

Calgary



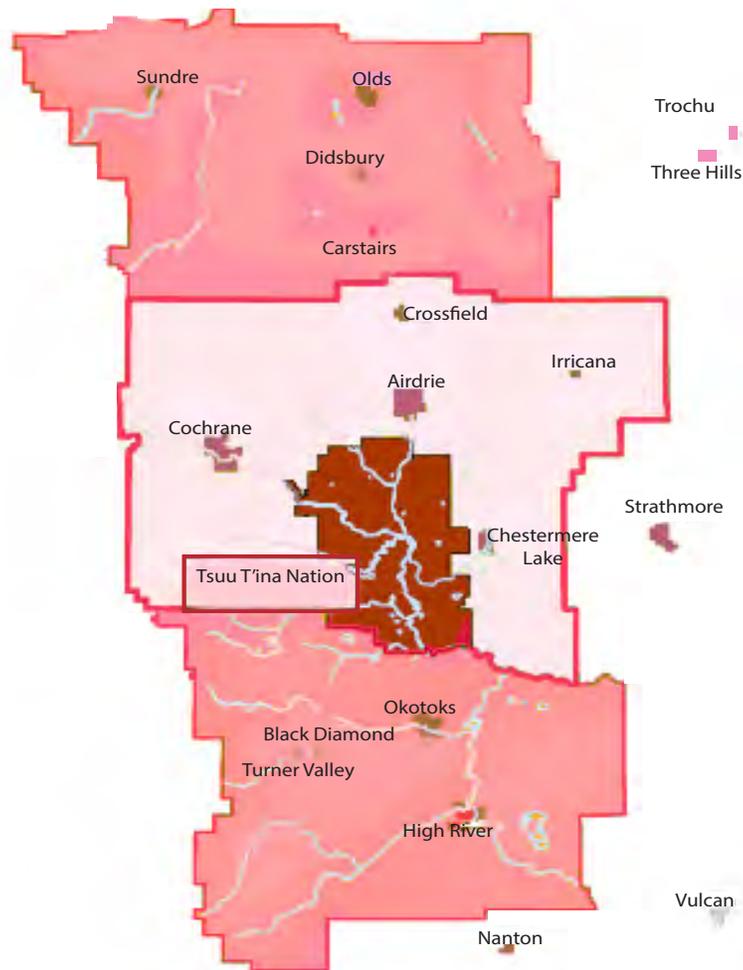
2016 Residential Property Taxes and Utility Charges Survey

November 2017

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Calgary Region



Legend



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2016 Residential Property Taxes and Utility Charges Survey

This year's survey of participating Canadian municipalities contains information on the 2016 taxation year. The survey was conducted via e-mail with participating Canadian municipalities in 2017. All survey responses are published. Please note that some participating municipalities chose not to answer some questions and in some instances, we have had to supplement information from public sources

Methodology

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

Utility numbers were collected or calculated under these assumptions: 600 kW/h 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.

like the Alberta 2016 Education Property Tax Requisitions. As such there may be different numbers of participants for each table and graph contained in this report. If you wish to have your municipality included in next year's survey please send an email with your municipality's primary contact information to Clyde Pawluk, clyde.pawluk@calgary.ca.

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, Victoria, and as is their usual practice, for Vancouver.

Changes to the Survey This Year:

Last year the Municipality of Surrey reported some numbers as Business Tax which should have been reported as Non-Residential Property Tax. That has been corrected in this year's report. This year the City of Winnipeg reported their net property taxes instead of their total property taxes plus their rebate system.

2016 Residential Property Taxes and Utility Charges Survey

Figure 1A: Net Property Tax (after Grants) for a Representative Bungalow House in 2016 - Selected Canadian Cities

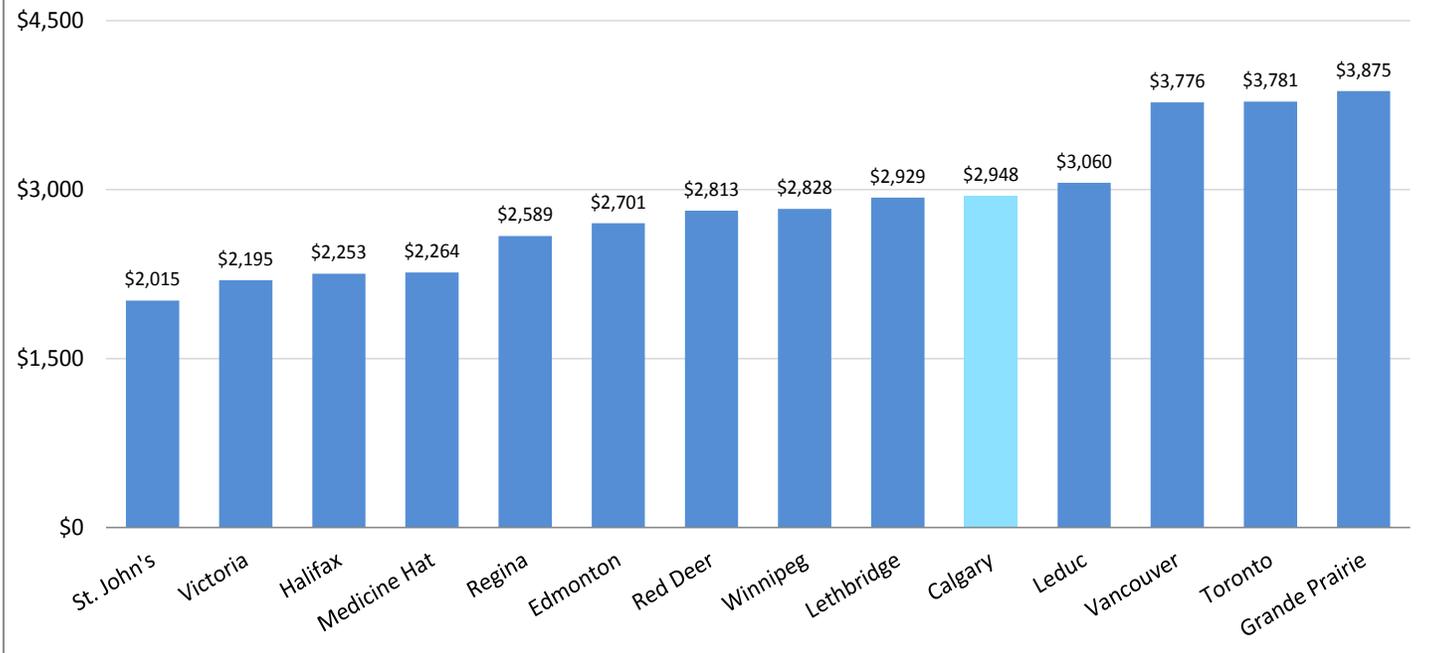
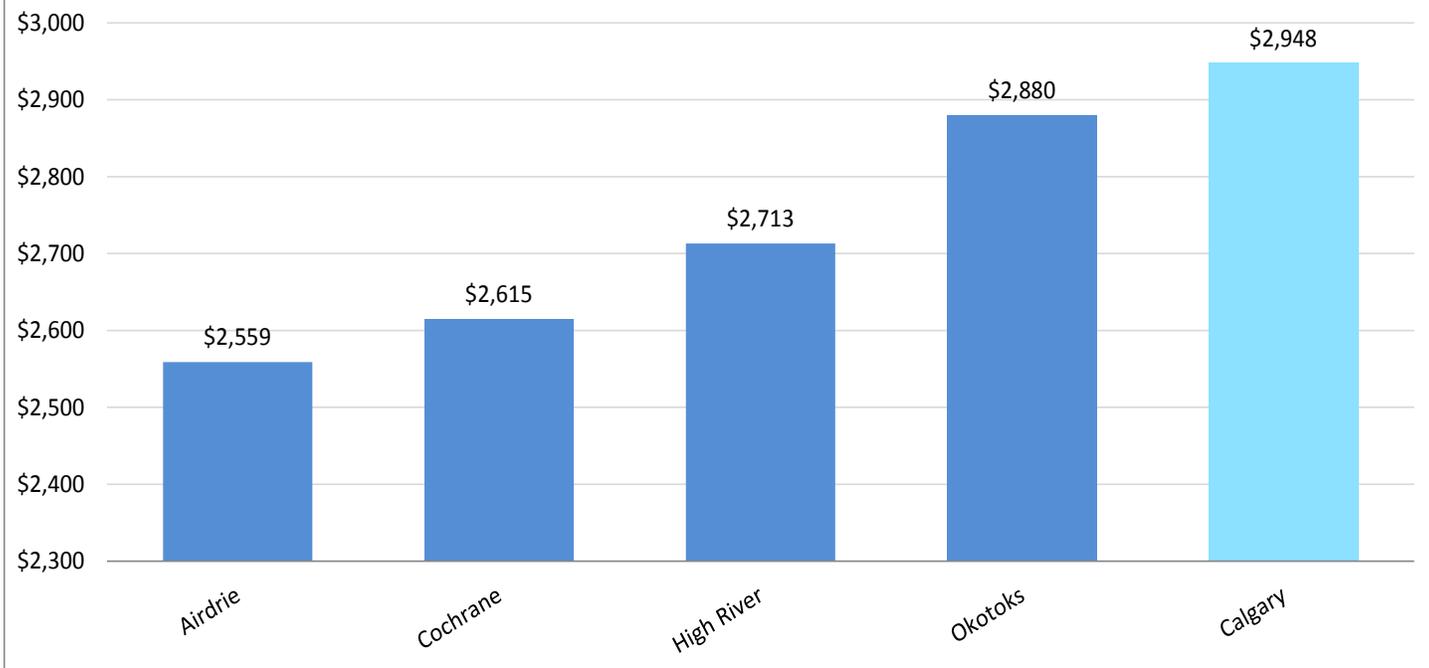


Figure 1A-R: Net Property Tax (after Grants) for a Representative Bungalow House in 2016 - Calgary Region



2016 Residential Property Taxes and Utility Charges Survey

Figure 1B: Net Property Tax (after Grants) for a Representative **Two-Storey House in 2016 - Selected Canadian Cities**

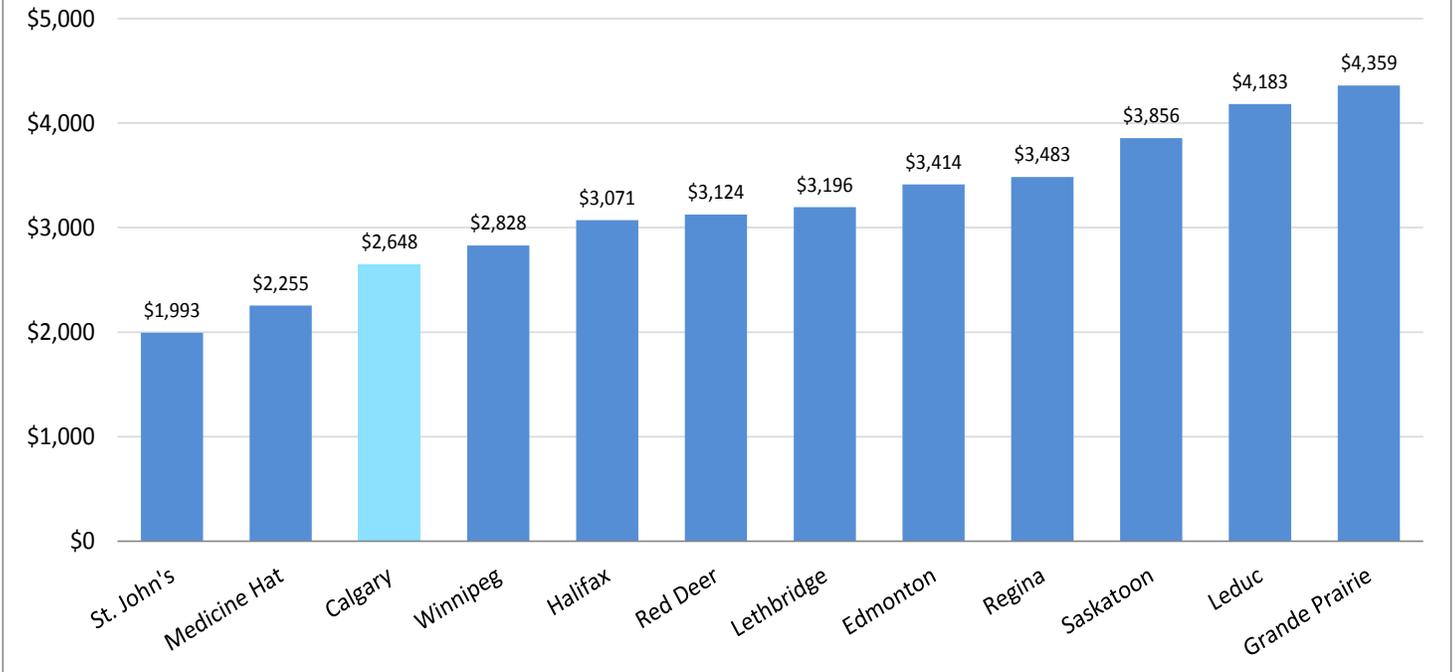
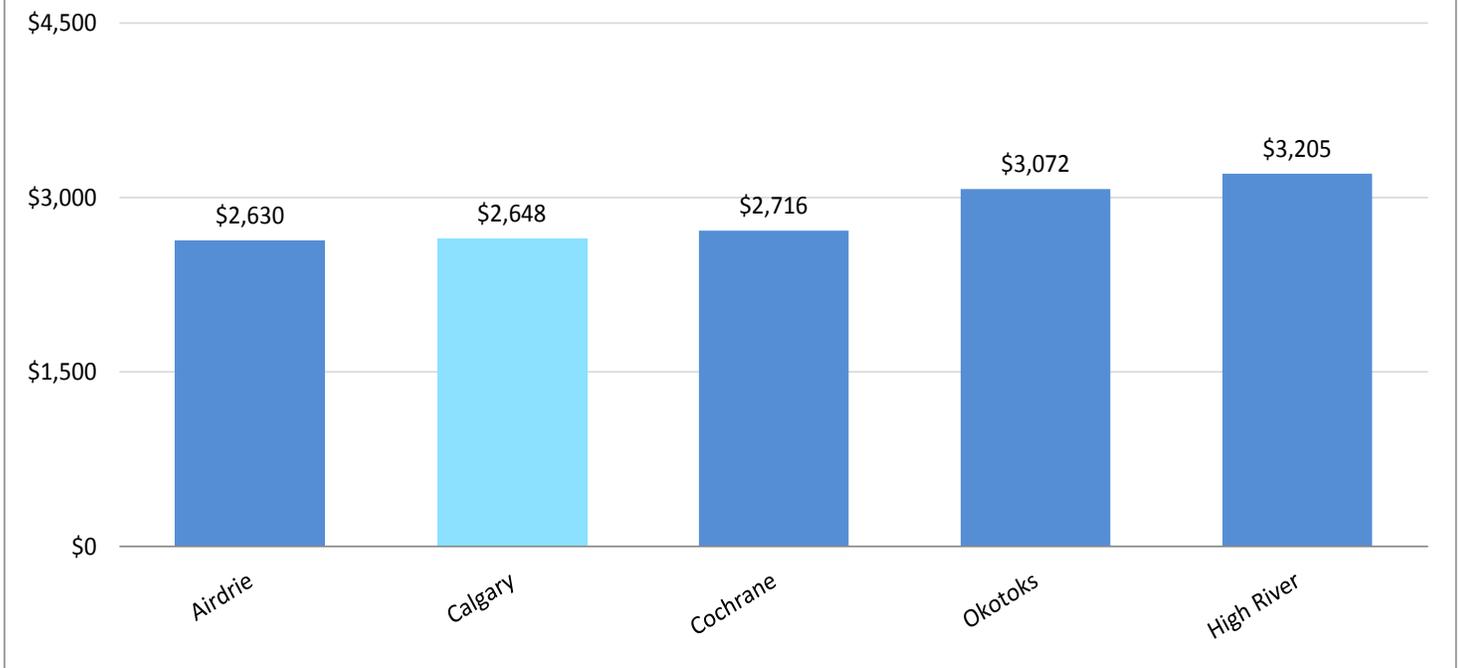


Figure 1B-R: Net Property Tax (after Grants) for a Representative **Two-Storey House in 2016 - Calgary Region**



2016 Residential Property Taxes and Utility Charges Survey

Figure 1C: Municipal Property Tax for a Representative Bungalow House in 2016 - Selected Canadian Cities

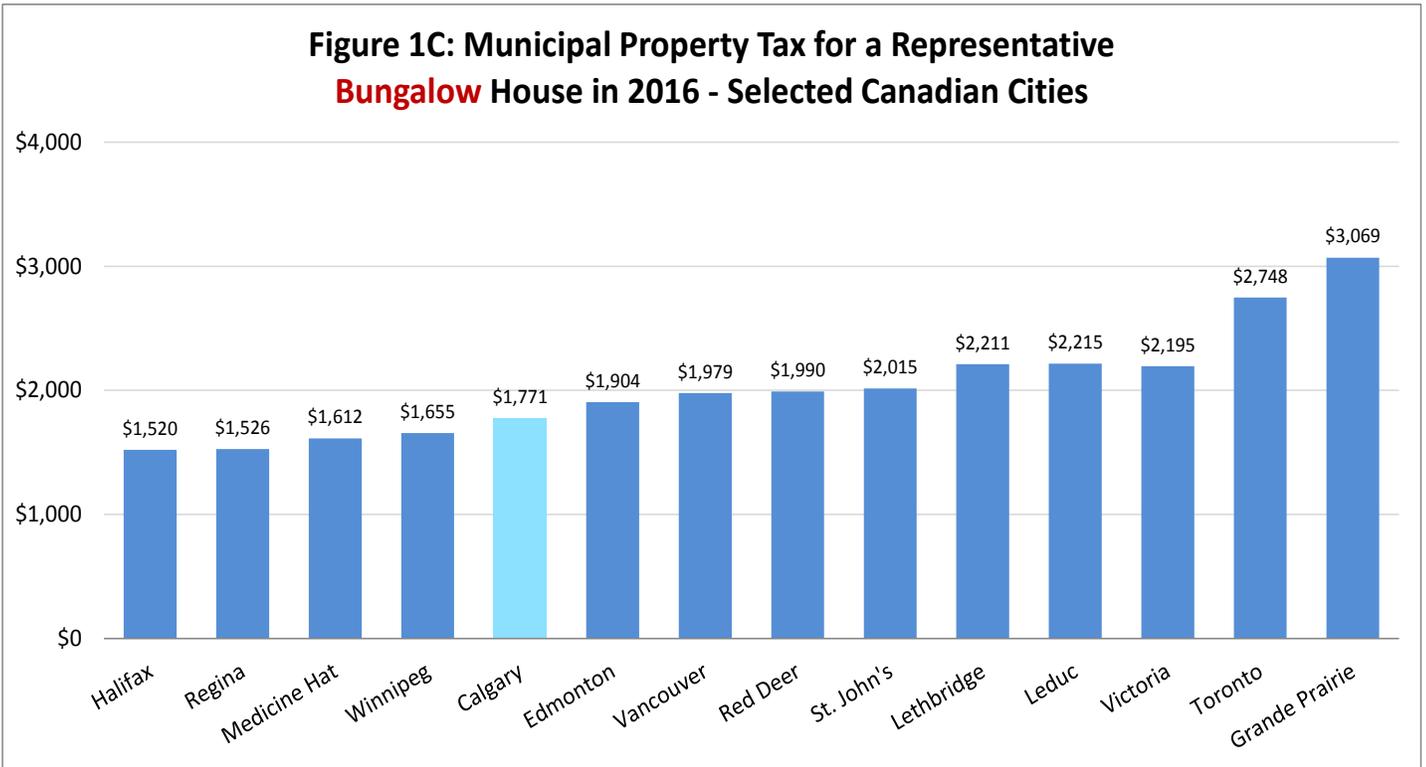
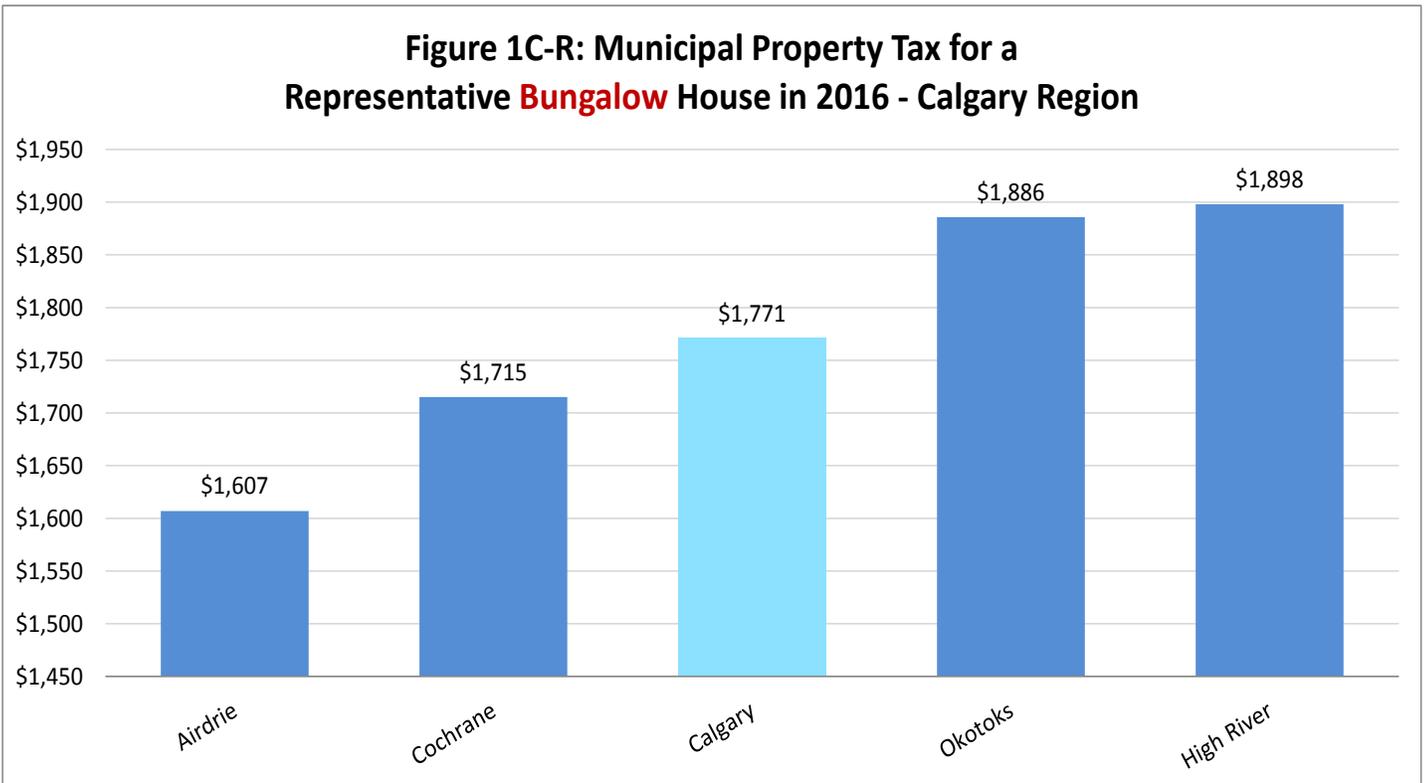
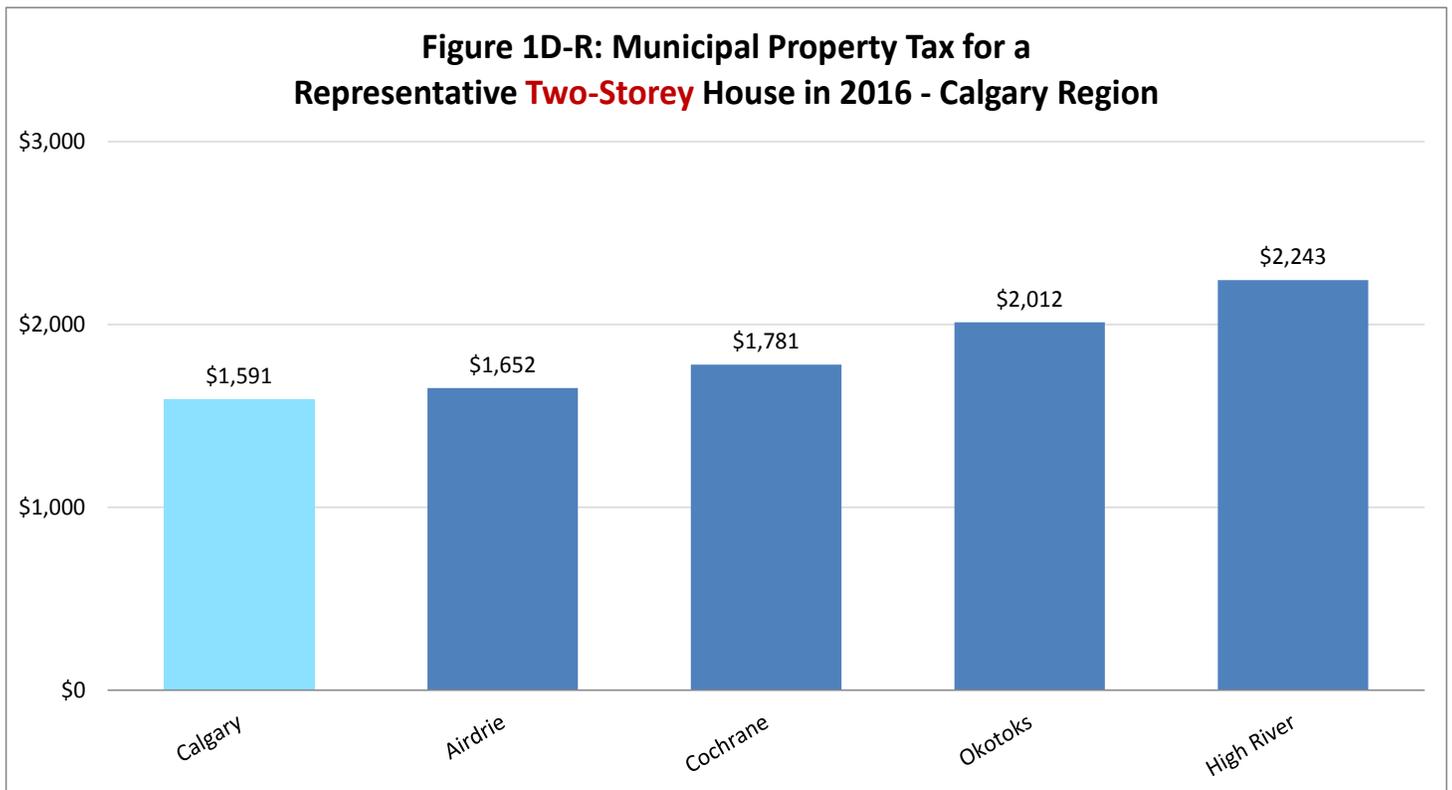
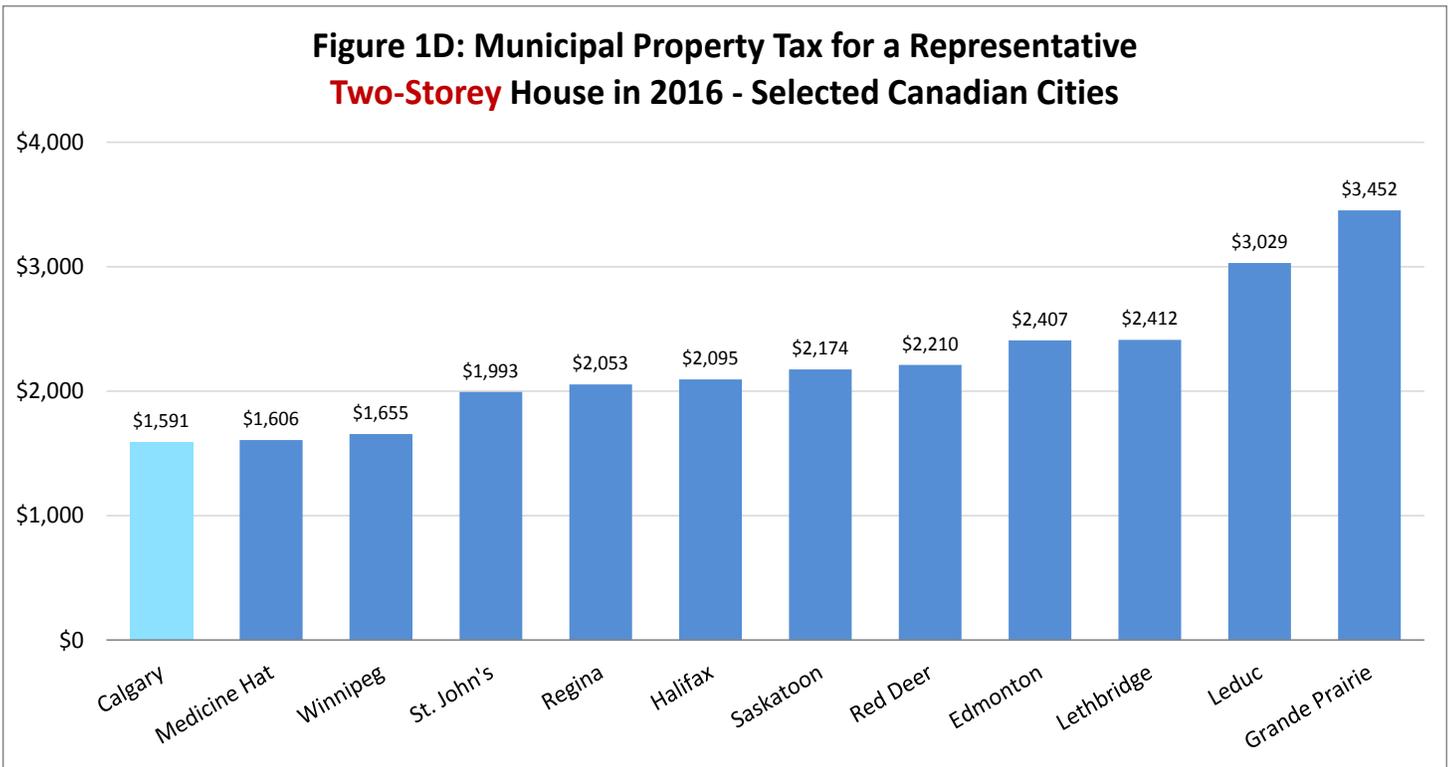


Figure 1C-R: Municipal Property Tax for a Representative Bungalow House in 2016 - Calgary Region



2016 Residential Property Taxes and Utility Charges Survey



2016 Residential Property Taxes and Utility Charges Survey

Table 1
Comparative Property Tax Levy on a Representative Bungalow House in 2016
(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	3,069	806	0	3,875	0	3,875	14
Leduc	2,215	834	11	3,060	0	3,060	11
Red Deer	1,990	814	9	2,813	0	2,813	7
Lethbridge	2,211	682	36	2,929	0	2,929	9
Medicine Hat	1,612	626	26	2,264	0	2,264	4
Regina	1,526	910	153	2,589	0	2,589	5
Winnipeg	1,655	1,173	N/A	2,828	0	2,828	8
Halifax	1,520	649	84	2,253	0	2,253	3
St. John's	2,015	0	N/A	2,015	0	2,015	1
Vancouver	1,979	1,296	501	3,776	0	3,776	12
Calgary	1,771	1,177	N/A	2,948	0	2,948	10
Edmonton	1,904	797	N/A	2,701	0	2,701	6
Toronto	2,748	1,033	N/A	3,781	0	3,781	13
Victoria	2,195	N/A	N/A	2,195	0	2,195	2
Average	2,029	831	103	2,859	0	2,859	-

* Average of those responding

Table 1A
Comparative Property Tax Levy on a Representative Bungalow House in 2016
(Calgary Region) (Homeowners' grants and credits are nil.)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Airdrie	1,607	937	15	2,559	1
Cochrane	1,715	888	12	2,615	2
High River	1,898	778	37	2,713	3
Okotoks	1,886	876	119	2,881	4
Calgary	1,771	1,177	0	2,948	5
Average	1,775	931	37	2,743	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Table 1B
Comparative Property Tax Levy on a Representative Two-Storey House in 2016
(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	3,452	907	0	4,359	0	4,359	12
Leduc	3,029	1,140	14	4,183	0	4,183	11
Red Deer	2,210	904	10	3,124	0	3,124	6
Lethbridge	2,412	744	40	3,196	0	3,196	7
Medicine Hat	1,606	624	25	2,255	0	2,255	2
Saskatoon	2,174	1,462	220	3,856	0	3,856	10
Regina	2,053	1,225	205	3,483	0	3,483	9
Winnipeg	1,655	1,173	0	2,828	0	2,828	4
Halifax	2,095	864	112	3,071	0	3,071	5
St. John's	1,993	0	0	1,993	0	1,993	1
Calgary	1,591	1,057	0	2,648	0	2,648	3
Edmonton	2,407	1,007	0	3,414	0	3,414	8
Average	2,223	926	52	3,201	0	3,201	-

* Average of those responding

Table 1C
Comparative Property Tax Levy on a Representative Two-Storey House in 2016
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Total	
Airdrie	1,652	963	15	2,630	1
Cochrane	1,781	922	13	2,716	3
High River	2,243	919	43	3,205	5
Okotoks	2,012	934	126	3,072	4
Calgary	1,591	1,057	0	2,648	2
Average	1,856	959	39	2,854	-

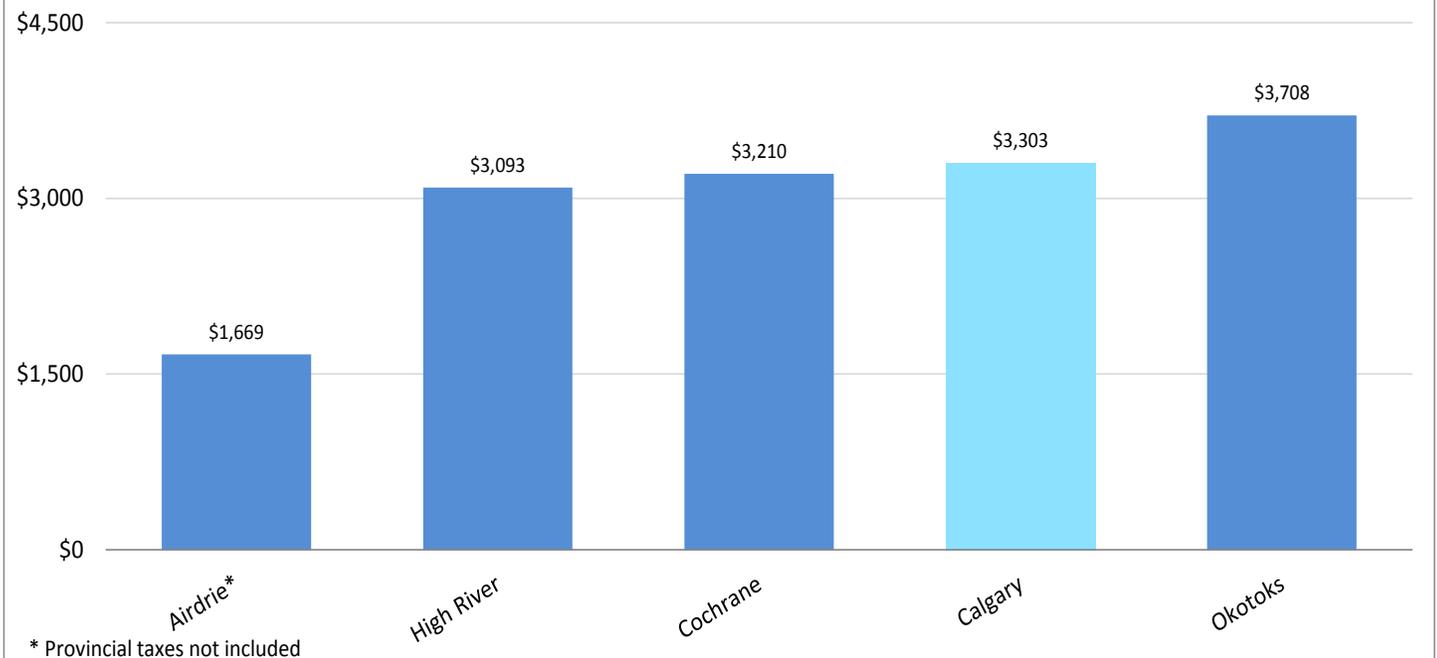
* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Figure 2A: Average Property Tax for All Single Detached Houses in 2016 - Selected Canadian Cities

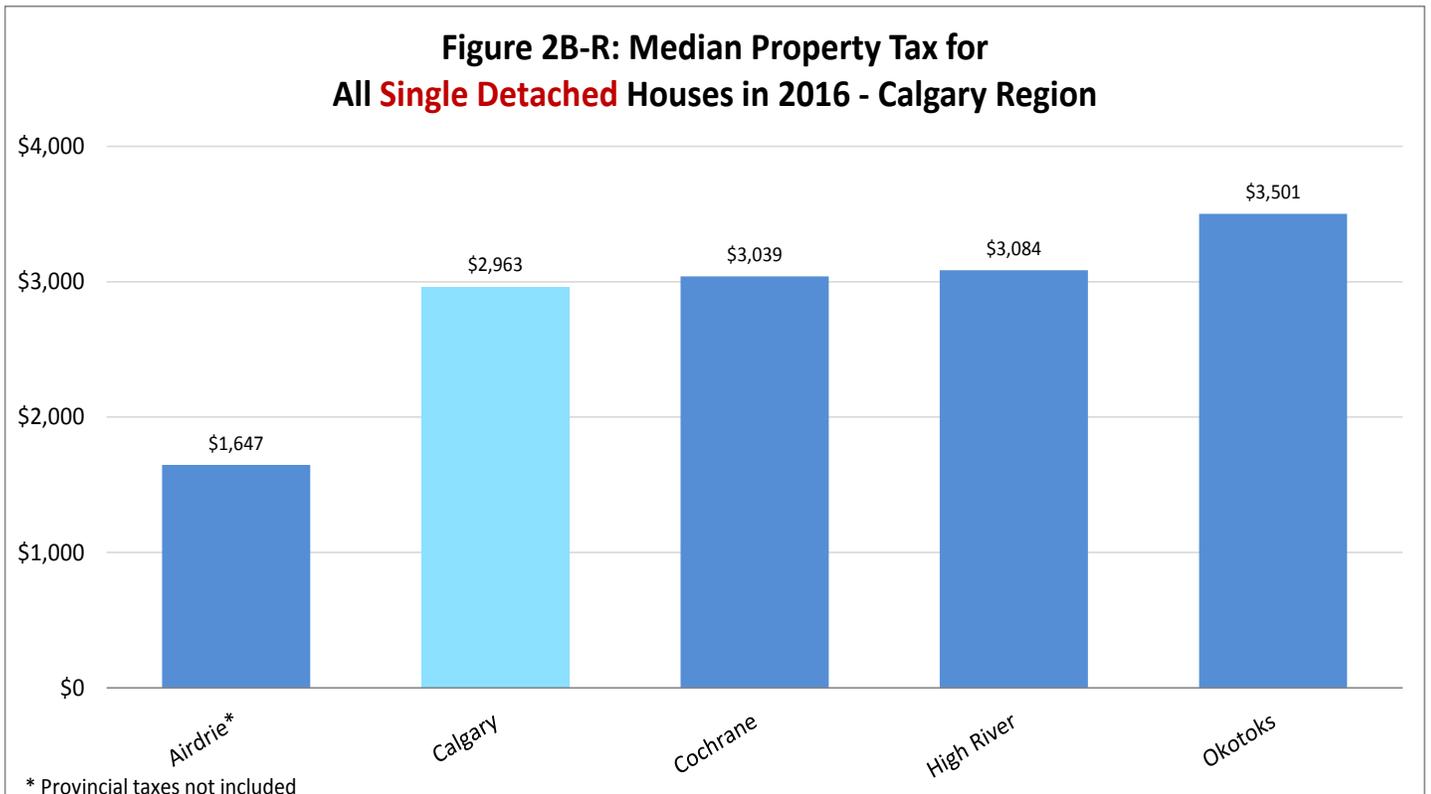
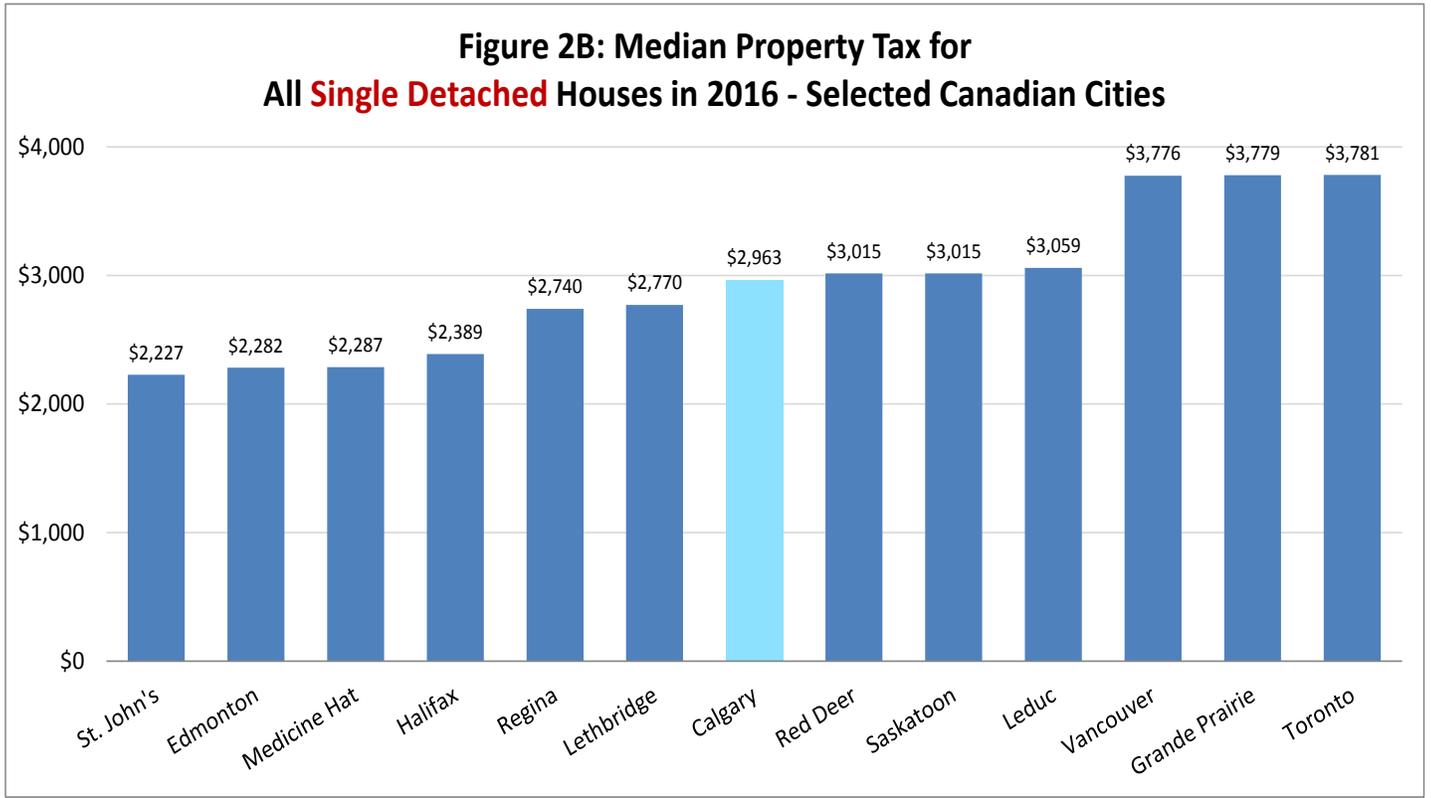


Figure 2A-R: Average Property Tax for All Single Detached Houses in 2016 - Calgary Region



* Provincial taxes not included

2016 Residential Property Taxes and Utility Charges Survey



2016 Residential Property Taxes and Utility Charges Survey

Table 2

**Average Property Tax and Median Property Tax for All Single Detached Houses in 2016
(Selected Canadian Cities)
(dollars)**

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Grande Prairie	3,876	14	3,779	12
Leduc	3,252	10	3,059	10
Red Deer	3,258	11	3,015	8
Lethbridge	2,979	8	2,770	6
Medicine Hat	2,556	4	2,287	3
Saskatoon	3,154	9	3,015	8
Regina	2,894	7	2,740	5
Winnipeg	2,828	6	N/A	-
Halifax	2,678	5	2,389	4
St. John's	2,415	2	2,227	1
Vancouver	N/A	-	3,776	11
Calgary	3,303	12	2,963	7
Edmonton	2,466	3	2,282	2
Toronto	3,781	13	3,781	13
Victoria	2,195	1	N/A	-
Average	2,974	-	2,929	-

* Average of those responding

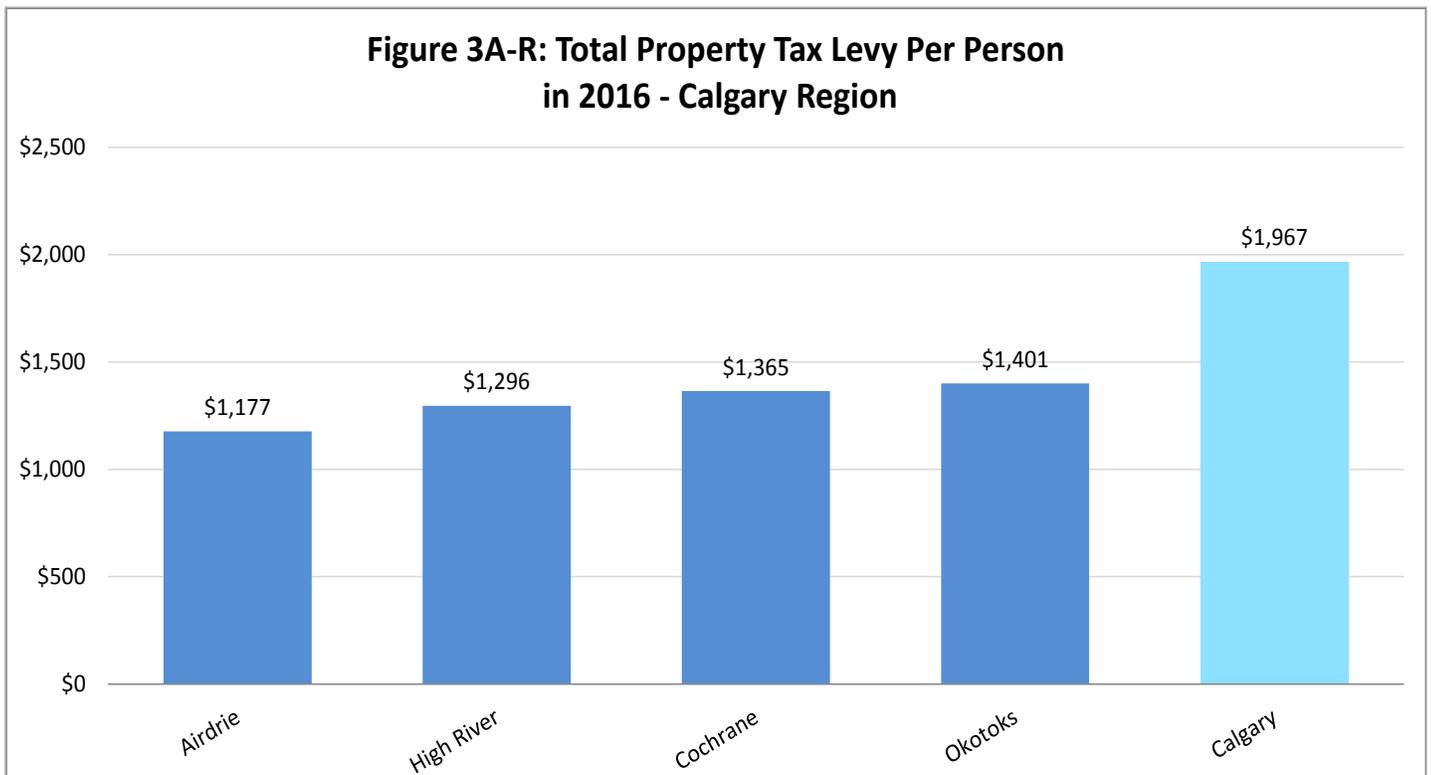
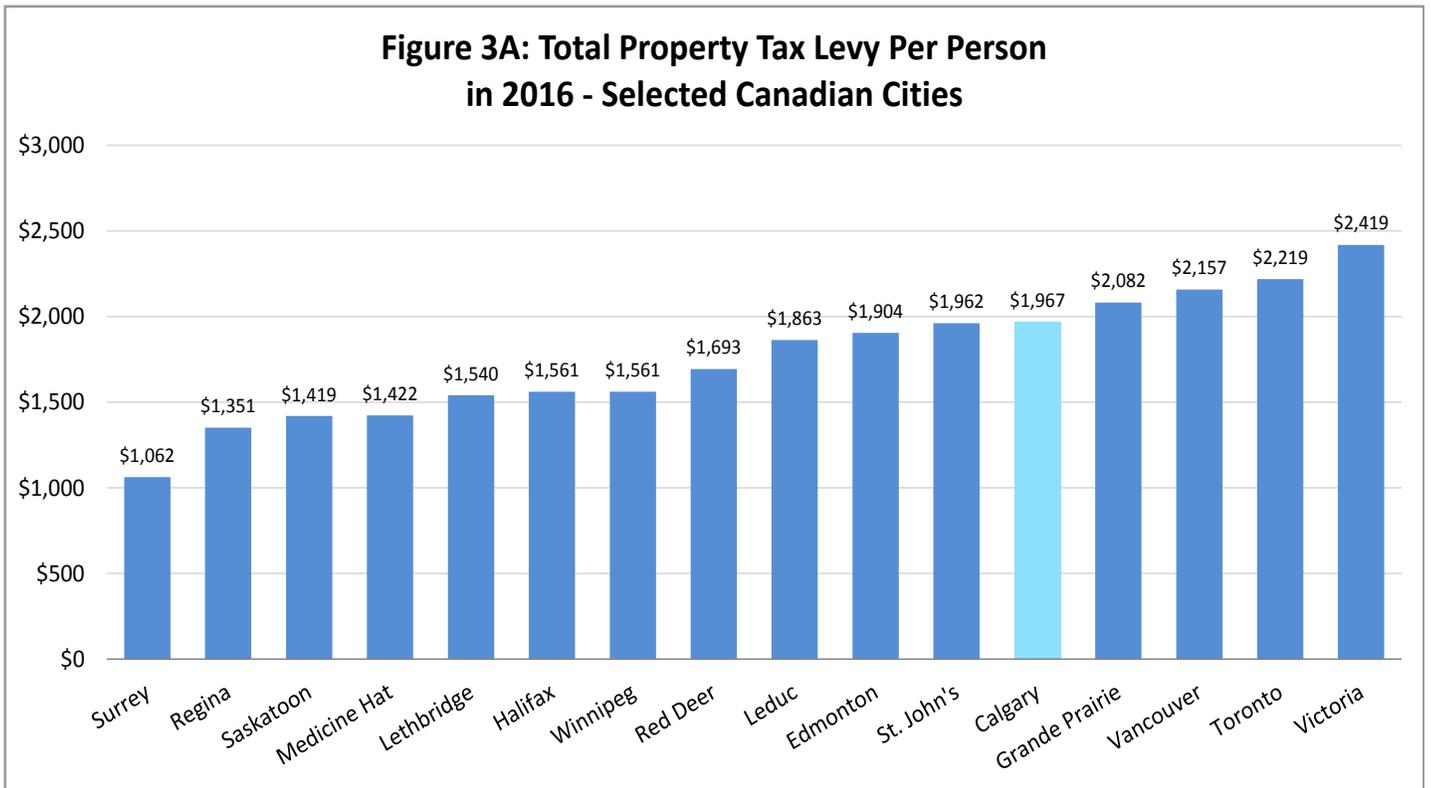
Table 2A

**Average Property Tax and Median Property Tax for All Single Detached Houses in 2016
(Calgary Region)
(dollars)**

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	1,669	1	1,647	1
Cochrane	3,210	3	3,039	3
High River	3,093	2	3,084	4
Okotoks	3,708	5	3,501	5
Calgary	3,303	4	2,963	2
Average	2,997	-	2,847	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey



2016 Residential Property Taxes and Utility Charges Survey

Figure 3B: Total Property and Business Tax Levy Per Person in 2016 - Selected Canadian Cities

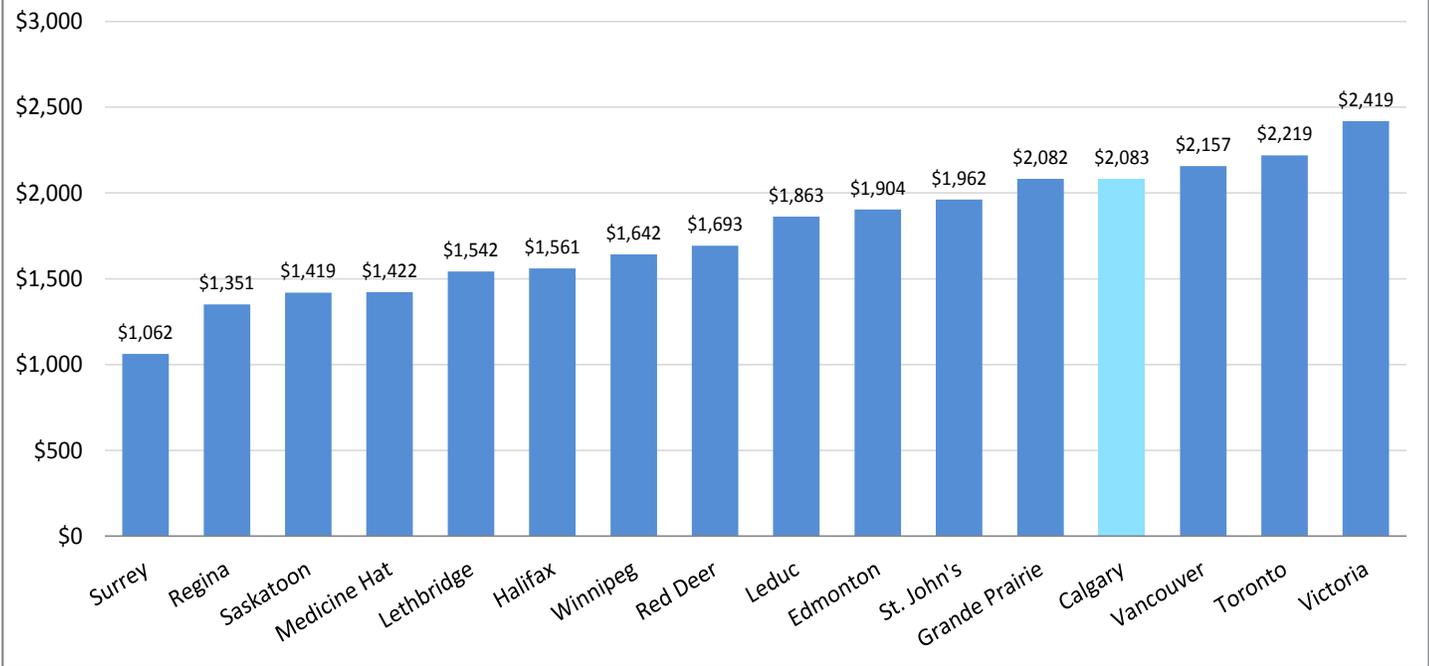
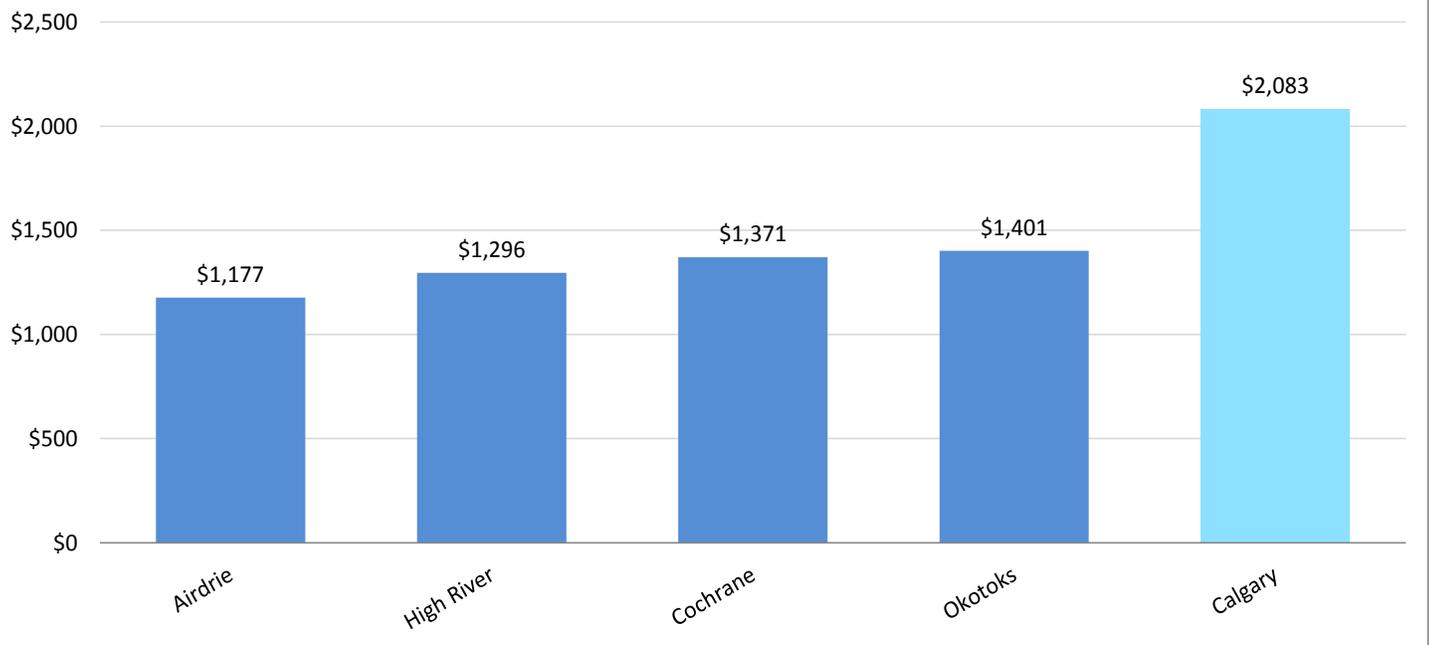
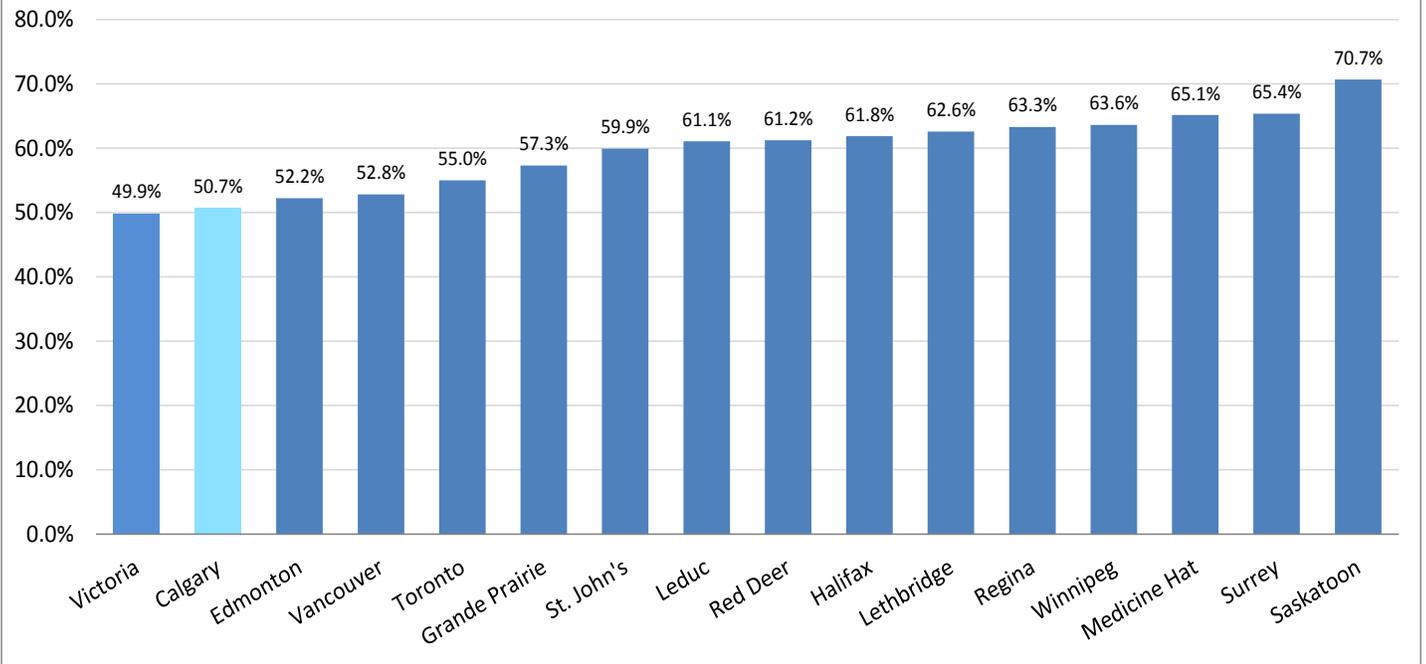


Figure 3B-R: Total Property and Business Tax Levy Per Person in 2016 - Calgary Region

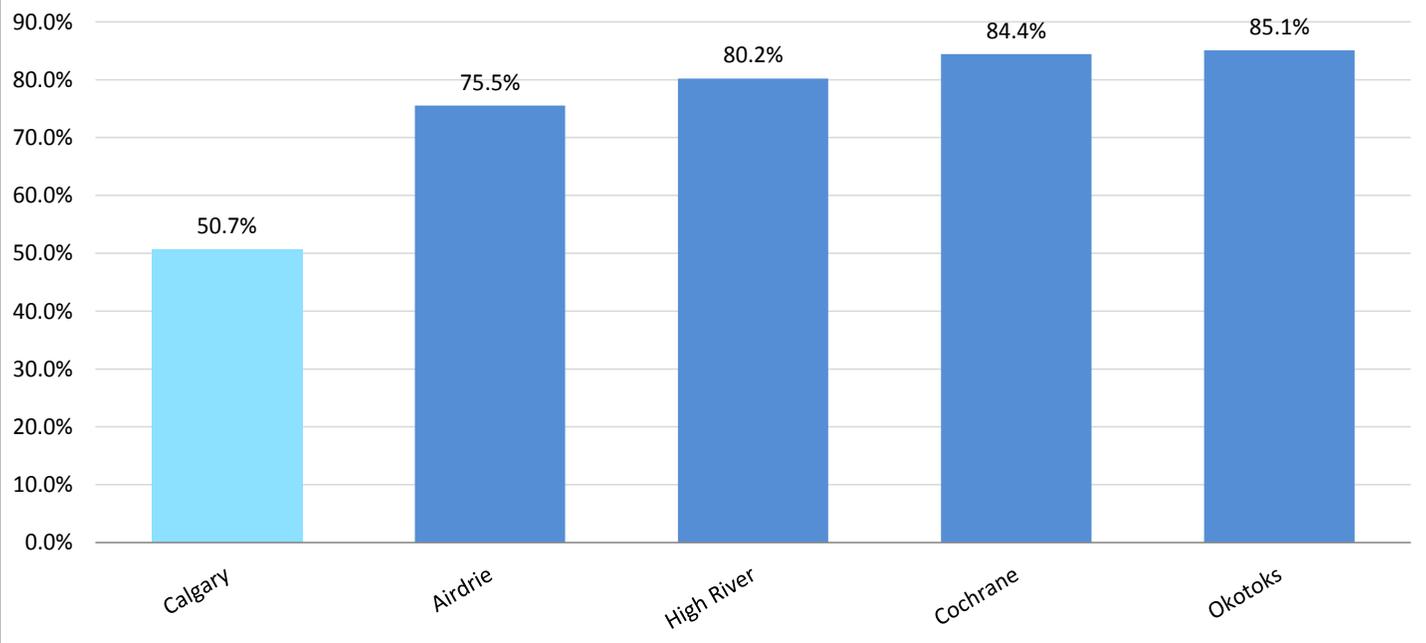


2016 Residential Property Taxes and Utility Charges Survey

**Figure 3C: Residential Property Tax as Percent of Total Tax Levy
in 2016 - Selected Canadian Cities**



**Figure 3C-R: Residential Property Tax as Percent of Total Tax Levy
in 2016 - Calgary Region**



2016 Residential Property Taxes and Utility Charges Survey

Table 3
Total Property and Business Tax Levy Per Person in 2016
(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	63,166	131,496	0	131,496	2,082	13	2,082	12
Leduc	30,498	56,816	0	56,816	1,863	9	1,863	9
Red Deer	99,832	169,027	0	169,027	1,693	8	1,693	8
Lethbridge	98,828	152,216	215	152,431	1,540	5	1,542	5
Medicine Hat	63,260	89,960	0	89,960	1,422	4	1,422	4
Saskatoon	264,000	374,720	0	374,720	1,419	3	1,419	3
Regina	247,200	333,873	0	333,873	1,351	2	1,351	2
Winnipeg	735,600	1,148,522	59,078	1,207,600	1,561	7	1,642	7
Halifax	425,900	664,684	0	664,684	1,561	6	1,561	6
St. John's	108,860	213,569	0	213,569	1,962	11	1,962	11
Vancouver	653,046	1,408,659	0	1,408,659	2,157	14	2,157	14
Calgary	1,235,171	2,430,134	142,724	2,572,858	1,967	12	2,083	13
Edmonton	932,456	1,775,602	0	1,775,602	1,904	10	1,904	10
Toronto	2,731,571	6,060,725	0	6,060,725	2,219	15	2,219	15
Surrey	534,720	567,850	0	567,850	1,062	1	1,062	1
Victoria	81,000	195,916	0	195,916	2,419	16	2,419	16
Average	519,069	985,860	12,626	998,487	1,761	-	1,774	-

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

Table 3A
Total Property and Business Tax Levy Per Person in 2016
(Calgary Region)

Calgary Region	Population	Total Tax Levy			Total Tax Levy Per Person			
		Property**	Business	Total Levy	Property	Rank	Total Levy	Rank
		<i>(thousands of dollars)</i>			<i>(dollars)</i>			
Airdrie	61,842	72,795	0	72,795	1,177	1	1,177	1
Cochrane	25,853	35,277	157	35,433	1,365	3	1,371	3
High River	13,584	17,602	0	17,602	1,296	2	1,296	2
Okotoks	28,883	40,452	13	40,465	1,401	4	1,401	4
Calgary	1,235,171	2,430,134	142,724	2,572,858	1,967	5	2,083	5
Average	273,067	519,252	28,579	547,831	1,441	-	1,465	-

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

2016 Residential Property Taxes and Utility Charges Survey

Table 3B

Total Property and Business Tax Levy in 2016
(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	75,351	56,145	131,496	0	131,496	57.3	6
Leduc	34,699	22,117	56,816	0	56,816	61.1	8
Red Deer	103,506	65,521	169,027	0	169,027	61.2	9
Lethbridge	95,418	56,798	152,216	215	152,431	62.6	11
Medicine Hat	58,601	31,359	89,960	0	89,960	65.1	14
Saskatoon	264,861	109,859	374,720	0	374,720	70.7	16
Regina	211,353	122,520	333,873	0	333,873	63.3	12
Winnipeg	768,237	380,285	1,148,522	59,078	1,207,600	63.6	13
Halifax	411,096	253,588	664,684	0	664,684	61.8	10
St. John's	127,998	85,571	213,569	0	213,569	59.9	7
Vancouver	744,175	664,484	1,408,659	0	1,408,659	52.8	4
Calgary	1,303,816	1,126,318	2,430,134	142,724	2,572,858	50.7	2
Edmonton	927,124	848,478	1,775,602	0	1,775,602	52.2	3
Toronto	3,334,263	2,726,462	6,060,725	0	6,060,725	55.0	5
Surrey	371,115	196,735	567,850	0	567,850	65.4	15
Victoria	97,709	98,208	195,917	0	195,917	49.9	1
Average	558,083	427,778	985,861	12,626	998,487	59.5	-

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

Table 3C

Total Property and Business Tax Levy in 2016
(Calgary Region)
(Thousands of dollars)

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential **	Non-residential	Total				
Airdrie	54,985	17,810	72,795	0	72,795	75.5	2
Cochrane	29,913	5,364	35,277	0	35,277	84.8	4
High River	14,116	3,486	17,602	0	17,602	80.2	3
Okotoks	34,418	6,035	40,453	13	40,466	85.1	5
Calgary	1,303,816	1,126,318	2,257,314	142,724	2,400,038	50.7	1
Average	287,450	231,803	484,688	71,369	513,236	75.3	-

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

2016 Residential Property Taxes and Utility Charges Survey

Table 3D
Total Property Tax Levy By Purposes in 2016
(Selected Canadian Cities)
(Thousands of dollars)

City	Residential Property				Non-residential Property			
	Municipal**	School	Other	Total	Municipal	School	Other	Total
Grande Prairie	59,537	15,815	4,963	80,315	45,631	10,514	683	56,828
Leduc	25,208	9,492	117	34,817	15,810	6,307	58	22,175
Red Deer	73,625	29,881	329	103,835	51,476	14,045	104	65,625
Lethbridge	72,935	22,483	7,278	102,696	47,825	8,973	321	57,119
Medicine Hat	42,395	16,207	660	59,262	25,526	5,832	166	31,525
Saskatoon	152,546	96,850	15,465	264,861	51,173	53,497	5,189	109,859
Regina	132,451	78,917	13,228	224,596	73,437	49,082	7,525	130,045
Winnipeg	381,756	386,503	0	768,259	156,346	245,532	0	401,878
Halifax	277,998	133,098	0	411,096	219,938	31,400	2,250	253,588
St. John's	96,449	0	31,549	127,998	77,615	0	7,956	85,571
Vancouver	367,217	376,959	0	744,176	314,430	350,054	0	664,484
Calgary	783,742	520,074	0	1,303,816	860,934	265,384	0	1,126,318
Edmonton	653,852	273,531	103,939	1,031,322	695,140	153,338	0	848,478
Toronto	2,507,423	826,880	0	3,334,303	1,485,276	1,241,186	0	2,726,462
Surrey	204,318	166,892	14,213	385,423	93,578	103,157	2,745	199,479
Victoria	61,154	36,554	0	97,708	61,154	36,554	2,487	100,196
Average	368,288	186,883	11,984	567,155	267,206	160,928	1,843	429,977

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

Table 3E
Total Property Tax Levy By Purposes in 2016
(Calgary Region)
(Thousands of dollars)

Calgary Region	Residential Property				Non-residential Property			
	Municipal**	School	Other	Total	Municipal	School	Other	Total
Airdrie	34,807	20,165	0	54,971	12,290	5,520	0	17,810
Cochrane	19,677	10,235	0	29,912	3,473	1,891	0	5,364
High River	10,012	4,104	193	14,309	2,345	1,141	45	3,531
Okotoks	22,717	10,124	1,576	34,417	3,626	2,408	0	6,035
Calgary	783,742	520,074	0	1,303,816	860,934	265,384	0	1,126,318
Average	174,191	112,940	788	287,485	176,534	55,269	9	231,812

* Average of those responding

** Total includes "Farm", but not "Other" taxes.

2016 Residential Property Taxes and Utility Charges Survey

Figure 4: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2016 - Selected Canadian Cities

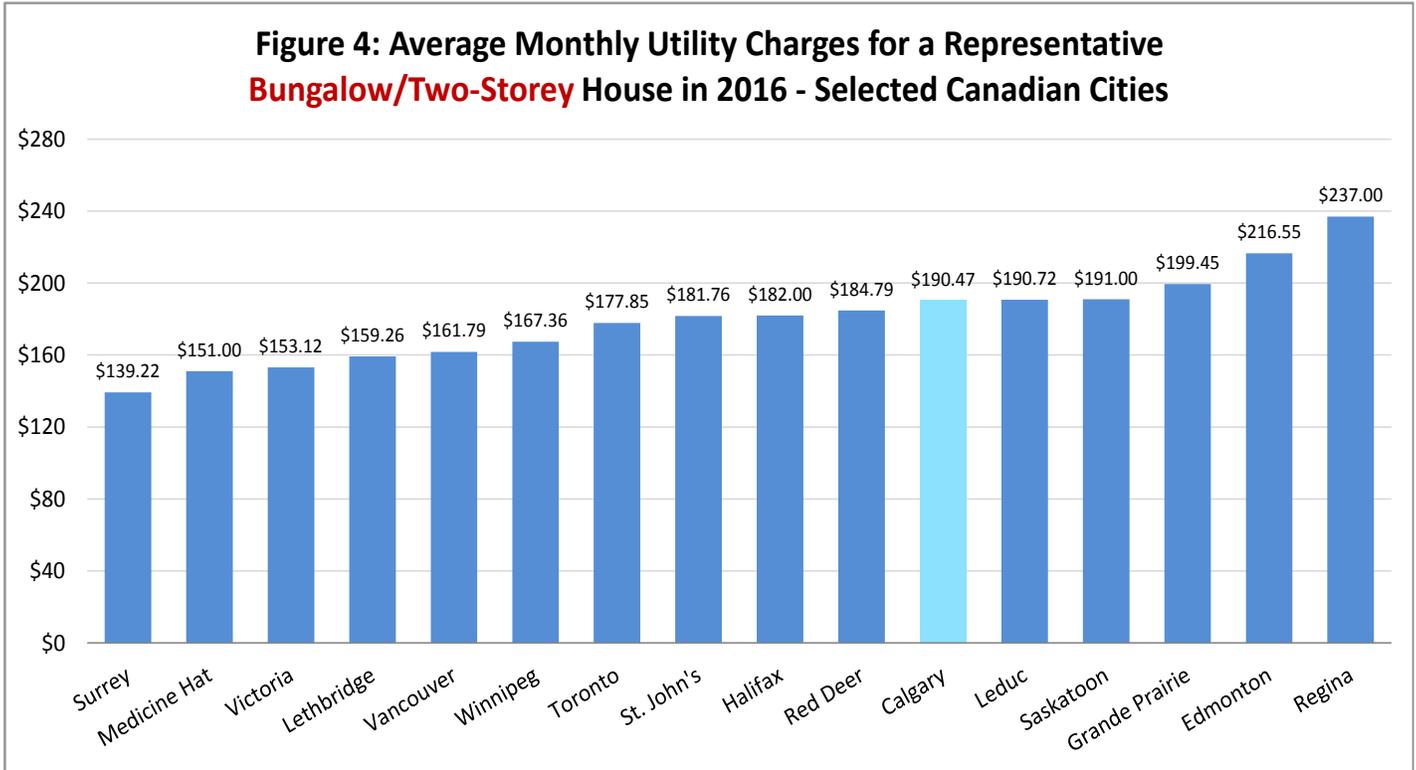
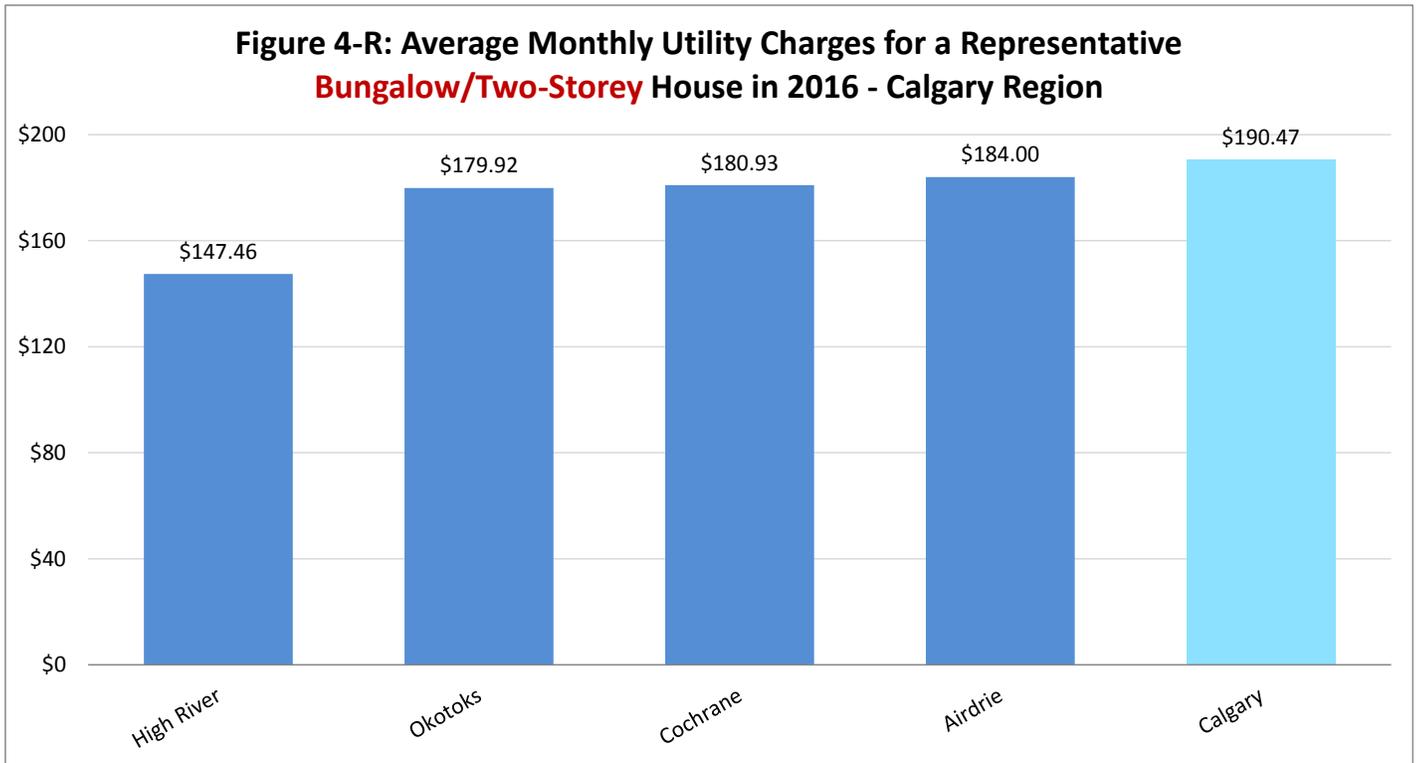


Figure 4-R: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2016 - Calgary Region



2016 Residential Property Taxes and Utility Charges Survey

Table 4
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2016
(Selected Canadian Cities)
(dollars)

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Grande Prairie	105.45	29.00	36.00	19.00	0.00	10.00	199.45	14
Leduc	84.72	47.00	32.00	22.00	5.00	0.00	190.72	12
Red Deer	77.81	42.65	44.73	12.90	0.00	6.70	184.79	10
Lethbridge	82.34	33.14	25.07	15.12	0.00	3.59	159.26	4
Medicine Hat	54.00	41.00	35.00	17.00	0.00	4.00	151.00	2
Saskatoon	116.00	36.00	25.00	0.00	4.00	10.00	191.00	13
Regina	111.00	57.00	46.00	8.00	15.00	0.00	237.00	16
Winnipeg	55.00	37.00	48.00	0.00	0.00	27.36	167.36	6
Halifax	100.00	32.00	47.00	0.00	3.00	0.00	182.00	9
St. John's	78.01	52.50	51.25	0.00	0.00	0.00	181.76	8
Vancouver	55.79	51.00	32.00	10.00	0.00	13.00	161.79	5
Calgary	68.35	49.57	46.50	4.90	13.05	8.10	190.47	11
Edmonton	75.71	44.98	42.52	43.00	10.34	0.00	216.55	15
Toronto	107.30	65.55	0.00	5.00	0.00	0.00	177.85	7
Surrey	58.01	24.17	15.46	23.58	18.00	0.00	139.22	1
Victoria	60.12	33.00	32.00	18.00	10.00	0.00	153.12	3
Average	80.60	42.22	34.91	12.41	4.90	5.17	180.21	-

* Average of those responding

Table 4A
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2016
(Calgary Region)
(dollars)

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	62.00	48.00	50.00	12.00	0.00	12	184.00	4
Cochrane	88.93	22.00	40.00	21.00	4.00	5.00	180.93	3
High River	84.46	18.00	15.00	20.00	5.00	5	147.46	1
Okotoks	80.48	34.60	41.81	10.00	5.78	7.25	179.92	2
Calgary	68.35	49.57	46.50	4.90	13.05	8.10	190.47	5
Average	76.84	34.43	38.66	13.58	5.57	7.47	176.55	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Figure 5A: Net Property Tax and Utility Charges for a Representative Bungalow House in 2016 - Selected Canadian Cities

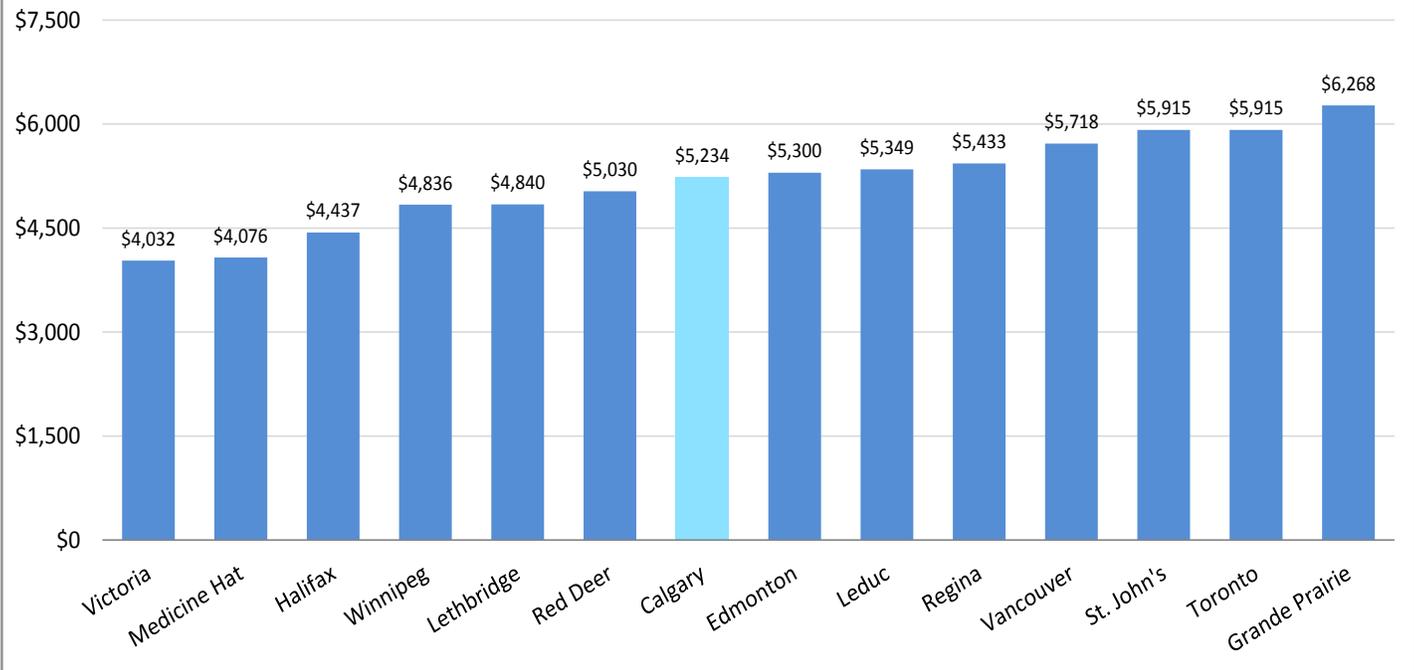
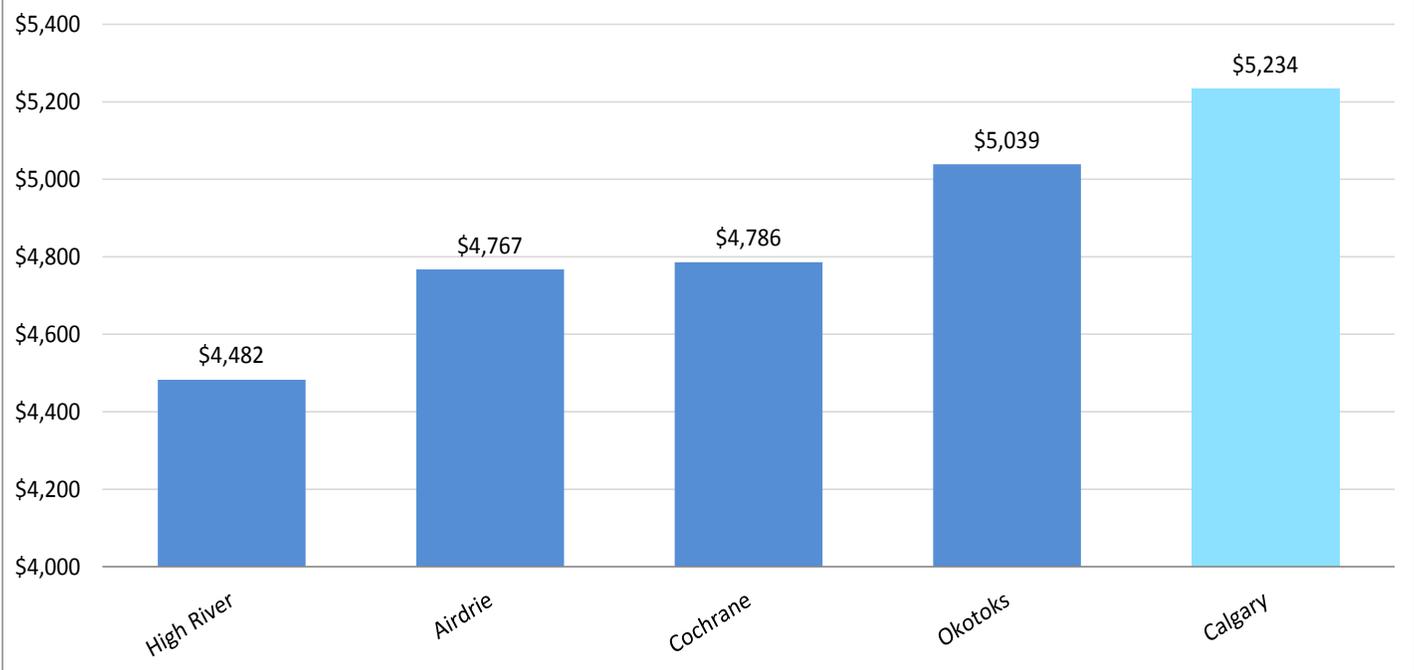


Figure 5A-R: Total property Tax and Utility Charges for a Representative Bungalow House in 2016 - Calgary Region



2016 Residential Property Taxes and Utility Charges Survey

Figure 5B: Net Property Tax and Utility Charges for a Representative **Two-Storey House in 2016 - Selected Canadian Cities**

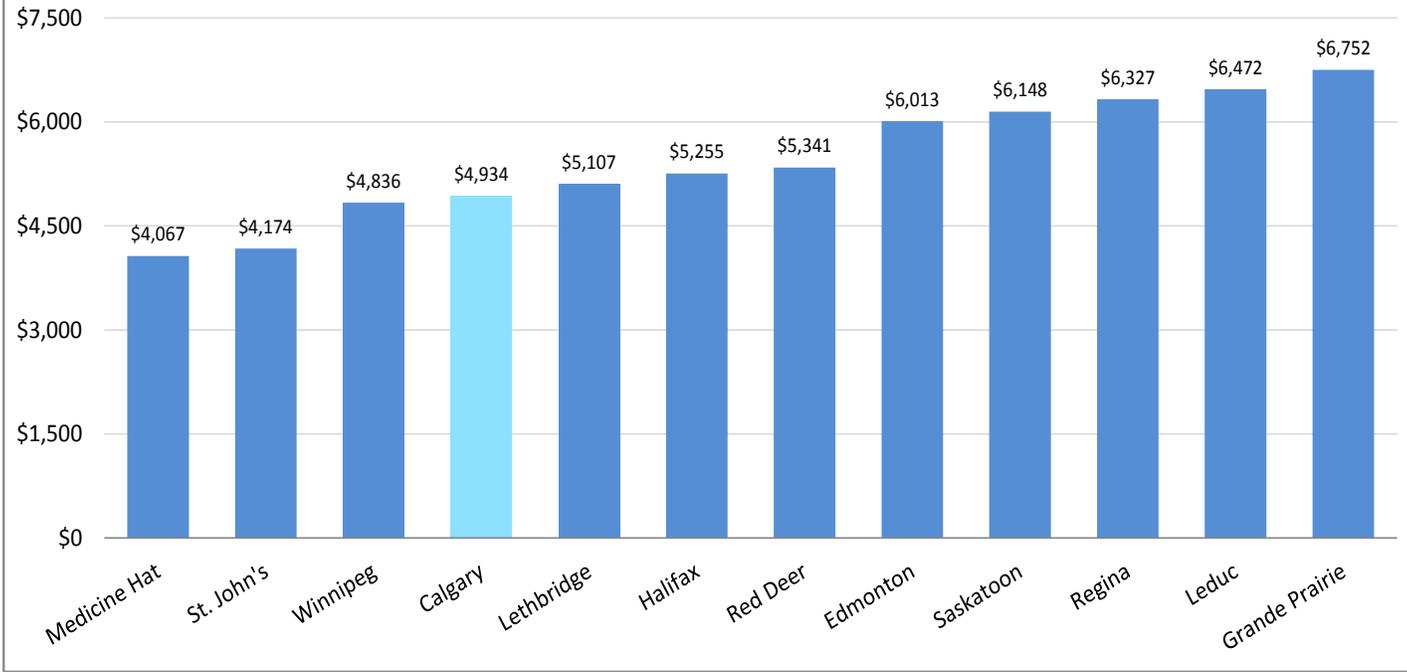
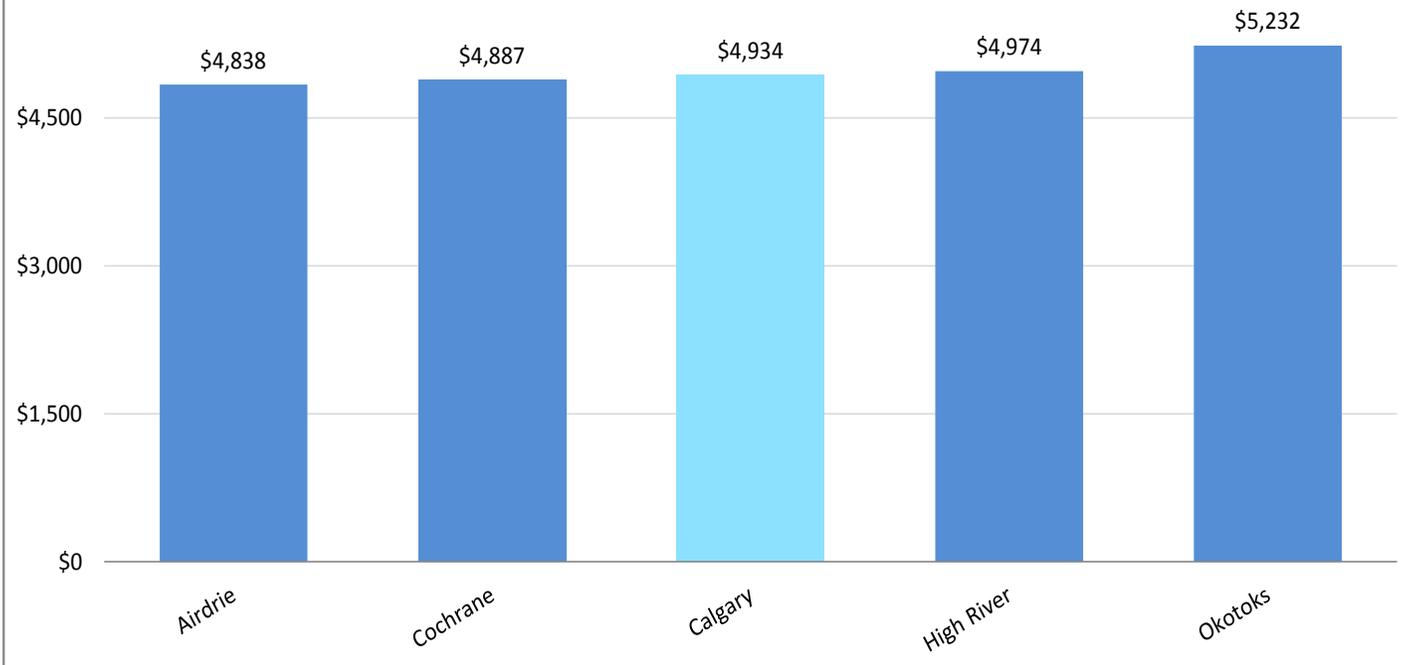


Figure 5B-R: Total Property Tax and Utility Charges for a Representative **Two-Storey House in 2016 - Calgary Region**



2016 Residential Property Taxes and Utility Charges Survey

Table 5

Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2016

(Selected Canadian Cities)

(dollars)

City	Utility Charges	Bungalow			Two-Storey		
		Net Property Tax Levy (After Grants)	Total	Rank	Net Property Tax Levy (After Grants)	Total	Rank
Grande Prairie	2,393.41	3,875	6,268.41	14	4,359	6,752.41	12
Leduc	2,288.63	3,060	5,348.63	10	4,183	6,471.63	11
Red Deer	2,217.48	2,813	5,030.48	7	3,124	5,341.48	7
Lethbridge	1,911.12	2,929	4,840.12	6	3,196	5,107.12	5
Medicine Hat	1,812.00	2,264	4,076.00	2	2,255	4,067.00	1
Saskatoon	2,292.00	N/A	N/A	-	3,856	6,148.00	9
Regina	2,844.00	2,589	5,433.00	11	3,483	6,327.00	10
Winnipeg	2,008.32	2,828	4,836.32	5	2,828	4,836.32	3
Halifax	2,184.00	2,253	4,437.00	4	3,071	5,255.00	6
St. John's	2,181.10	2,015	4,196.10	3	1,993	4,174.10	2
Vancouver	1,941.51	3,776	5,717.51	12	N/A	N/A	-
Calgary	2,285.67	2,948	5,233.67	8	2,648	4,933.67	4
Edmonton	2,598.60	2,701	5,299.60	9	3,414	6,012.60	8
Toronto	2,134.23	3,781	5,915.23	13	N/A	N/A	-
Surrey	1,670.76	N/A	N/A	-	N/A	N/A	-
Victoria	1,837.43	2,195	4,032.00	1	N/A	N/A	-
Average	2,162.52	2,859.04	5,047.43	-	3,201	5,452.19	-

* Average of those responding

Table 5A

Total Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2016

(Calgary Region)

(dollars)

Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Total Property Tax	Total	Rank	Total Property Tax	Total	Rank
Airdrie	2,208.00	2,559	4,767.00	2	2,630	4,838.00	1
Cochrane	2,171.13	2,615	4,786.13	3	2,716	4,887.13	2
High River	1,769.48	2,713	4,482.48	1	3,205	4,974.48	4
Okotoks	2,159.04	2,880	5,039.04	4	3,073	5,232.04	5
Calgary	2,285.63	2,948	5,233.63	5	2,648	4,933.63	3
Average	2,118.66	2,743	4,861.66	-	2,854	4,973.06	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Figure 6A: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2016 - Selected Canadian Cities

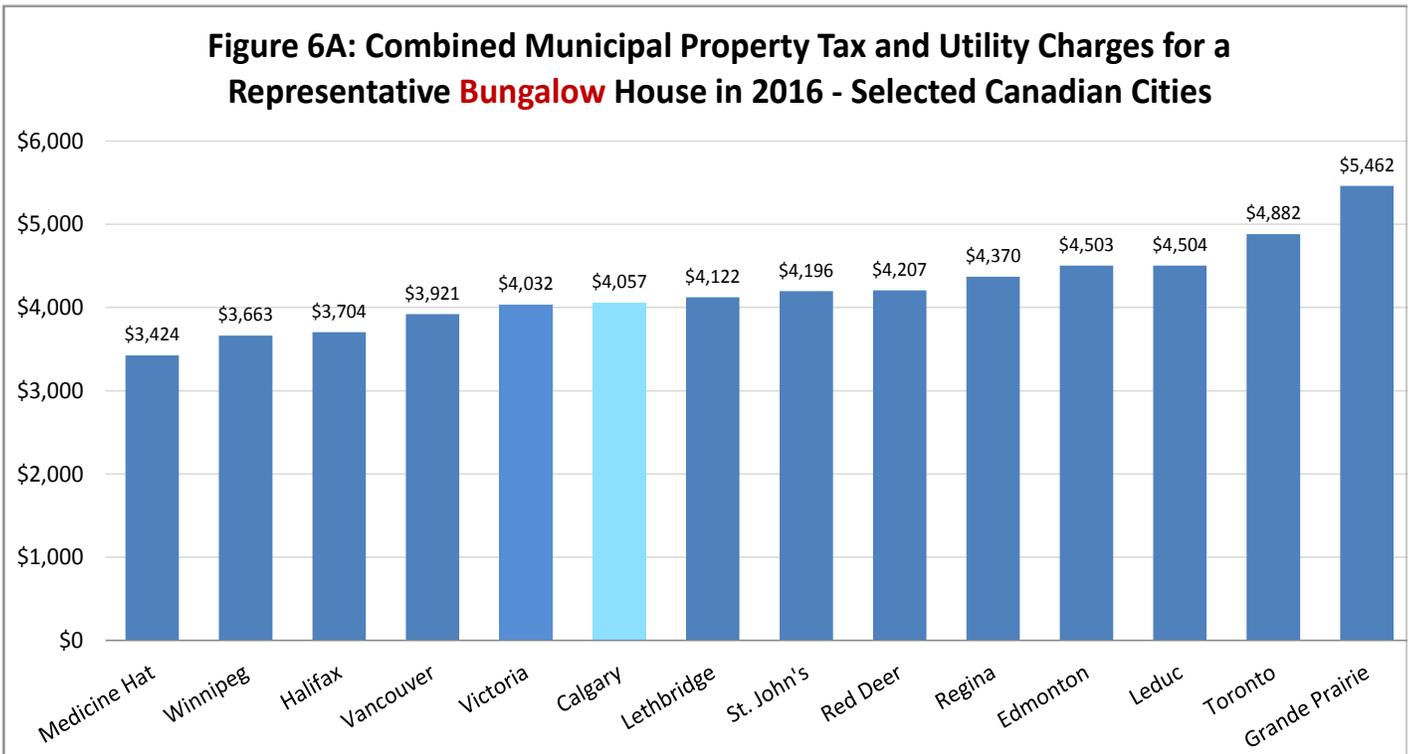
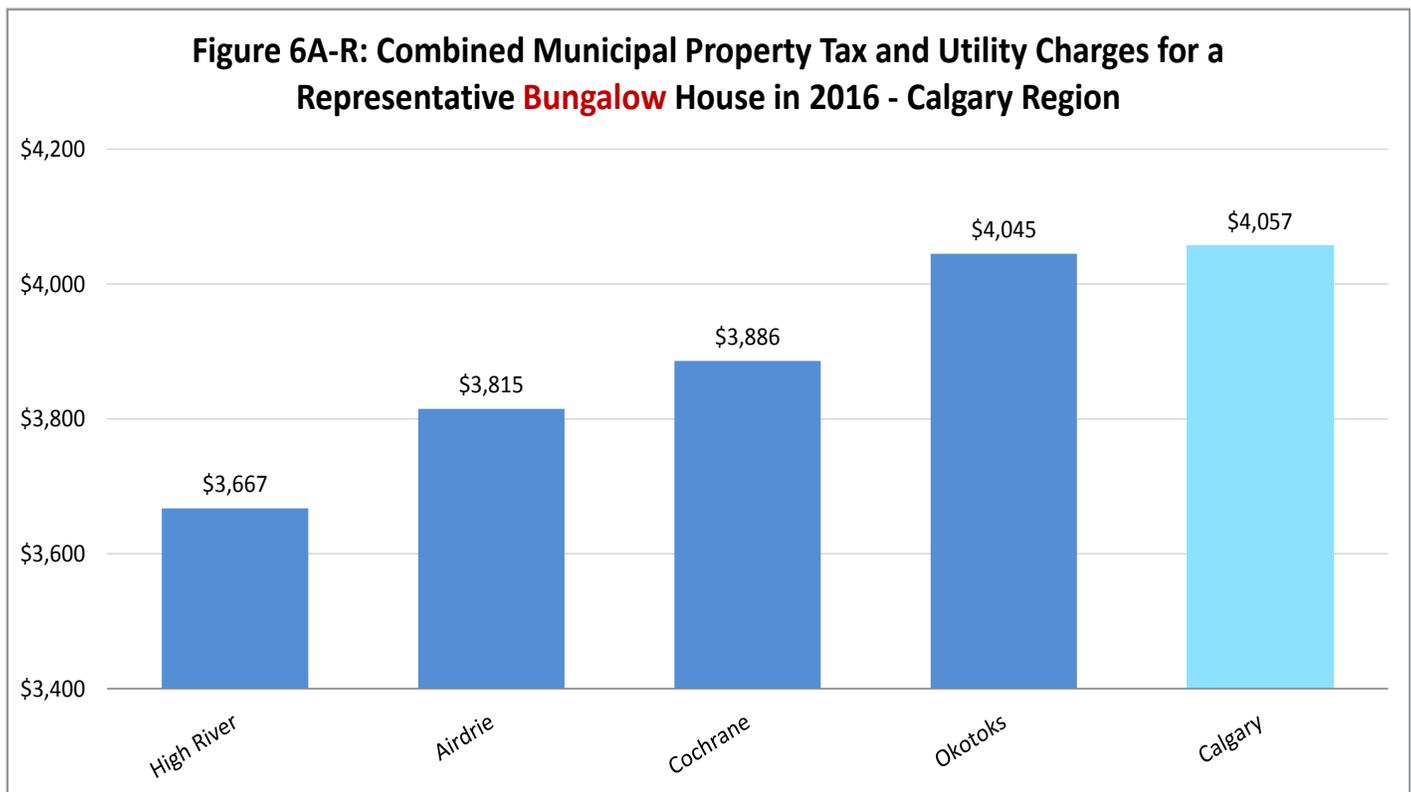
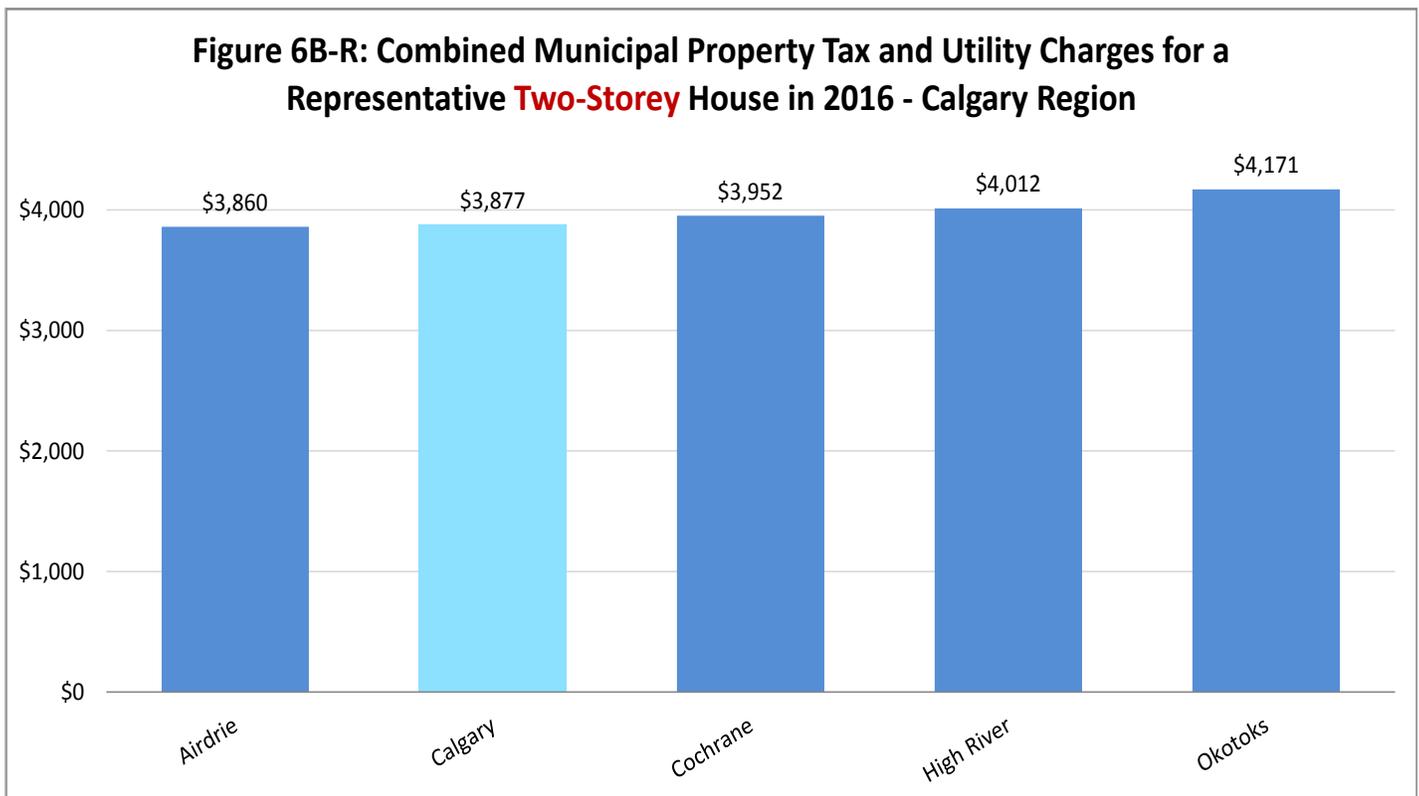
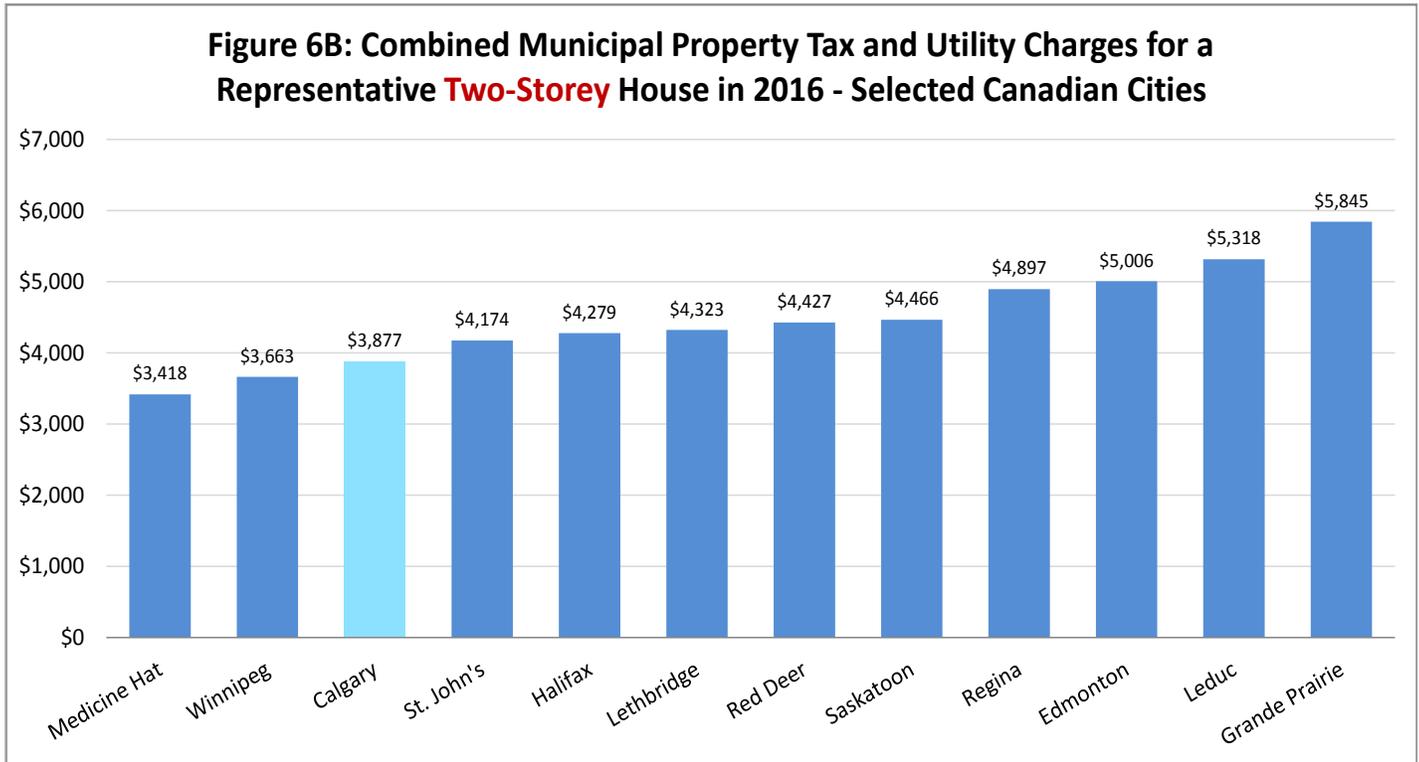


Figure 6A-R: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2016 - Calgary Region



2016 Residential Property Taxes and Utility Charges Survey



2016 Residential Property Taxes and Utility Charges Survey

Table 6
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2016
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	2,393.41	3,069	5,462.41	14	14
Leduc	2,288.63	2,215	4,503.63	12	12
Red Deer	2,217.48	1,990	4,207.48	9	8
Lethbridge	1,911.12	2,211	4,122.12	7	11
Medicine Hat	1,812.00	1,612	3,424.00	1	3
Saskatoon	2,292.00	N/A	N/A	-	-
Regina	2,844.00	1,526	4,370.00	10	2
Winnipeg	2,008.32	1,655	3,663.32	2	4
Halifax	2,184.00	1,520	3,704.00	3	1
St. John's	2,181.10	2,015	4,196.10	8	9
Vancouver	1,941.51	1,979	3,920.51	4	7
Calgary	2,285.67	1,771	4,056.67	6	5
Edmonton	2,598.60	1,904	4,502.60	11	6
Toronto	2,134.23	2,748	4,882.01	13	13
Surrey	1,670.76	N/A	N/A	-	-
Victoria	1,837.43	2,195	4,032.43	5	10
Average	2,162.52	2,029	4,217.66	-	-

* Average of those responding

Table 6A
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2016
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,208.00	1,607	3,815.00	2	1
Cochrane	2,171.13	1,715	3,886.13	3	2
High River	1,769.48	1,898	3,667.48	1	5
Okotoks	2,159.04	1,886	4,044.81	4	4
Calgary	2,285.63	1,771	4,056.63	5	3
Average	2,118.66	1,775.35	3,894.01	-	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Table 6B

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2016
(Selected Canadian Cities)
(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	2,393.41	3,452	5,845.41	12	12
Leduc	2,288.63	3,029	5,317.63	11	11
Red Deer	2,217.48	2,210	4,427.48	7	8
Lethbridge	1,911.12	2,412	4,323.12	6	10
Medicine Hat	1,812.00	1,606	3,418.00	1	2
Saskatoon	2,292.00	2,174	4,466.00	8	7
Regina	2,844.00	2,053	4,897.00	9	5
Winnipeg	2,008.32	1,655	3,663.32	2	3
Halifax	2,184.00	2,095	4,279.00	5	6
St. John's	2,181.10	1,993	4,174.10	4	4
Vancouver	1,941.51	N/A	N/A	-	-
Calgary	2,285.67	1,591	3,876.67	3	1
Edmonton	2,598.60	2,407	5,005.60	10	9
Toronto	2,134.23	N/A	N/A	-	-
Surrey	1,670.76	N/A	N/A	-	-
Victoria	1,837.43	N/A	N/A	-	-
Average	2,162.52	2,223.08	4,474.44	-	-

* Average of those responding

Table 6C

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2016
(Calgary Region)
(dollars)**

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,208.00	1,652	3,860.00	1	2
Cochrane	2,171.13	1,781	3,952.13	3	3
High River	1,769.48	2,243	4,012.48	4	5
Okotoks	2,159.04	2,012	4,171.23	5	4
Calgary	2,285.63	1,591	3,876.63	2	1
Average	2,118.66	1,855.84	3,974.49	-	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

Figure 7: Combined Average Property Tax and Utility Charges for All **Single Detached Houses in 2016 - Selected Canadian Cities**

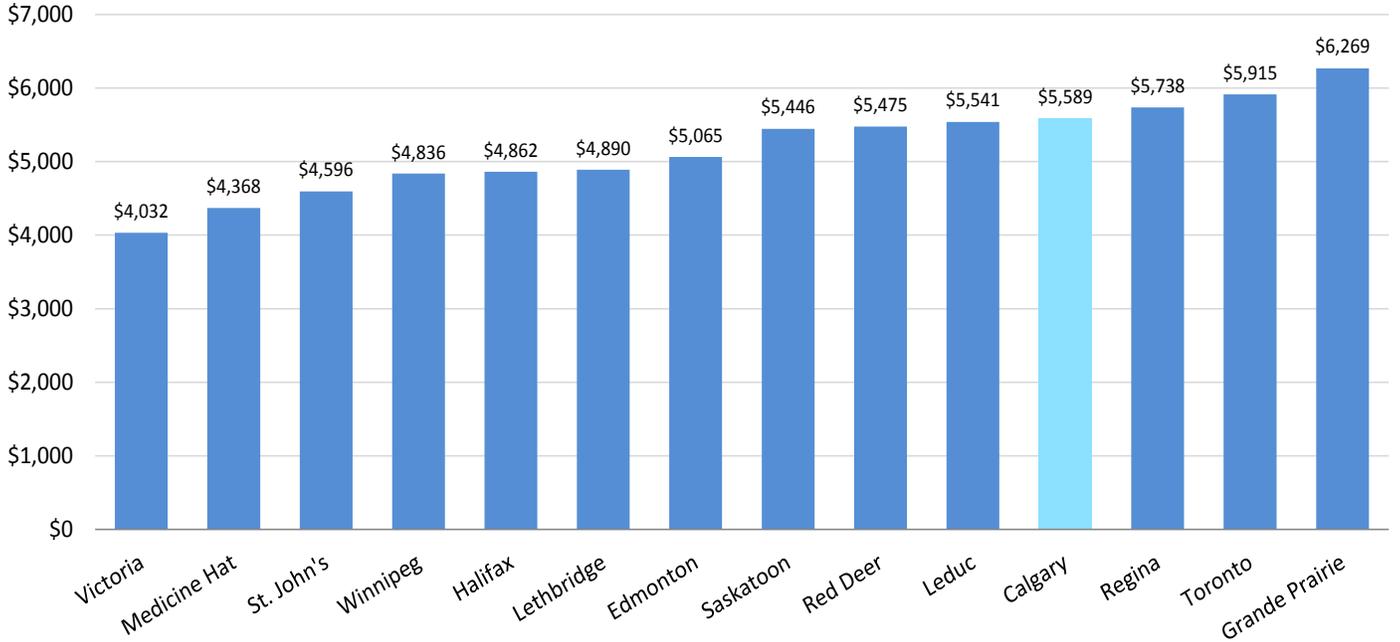
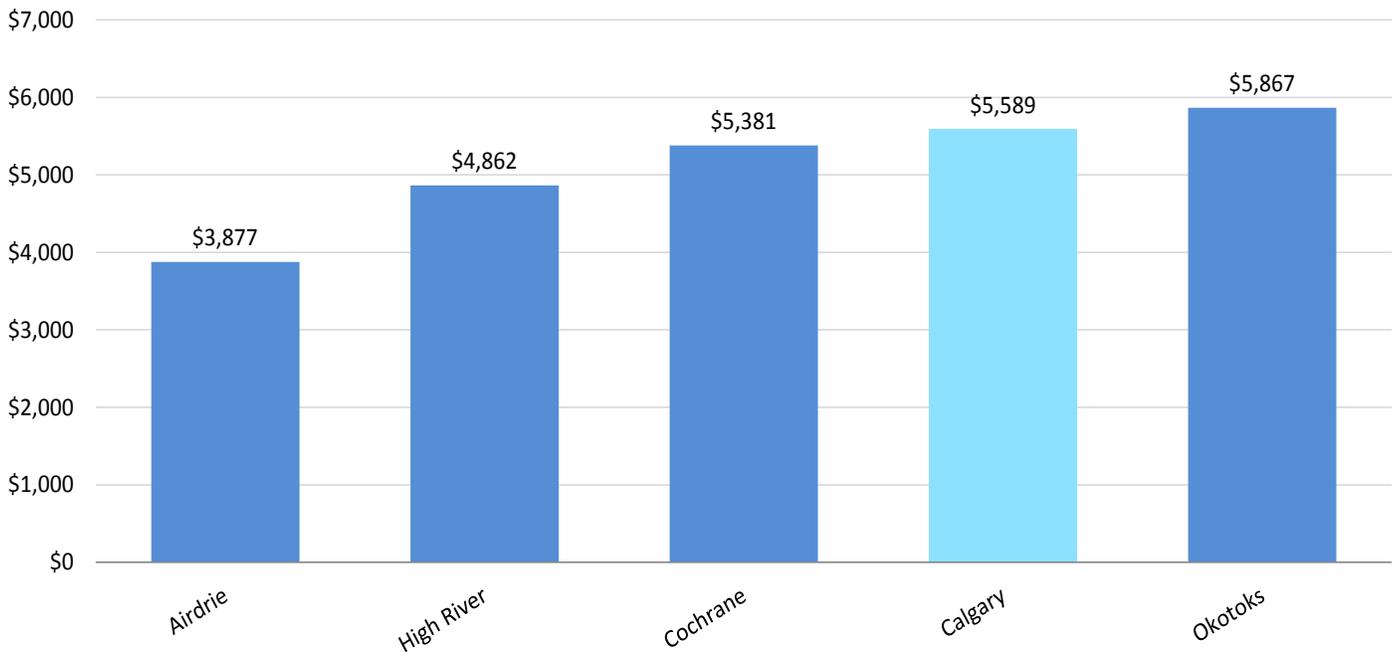


Figure 7-R: Combined Average Property Tax and Utility Charges for All **Single Detached Houses in 2016 - Calgary Region**



2016 Residential Property Taxes and Utility Charges Survey

Table 7
Average Property Tax and Utility Charges for All Single Detached Houses in 2016
(Selected Canadian Cities)
(dollars)

City	Average Property Tax	Utility Charges	Total	Rank
Grande Prairie	3,876	2,393.41	6,269.41	14
Leduc	3,252	2,288.63	5,540.63	10
Red Deer	3,258	2,217.48	5,475.48	9
Lethbridge	2,979	1,911.12	4,890.12	6
Medicine Hat	2,556	1,812.00	4,368.00	2
Saskatoon	3,154	2,292.00	5,446.00	8
Regina	2,894	2,844.00	5,738.00	12
Winnipeg	2,828	2,008.32	4,836.32	4
Halifax	2,678	2,184.00	4,862.00	5
St. John's	2,415	2,181.10	4,596.10	3
Vancouver	N/A	1,941.51	N/A	-
Calgary	3,303	2,285.67	5,588.67	11
Edmonton	2,466	2,598.60	5,064.55	7
Toronto	3,781	2,134.23	5,915.23	13
Surrey	N/A	1,670.76	N/A	-
Victoria	2,195	1,837.43	4,032.00	1
Average	2,973.89	2,162.52	5,187	-

* Average of those responding

Table 7A
Average Property Tax and Utility Charges for All Single Detached Houses in 2016
(Calgary Region)
(dollars)

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	1,669	2,208.00	3,877.00	3
Cochrane	3,210	2,171.13	5,381.13	3
High River	3,093	1,769.48	4,862.48	2
Okotoks	3,708	2,159.04	5,867.04	5
Calgary	3,303	2,285.63	5,588.63	4
Average	2,996.60	2,118.66	5,115.26	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

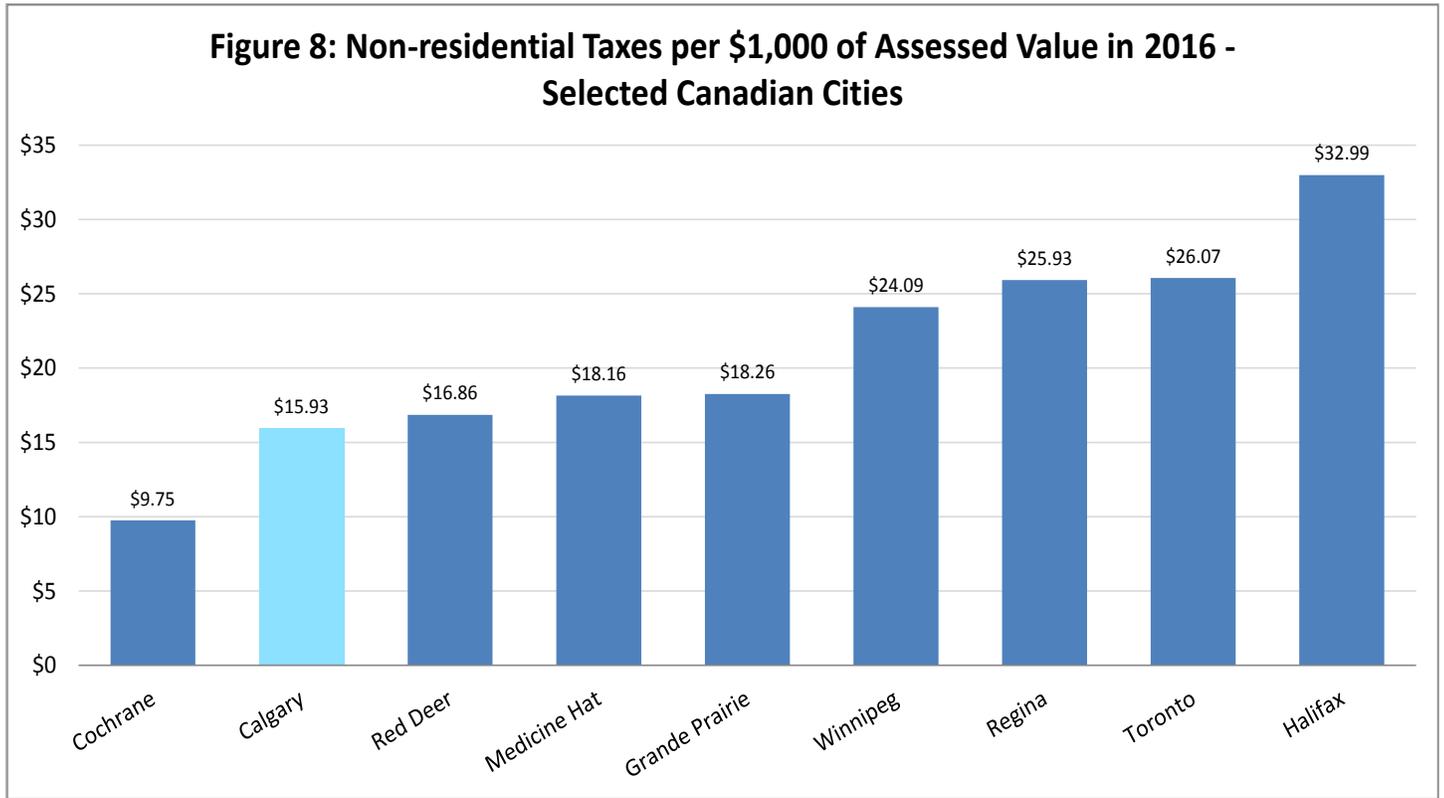


Table 8
Non-residential Taxes per \$1,000 of Assessed Value 2013
(Selected Canadian Cities)
(dollars)

City	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Grande Prairie	14.76	3.50	18.26	5
Red Deer	13.15	3.71	16.86	3
Medicine Hat	14.42	3.73	18.16	4
Regina	14.65	11.28	25.93	7
Winnipeg	8.30	15.80	24.09	6
Halifax	28.81	4.18	32.99	9
Calgary	12.15	3.78	15.93	2
Toronto	14.20	11.87	26.07	8
Cochrane	6.25	3.50	9.75	1
Average	13.99	6.82	20.89	-

* Average of those responding

2016 Residential Property Taxes and Utility Charges Survey

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- ▶ 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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