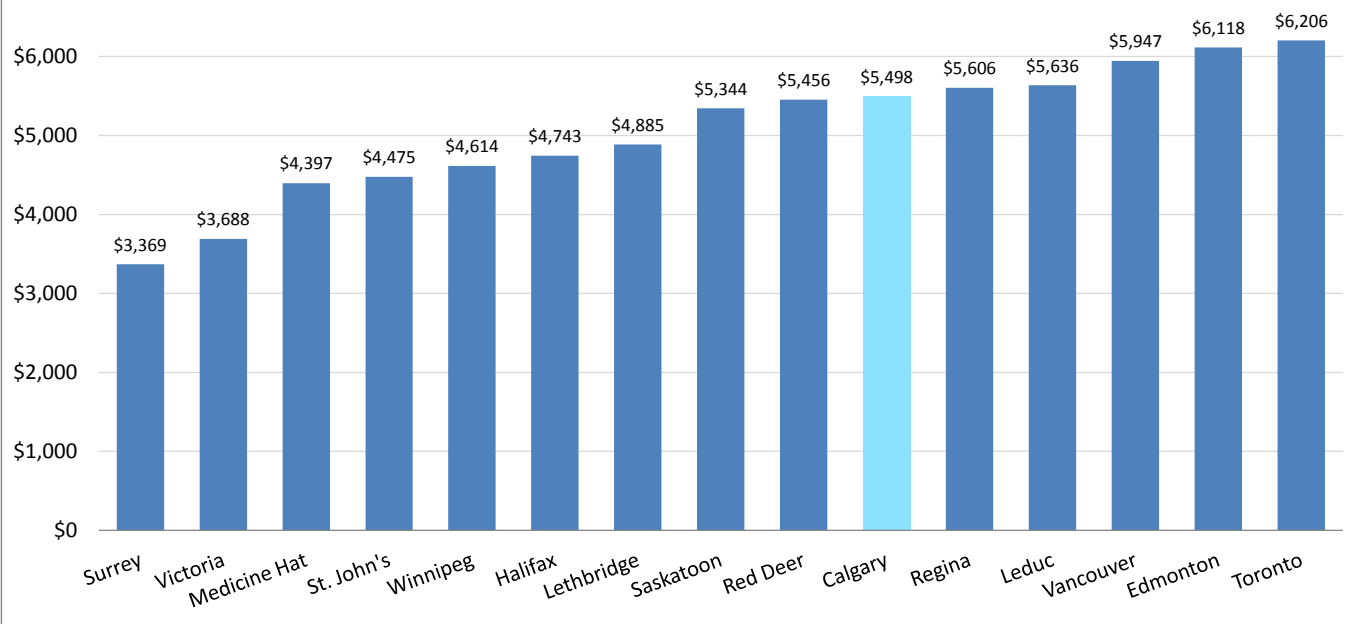
Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Tax
Cochrane	2,406.12	2,214	4,620	3	3
High River	2,843.28	2,540	5,383	4	4
Okotoks	2,459.16	2,149	4,608	2	2
Calgary	2,379.00	1,503	3,882	1	1
Average	2,521.89	2,101.50	4,623.39	-	-

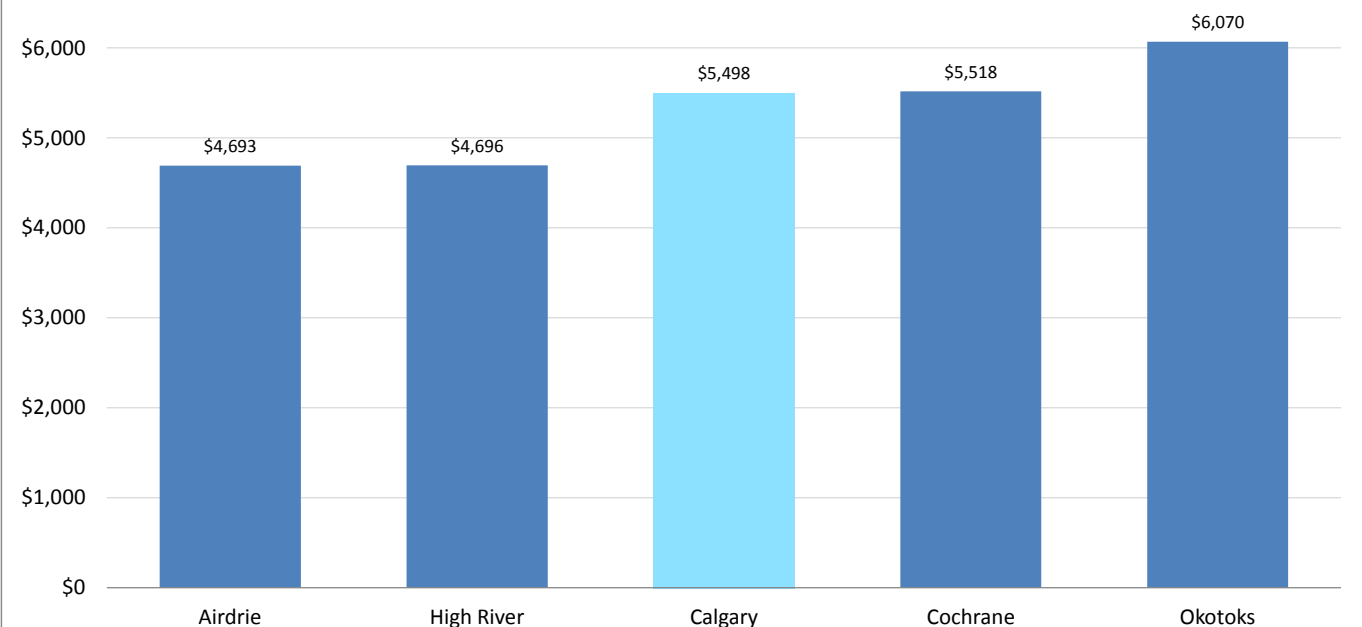
\* Average of those reporting

# 2015 Residential Property Taxes and Utility Charges Survey

**Figure 7: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2015**



**Figure 7-R: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2015**



## 2015 Residential Property Taxes and Utility Charges Survey

Table 7  
Average Property Tax and Utility Charges for All Single Detached Houses in 2015  
(Selected Canadian Cities)  
(dollars)

City	Average Property Tax	Utility Charges	Total	Rank
Leduc	3,167	2,468.88	5,636	12
Red Deer	3,128	2,328.00	5,456	9
Lethbridge	2,917	1,968.00	4,885	7
Medicine Hat	2,405	1,992.00	4,397	3
Saskatoon	3,064	2,280.00	5,344	8
Regina	2,894	2,712.00	5,606	11
Winnipeg	2,762	1,851.62	4,614	5
Halifax	2,619	2,124.00	4,743	6
St. John's	2,258	2,217.22	4,475	4
Vancouver	4,138	1,809.51	5,947	13
Calgary	3,119	2,379.00	5,498	10
Edmonton	3,445	2,673.00	6,118	14
Surrey	1,772	1,597.05	3,369	1
Victoria	2,250	1,438.44	3,688	2
Toronto	3,703	2,502.84	6,206	15
Average	2,909.34	2,233.60	5,226.53	-

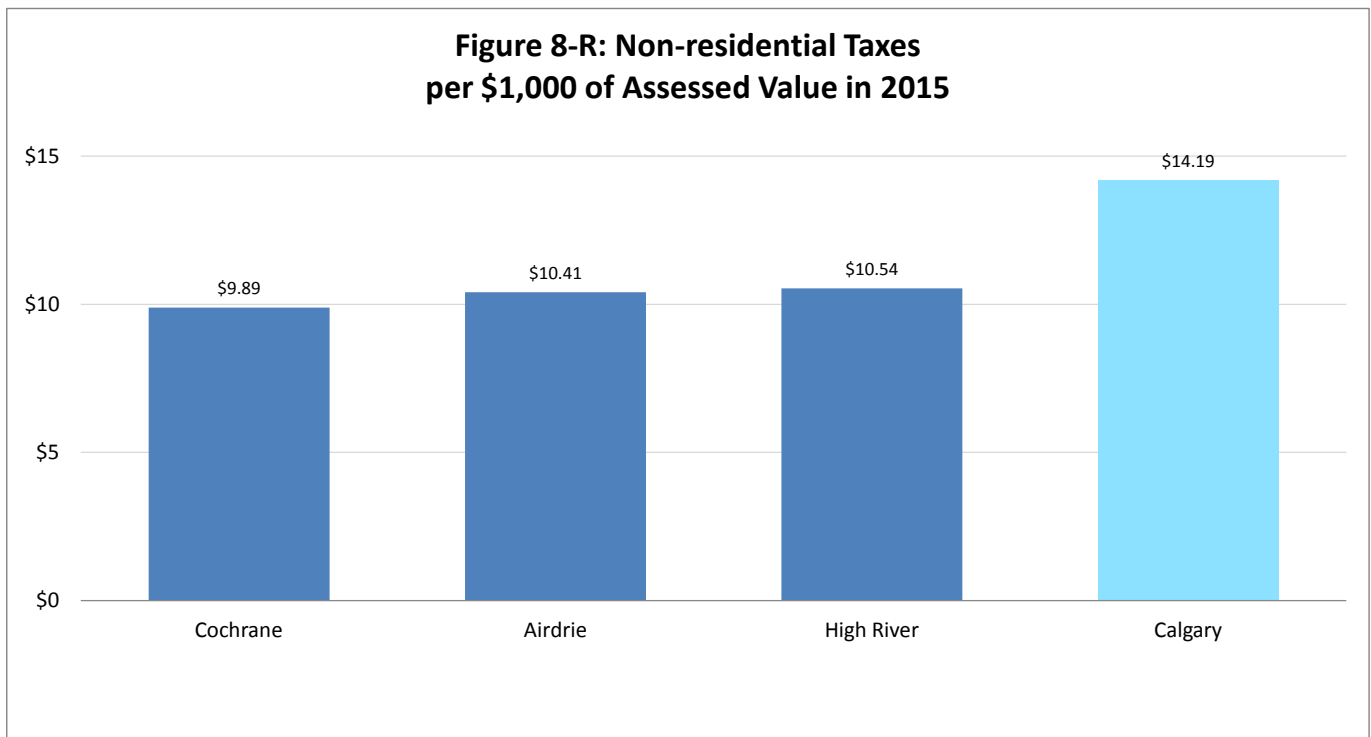
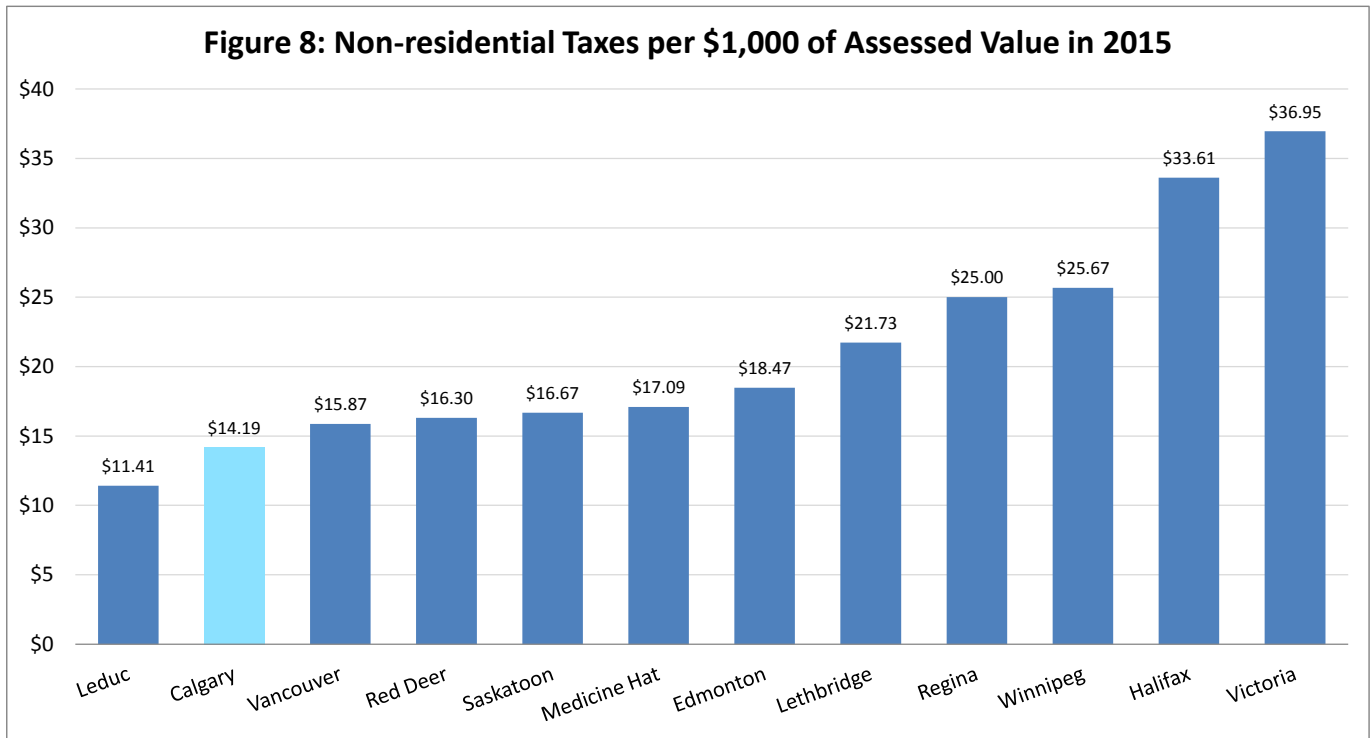
\* Average of those reporting

Table 7A  
Average Property Tax and Utility Charges for All Single Detached Houses in 2015  
(Calgary Regions)  
(dollars)

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	2,010	2,683.32	4,693	1
Cochrane	3,112	2,406.12	5,518	4
High River	1,913	2,843.28	4,756	2
Okotoks	3,611	2,459.16	6,070	5
Calgary	3,119	2,379.00	5,498	3
Average	2,752.91	2,554.18	5,307.09	-

\* Average of those reporting

# 2015 Residential Property Taxes and Utility Charges Survey



## 2015 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	
Leduc	8.19	3.22	11.41	1
Red Deer	12.67	3.62	16.30	4
Lethbridge	18.23	3.37	21.73	8
Medicine Hat	13.56	3.44	17.09	6
Saskatoon	8.39	8.28	16.67	5
Regina	12.34	12.67	25.00	9
Winnipeg	8.89	16.78	25.67	10
Halifax	29.24	4.36	33.61	11
Vancouver	7.37	8.50	15.87	3
Calgary	10.74	3.45	14.19	2
Edmonton	14.83	3.69	18.47	7
Victoria	13.96	23.07	36.95	12
Average	13.20	7.87	21.08	-

\* 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	7.35	3.06	10.41	2
Cochrane	6.44	3.45	9.89	1
High River	7.12	3.42	10.54	3
Calgary	10.74	3.45	14.19	4
Average	7.91	3.35	11.26	-

\* Average of those reporting

### **Acknowledgements**

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

- ▶ City of Airdrie
- ▶ City of Edmonton
- ▶ City of Halifax
- ▶ City of Leduc
- ▶ City of Lethbridge
- ▶ City of Medicine Hat
- ▶ City of Red Deer
- ▶ City of Regina
- ▶ City of Saskatoon
- ▶ City of St John's
- ▶ City of Toronto
- ▶ City of Vancouver
- ▶ City of Victoria
- ▶ City of Winnipeg
- ▶ Town of Cochrane
- ▶ Town of High River
- ▶ Town of Okotoks

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## 2015 Residential Property Taxes and Utility Charges Survey

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## 2015 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:

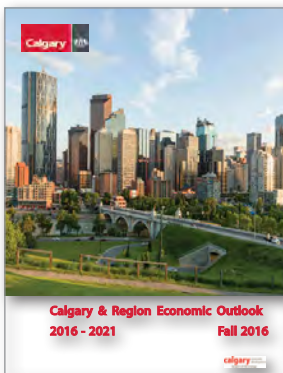
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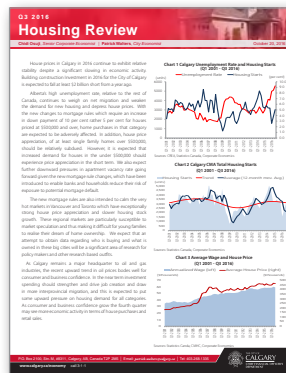
Many of our publications are available on the internet at [www.calgary.ca/economy](http://www.calgary.ca/economy).

### Forecasting



- ▶ Calgary & Region Economic Outlook

### Information Provision



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

### 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: Jorjeta Bojanova

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