

Property Tax Uplift

What is property tax uplift?

Property tax uplift is the measurement of a property tax increase due to redevelopment. Property tax uplift can occur when a property is redeveloped and its assessed value increases. “Uplift” is the difference in tax on the property before and after redevelopment.

Property tax uplift is not an added tax charged to the property owner.

Property tax uplift will be measured from individual properties that have undergone redevelopment. It does not impact the property taxes on an entire block or an entire community.

Pre-development

Typical property tax
for a bungalow:
\$2,800



Post-development

Typical property tax
for a semi-detached:
\$7,100



Tax Uplift = Post development Tax – Pre-development Tax
For example the Tax Uplift above would be \$4,300 (\$7,100 – \$2,800 = \$4,300)

The North Hill Communities Property Tax Uplift Pilot

We are piloting a property tax uplift project as part of Phase 2 of the Established Area Growth and Change Strategy. The North Hill Communities Property Tax Uplift Pilot will run from 2021 to 2022.

Through the pilot, we will learn if and how property tax uplift may support sustained growth-related investment in the public realm and local infrastructure.

We have worked with stakeholders to develop a methodology to calculate what property tax uplift is in the North Hill communities. We are using this methodology to evaluate the effectiveness of using property tax uplift as a tool to fund public space improvements in established communities that are or will experience growth and change.

Through the pilot we will link public investment in growing areas to redevelopment. It will also help us leverage private investments made in growing areas. This will help determine how The City will invest in improvements that can support growth in growing communities. The focus of the pilot is growth related investments. The City currently uses other financial tools for lifecycle or maintenance work on existing infrastructure, like parks and roads.

For more information about the Established Area Growth and Change Strategy and the North Hill Communities Property Tax Uplift Pilot, please visit calgary.ca/establishedarea

