

Invitation to Participate in City of Calgary Workshop – Property Tax Shift policy options

As a result of Calgary's dynamic economy, property values change frequently and in a more pronounced way across property types and assessment classifications as compared to market values under more stable market conditions. Values in one area or amongst one property type, may increase while those in another may remain stable or decrease. These changes are the result of often dramatic changes in the economic landscape of the City.

The resulting significant shifts in property assessments and property taxes are of concern to taxpayers as there are often dramatic changes in their annual property tax bills from year to year which are difficult to predict.

Given the same tax rate in a market-based assessment system, relative property tax burden then shifts onto those properties that have experienced the greater relative increase in value - and away from those properties that have decreased in value.

Through surveys and meetings, Calgary's business and real estate communities have been asked by HCA to share their concerns and contribute to innovative, collaborative solutions in the City's implementation of fair and equitable property tax policy. This is only one part of a broader direction from Council to engage with Calgarians and key stakeholders to improve economic resilience in Calgary. Stakeholders can expect to continue to be engaged in this broader project over the coming weeks and months.

In the immediate-term, the City has engaged Heuristic Consulting Associates (HCA) to reach out to Calgary's business and real estate communities to hear Calgarians' many perspectives, impacts of the shifting tax load and ideas for possible short-term mitigation and long-term solutions.

HCA is working with City Administration to identify and complete an initial evaluation of options identified by Calgarians and resulting from our research of other jurisdictions.

Moving forward, we are inviting representatives from business and real estate stakeholder groups to participate in one or more workshops near the end of February to:

- validate research findings
- evaluate possible options within existing legislative authorities, as well as the expectations of Calgarians.
- Understand the implications of different options

As a key stakeholder, might I ask if you can recommend representatives from your stakeholder group to participate in one of those half-day workshops.

Interactive Workshops, including up to 45 participants, begin at 9:00 a.m. on either February 26 or February 28

Heuristic Consulting Associates
Phone: (250) 338-9578
Cell: (250) 702-6495
Email: bruce@propertyassessment.biz



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By February 14, 2019, may I ask that you confirm identify representatives from your group available to attend, and their preferred workshop date.¹ Please send confirmations to Bruce Turner (bruce@propertyassessment.biz).

NAME: _____

ORGANIZATION: _____

EMAIL / PHONE NO.: _____

PREFERRED WORKSHOP DATE (PLEASE CHECK):

February 26 (9 – 12:30): _____

February 28 (9 – 12:30): _____

If you have any questions about the workshops, please email or call Bruce at (250) 702-6495.

Thank you for your help.

Bruce Turner

¹Your personal information is being collected under the authority of section 33(c) of the FOIP Act and will be used by The City of Calgary as one form of input to help develop solutions to improve The City's financial resiliency. If you have any questions about the collection, use or disclosure of your personal information, please contact Krista Ring at PO Box 2100, Station M, #8888, Calgary, AB, T2P 2MP or by calling at 403-268-9963.

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