



2022

Residential Property Taxes and Utility Charges Survey



December 2023

Introduction

This year's survey of participating Canadian municipalities contains information on the 2022 taxation and utility service year. One important reason for providing 2022 information a year later is that the actual cost of 2022 utility services (especially electricity bills) is not available until early 2023, unlike taxation for residential properties, which was determined in 2022. Another is the reliance on publicly available information through audited financial statements for verification that becomes fully available in the summer.

Participating Canadian municipalities responded to the survey via e-mail. This publication includes all survey responses. Some participating municipalities chose not to answer all questions, and in some instances, we have had to supplement information from public sources like the Alberta 2022 Regulated Rate Option and franchise fees for electricity. 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, you can send an email with your municipality's primary contact information to Ivy Zhang, ivy.zhang@calgary.ca.

Additional survey questions since 2022

Since 2022, a couple of new questions have been added for the current taxation and utility service year. In this year's case, it's 2023. They are the current median assessed property values for houses and condos in each municipality and the current property tax rates (municipal portion only). This is a departure from the ordinary focus on the prior years' property taxes. These new questions were added to give a flavor of what is happening in various markets this year. While they do not reflect the cost of utility services associated with homeownership, they begin to provide a directional view for next year's survey report and shed some light on the growing national focus on housing affordability.

Methodology

The survey was disseminated in the spring. Responses came in over the subsequent months. Significant efforts were made to confirm numbers with survey participants. In some cases, audited financial statements, property tax bylaws and rate information from electric utilities serving Canadian municipalities provided the missing information.

Utility numbers were collected or calculated under these assumptions:

- per a "typical" month consisting of 30.4 days;
- 600 kW/h usage of electricity,
- 19 cubic meters of water usage, and
- 17.5 cubic meters of wastewater disposal.

- Other charges on a per-residential-dwelling basis:
- recycling fees,
- garbage disposal, and
- other

The definition of a "representative bungalow" used in this survey is as follows:

- 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,
- a finished full basement,
- on a 6,000-square-foot lot located in an average neighbourhood of the city.

The definition of a "representative two-storey" used in this survey is:

- A 2-storey,
- 3-bedroom,
- 2-bathroom,
- single-family house with a double attached garage or car port,
- with an average of 1,500 square feet of above-grade living space (including only those houses with 1,100 to 1,900 square feet in the calculations),
- located in an average neighbourhood.

Notes for all data tables:

- The cities in the upper section of the 'selected Canadian cities' tables are in alphabetical order, while the four larger municipalities at the bottom are in this order: VECT –Vancouver, Edmonton, Calgary, and Toronto.
- Property Tax Levy-Other includes:
 - Other residential (e.g., senior houses, library, provincial transit levies, regional district, hospital);
 - Other farm levies;
 - Other non-residential (e.g., provincial assessment levies, and municipal finance authority levies);
- Data sources other than cities' responses include:
 - 2022 and 2023 property tax bylaws;
 - BC Assessment schedules 701-704_2022;
 - cities' population estimates from Statistics Canada, provincial governments, and cities' annual reports;
 - posted power rates and franchise fees by provincial governments or utility companies, and utility rates by cities for water, wastewater, garbage, land drainage, and recycling fees.

2022 Residential Property Taxes and Utility Charges Survey

Executive Summary

In 2022, for municipal property tax only, Calgary ranked the #2 and #9 lowest for a representative Two-Storey and Bungalow house, respectively. That's out of 10 (Two-Storey) and 12 (Bungalow) reporting Canadian cities.

Adding the utility and other charges to the municipal property taxes, Calgary ranked the #5 and #9 lowest for a representative Two-Storey and Bungalow house, respectively.

Residential Property Taxes and Utility Charges			Calgary Region	Selected Canadian Cities	Reference Pages
			Calgary Rank (out of # of Municipalities Reporting)	Calgary Rank (out of # of Cities Reporting)	
A	Municipal Property Tax	Bungalow	3rd / 4	9th / 12	6
		Two-Storey	2nd / 4	2nd / 10	7
B	Net Property Tax (Total Property Tax Less Homeowner Grants)	Bungalow	3rd / 4	8th / 12	8
		Two-Storey	2nd / 4	3rd / 10	9
C	Total Property Tax (Average and Median)	Average	3rd / 4	7th / 11	12
		Median	1st / 3	7th / 9	13
D	Total Property and Business Tax	Residential Property Tax as % of Total	2nd / 7	5th / 12	15
E	Property and Business Tax Per Person	Property Tax	6th / 7	9th / 13	17
		Property and Business Tax	6th / 7	9th / 13	18
F	Proportion of Property Tax Load Paid	Lowest Share for Residential Properties	2nd / 7	5th / 12	20
G	Monthly Average Utility Charges		3rd / 5	12th / 13	21
H	Combined Municipal Property Tax and Utility Charges	Bungalow	4th / 4	9th / 12	23
		Two-Storey	1st / 4	5th / 10	24
I	Combined Net Property Tax (After Grants) and Utility Charges	Bungalow	4th / 4	10th / 12	27
		Two-Storey	2nd / 4	4th / 10	28
J	Combined Total Property Tax and Utility Charges	Average	2nd / 4	9th / 11	30
K	Non-residential Taxes per \$1,000 of Assessed Value		4th / 4	5th / 8	32
L	Median Assessed Value and Municipal Tax Rate (Single family and Condo) in 2023	Median Assessed Value - Single Family	4th / 5	8th / 11	34
		Median Assessed Value - Condo	2nd / 4	6th / 9	35
		Municipal Tax Rate - Single Family	3rd / 7	3rd / 13	36
		Municipal Tax Rate - Condo	3rd / 7	3rd / 13	37

List of Figures and Tables

A. Municipal Property Tax

Figure 1: Municipal Property Tax for a Representative Bungalow House in 2022 - Selected Canadian Cities.....	6
Figure 2: Municipal Property Tax for a Representative Bungalow House in 2022 - Calgary Region	6
Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2022 - Selected Canadian Cities	7
Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2022 - Calgary Region.....	7

B. Net Property Tax

Figure 5: Net Property Tax (after Grants) for a Representative Bungalow House in 2022 - Selected Canadian Cities.....	8
Figure 6: Net Property Tax (after Grants) for a Representative Bungalow House in 2022 - Calgary Region	8
Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2022 - Selected Canadian Cities	9
Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2022 - Calgary Region.....	9
Table 1: Comparative Property Tax Levy on a Representative Bungalow House in 2022 - Selected Canadian Cities	10
Table 2: Comparative Property Tax Levy on a Representative Bungalow House in 2022 - Calgary Region.....	10
Table 3: Comparative Property Tax Levy on a Representative Two-Storey House in 2022 - Selected Canadian Cities.....	11
Table 4: Comparative Property Tax Levy on a Representative Two-Storey House in 2022 - Calgary Region	11

C. Total Property Tax (Average and Median)

Figure 9: Average Property Tax for Single Detached Houses in 2022 - Selected Canadian Cities	12
Figure 10: Average Property Tax for Single Detached Houses in 2022 - Calgary Region	12
Figure 11: Median Property Tax for Single Detached Houses in 2022 - Selected Canadian Cities	13
Figure 12: Median Property Tax for Single Detached Houses in 2022 - Calgary Region.....	13
Table 5: Average Property Tax and Median Property Tax for All Single Detached Houses in 2022 - Selected Canadian Cities	14
Table 6: Average Property Tax and Median Property Tax for All Single Detached Houses in 2022 - Calgary Region.....	14

D. Total Property and Business Tax Levy

Table 7: Total Property and Business Tax Levy in 2022 - Selected Canadian Cities.....	15
Table 8: Total Property and Business Tax Levy in 2022 - Calgary Region	15
Table 9: Total Property Tax Levy By Purposes in 2022 - Selected Canadian Cities	16
Table 10: Total Property Tax Levy By Purposes in 2022 - Calgary Region.....	16

E. Property and Business Tax Per Person

Figure 13: Total Property Tax Levy Per Person in 2022 - Selected Canadian Cities	17
Figure 14: Total Property Tax Levy Per Person in 2022 - Calgary Region.....	17
Figure 15: Total Property and Business Tax Levy Per Person in 2022 - Selected Canadian Cities.....	18
Figure 16: Total Property and Business Tax Levy Per Person in 2022 - Calgary Region	18
Table 11: Total Property and Business Tax Levy Per Person in 2022 - Selected Canadian Cities	19
Table 12: Total Property and Business Tax Levy Per Person in 2022 - Calgary Region.....	19

F. Proportion of Property Tax Load Paid by Residential Properties

Figure 17: Residential Property Tax as Percent of Total Tax Levy in 2022 - Selected Canadian Cities.....	20
Figure 18: Residential Property Tax as Percent of Total Tax Levy in 2022 - Calgary Region	20

G. Average Monthly Utility Charges

Figure 19: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2022 - Selected Canadian Cities.....	21
Figure 20: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2022 - Calgary Region	21
Table 13: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2022 - Selected Canadian Cities.....	22
Table 14: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2022 - Calgary Region	22

H. Combined Municipal Property Tax and Utility Charges

Figure 21: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022 - Selected Canadian Cities23

Figure 22: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022 - Calgary Region.....23

Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022 - Selected Canadian Cities.....24

Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022 - Calgary Region24

Table 15: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022 - Selected Canadian Cities.....25

Table 16: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022 - Calgary Region25

Table 17: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022 - Selected Canadian Cities26

Table 18: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022 - Calgary Region26

I. Combined Net Property Tax (After Grants) and Utility Charges

Figure 25: Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow House in 2022 - Selected Canadian Cities27

Figure 26: Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow House in 2022 - Calgary Region.....27

Figure 27: Net Property Tax (after Grants) and Utility Charges for a Representative Two-Storey House in 2022 - Selected Canadian Cities28

Figure 28: Net Property Tax (after Grants) and Utility Charges for a Representative Two-Storey House in 2022 - Calgary Region28

Table 19: Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow / Two-Storey House in 2022 - Selected Canadian Cities.....29

Table 20: Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow / Two-Storey House in 2022 - Calgary Region29

J. Combined Total Property Tax and Utility Charges (Average)

Figure 29: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2022 - Selected Canadian Cities30

Figure 30: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2022 - Calgary Region.....30

Table 21: Average Property Tax and Utility Charges for Single Detached Houses in 2022 - Selected Canadian Cities31

Table 22: Average Property Tax and Utility Charges for Single Detached Houses in 2022 - Calgary Region31

K. Non-residential Taxes per \$1,000 of Assessed Value

Figure 31: Non-residential Taxes per \$1,000 of Assessed Value in 2022 - Selected Canadian Cities.....32

Figure 32: Non-residential Taxes per \$1,000 of Assessed Value in 2022 - Calgary Region32

Table 23: Non-residential Taxes per \$1,000 of Assessed Value in 2022 - Selected Canadian Cities33

Table 24: Non-residential Taxes per \$1,000 of Assessed Value in 2022- Calgary Region.....33

L. Median Assessed Value and Municipal Tax Rate

Figure 33: Median Assessed Value - Single Family in 2023 - Selected Canadian Cities34

Figure 34: Median Assessed Value - Single Family in 2023 - Calgary Region.....34

Figure 35: Median Assessed Value - Condo in 2023 - Selected Canadian Cities35

Figure 36: Median Assessed Value - Condo in 2023 - Calgary Region.....35

Figure 37: Municipal Tax Rate - Single Family in 2023 - Selected Canadian Cities.....36

Figure 38: Municipal Tax Rate - Single Family in 2023 - Calgary Region36

Figure 39: Municipal Tax Rate - Condo in 2023 - Selected Canadian Cities37

Figure 40: Municipal Tax Rate - Condo in 2023 - Calgary Region37

Table 25: Median Assessed Value and Municipal Tax Rate in 2023 - Selected Canadian Cities.....38

Table 26: Median Assessed Value and Municipal Tax Rate in 2023 - Calgary Region38

A. Municipal Property Tax

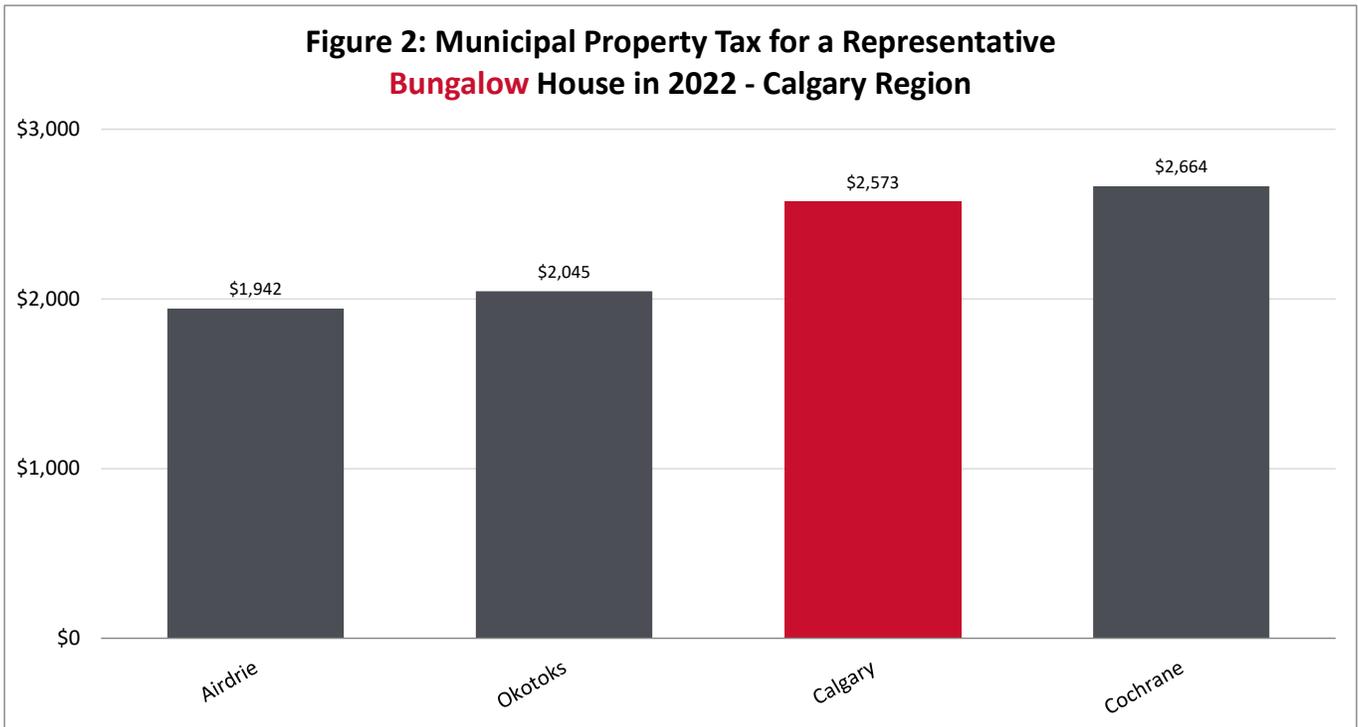
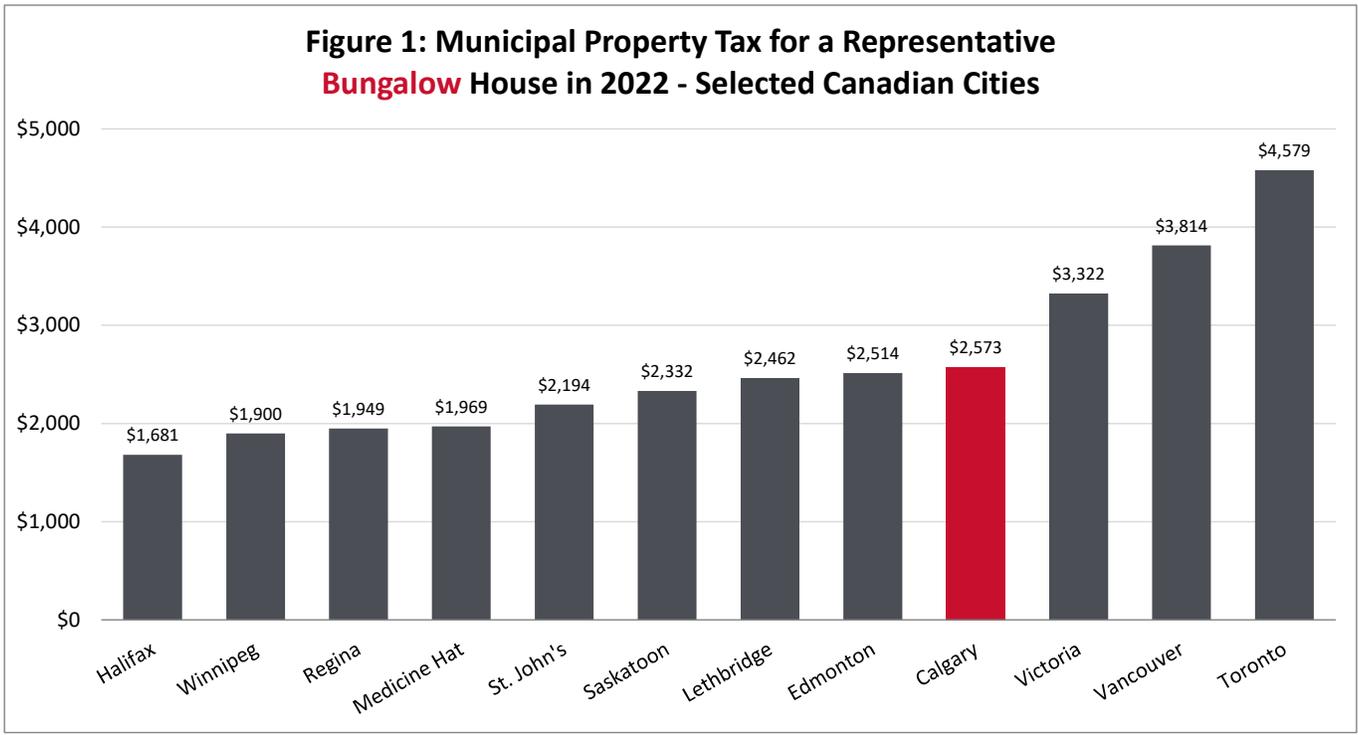


Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2022 - Selected Canadian Cities

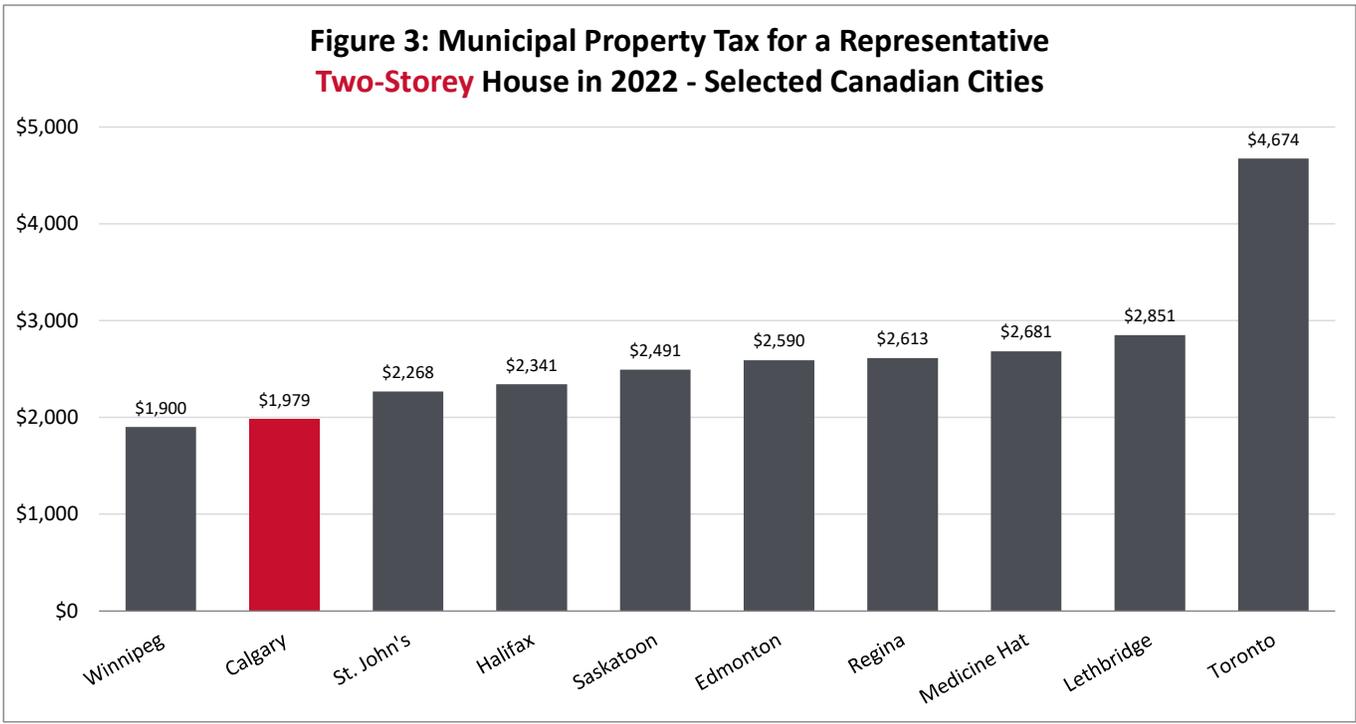
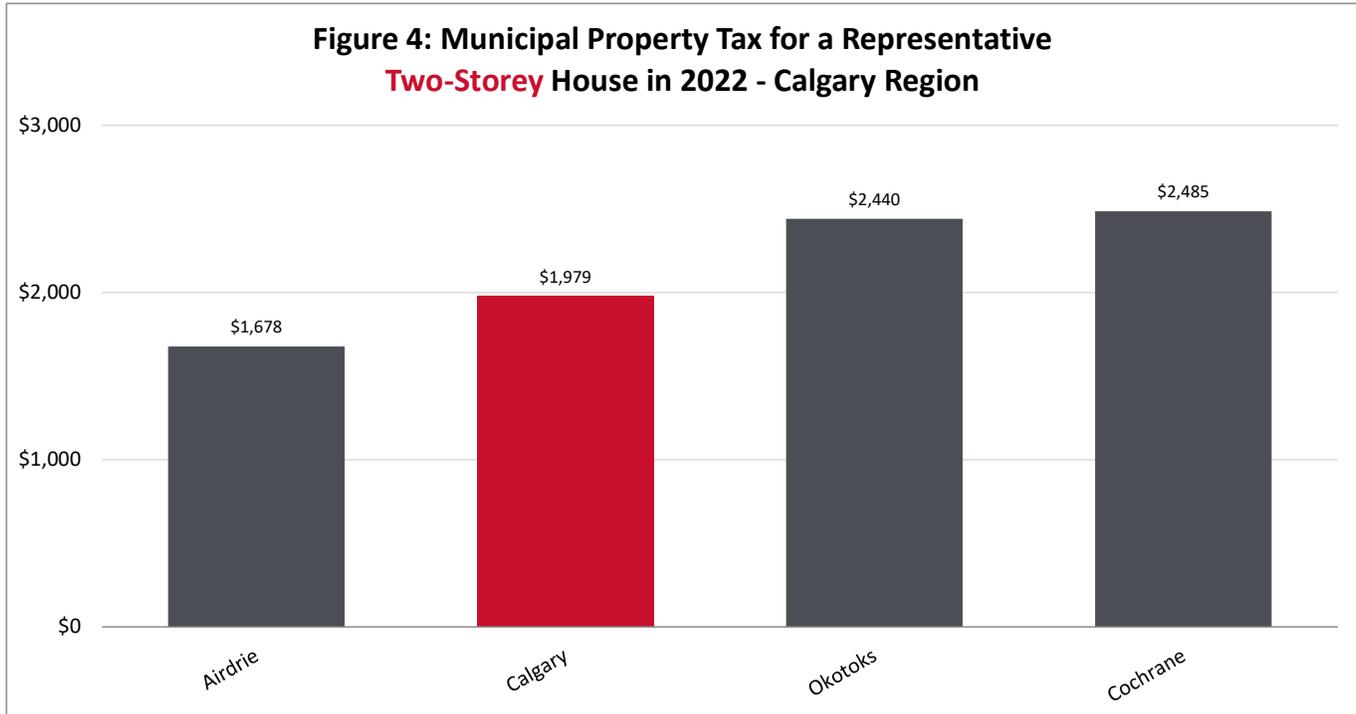


Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2022 - Calgary Region



B. Net Property Tax

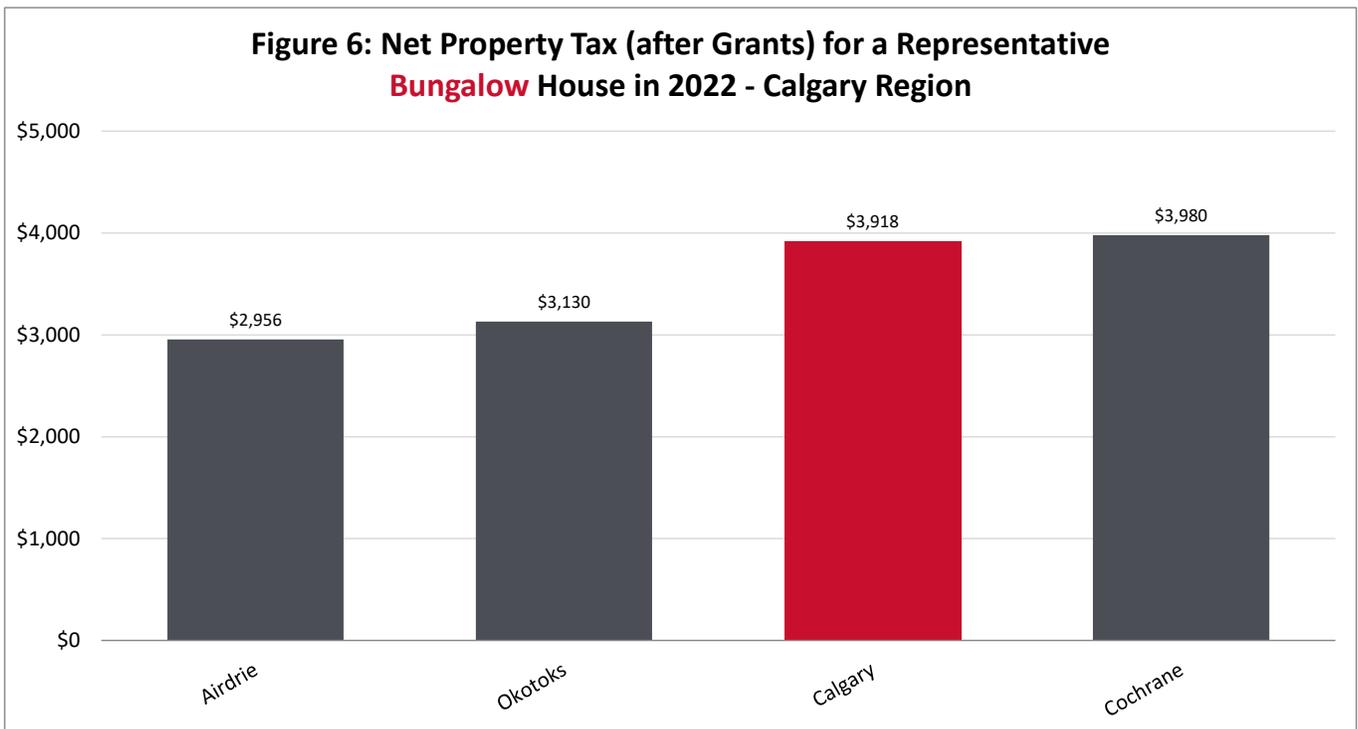
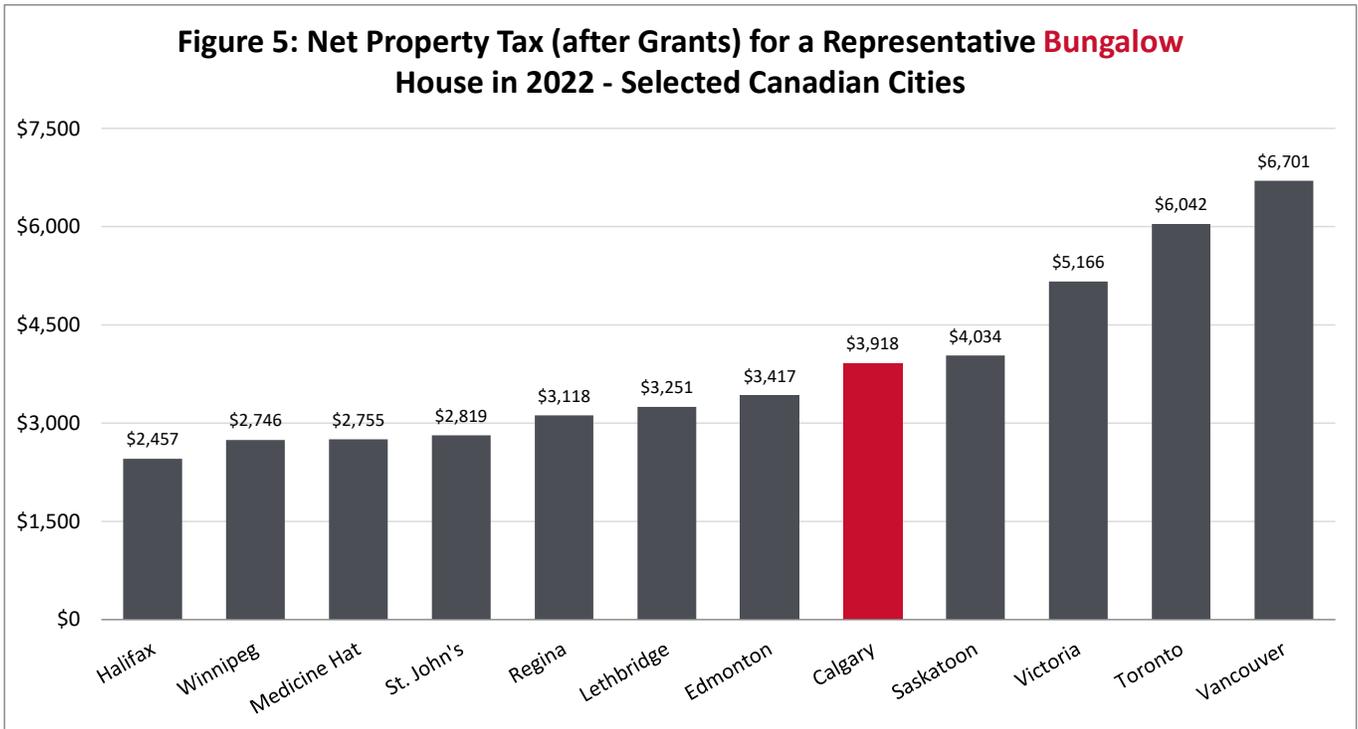


Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2022 - Selected Canadian Cities

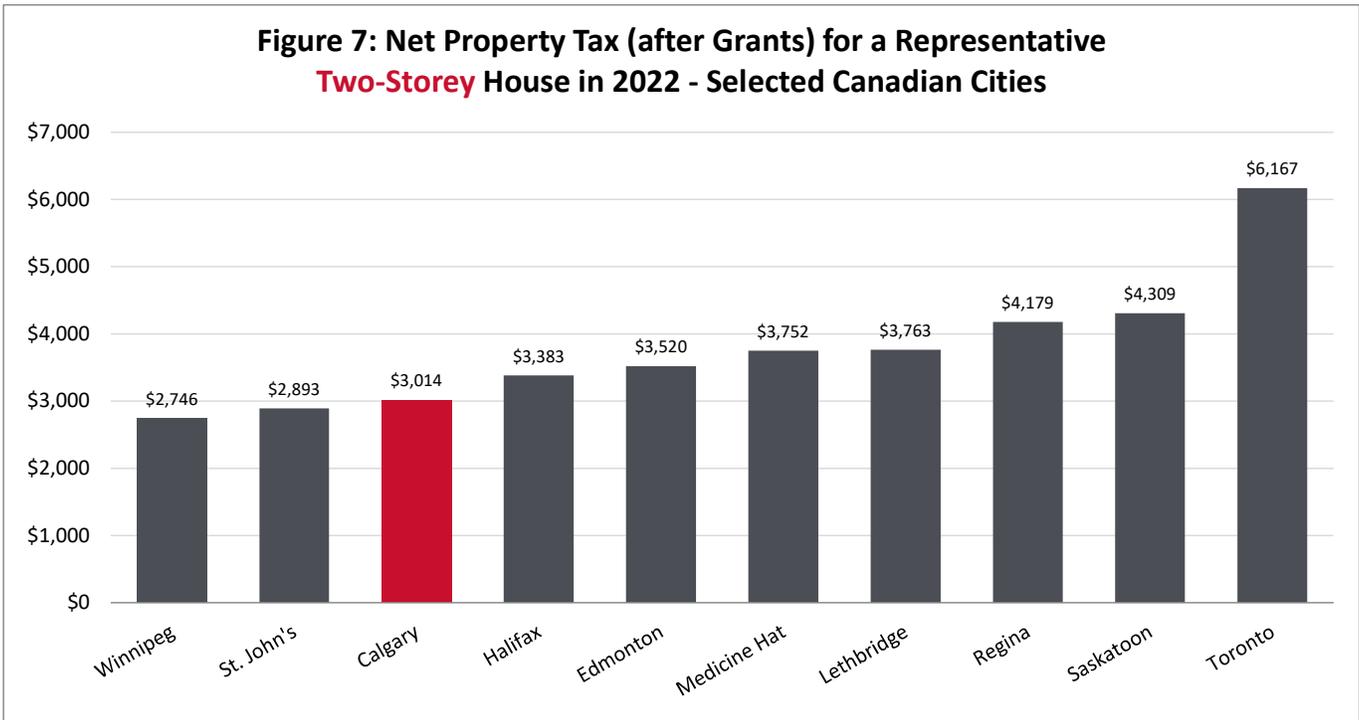


Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2022 - Calgary Region

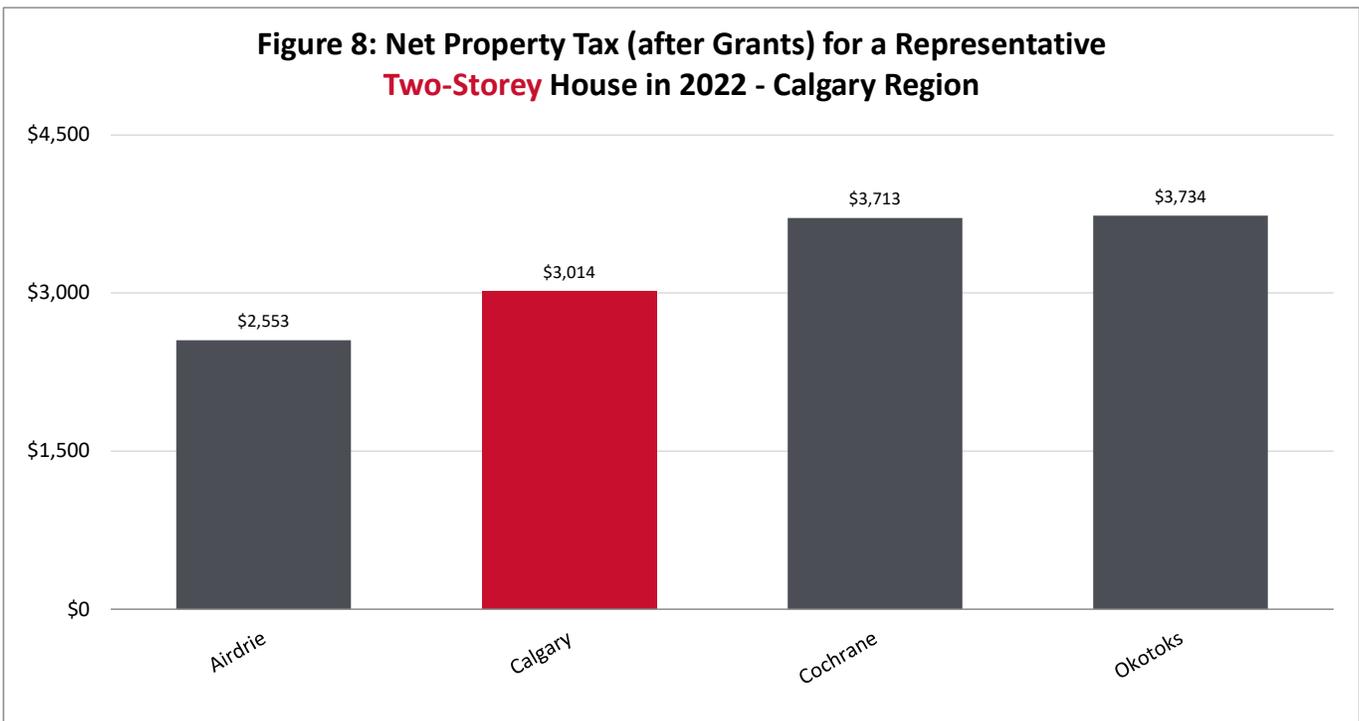


Table 1
Comparative Property Tax Levy on a Representative Bungalow House in 2022
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Grande Prairie	N/A	N/A	N/A	N/A	N/A
Halifax	1,681	698	78	2,457	1
Lethbridge	2,462	744	44	3,251	6
Medicine Hat	1,969	756	30	2,755	3
Regina	1,949	995	174	3,118	5
Saskatoon	2,332	1,462	240	4,034	9
St. John's ✧	2,194	0	625	2,819	4
Victoria *	3,322	1,217	627	5,166	10
Winnipeg	1,900	846 †	0	2,746	2
Vancouver *	3,814	2,111	776	6,701	12
Edmonton	2,514	878	25	3,417	7
Calgary	2,573	1,345	0	3,918	8
Toronto	4,579	1,463	0	6,042	11
Average	2,607	1,138	218	3,869	-

✧ Data for 2022: estimated using the mill rate ratio between 2020 and 2022 and the fact that the base assessment date for 2022 values is Jan 2020.

* Data from BC Assessment Schedule 704, including school, general municipal, regional district, hospital, BC Assessment (BCA), Municipal Finance Authority (MFA) and other levies.

† DOES include the Province of Manitoba Education Property Tax Credit and Advance (up to \$437.50 for a residential property) and the Province of Manitoba Property Tax Rebate of 37.5% of the school division special levy payable.

Table 2
Comparative Property Tax Levy on a Representative Bungalow House in 2022
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Airdrie	1,942	993	21	2,956	1
Cochrane	2,664	1,290	26	3,980	4
Foothills MD	N/A	N/A	N/A	N/A	N/A
High River	N/A	N/A	N/A	N/A	N/A
Okotoks	2,045	969	116	3,130	2
Wheatland County	N/A	N/A	N/A	N/A	N/A
Calgary	2,573	1,345	0	3,918	3
Average	2,306	1,150	41	3,496	-

Table 3
Comparative Property Tax Levy on a Representative Two-Storey House in 2022
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Grande Prairie	N/A	N/A	N/A	N/A	N/A
Halifax	2,341	937	105	3,383	4
Lethbridge	2,851	861	51	3,763	7
Medicine Hat	2,681	1,029	41	3,752	6
Regina	2,613	1,333	233	4,179	8
Saskatoon	2,491	1,561	257	4,309	9
St. John's	2,268	0	625	2,893	2
Victoria	N/A	N/A	N/A	N/A	N/A
Winnipeg	1,900	846	0	2,746	1
Vancouver	N/A	N/A	N/A	N/A	N/A
Edmonton	2,590	904	26	3,520	5
Calgary	1,979	1,035	0	3,014	3
Toronto	4,674	1,493	0	6,167	10
Average	2,639	1,111	134	3,773	-

Table 4
Comparative Property Tax Levy on a Representative Two-Storey House in 2022
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy (After Grants)	
Airdrie	1,678	858	18	2,553	1
Cochrane	2,485	1,204	24	3,713	3
Foothills MD	N/A	N/A	N/A	N/A	N/A
High River	N/A	N/A	N/A	N/A	N/A
Okotoks	2,440	1,156	138	3,734	4
Wheatland County	N/A	N/A	N/A	N/A	N/A
Calgary	1,979	1,035	0	3,014	2
Average	2,145	1,063	45	3,253	-

C. Total Property Tax (Average and Median)

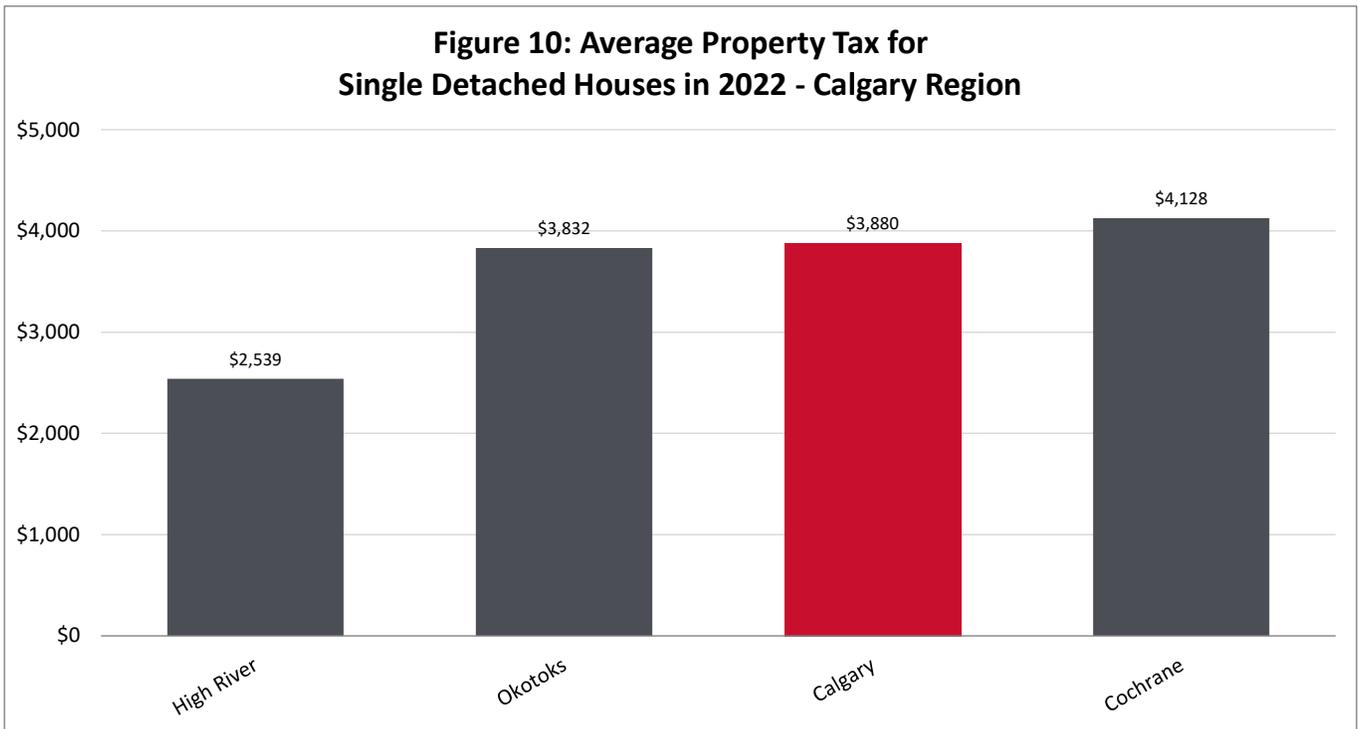
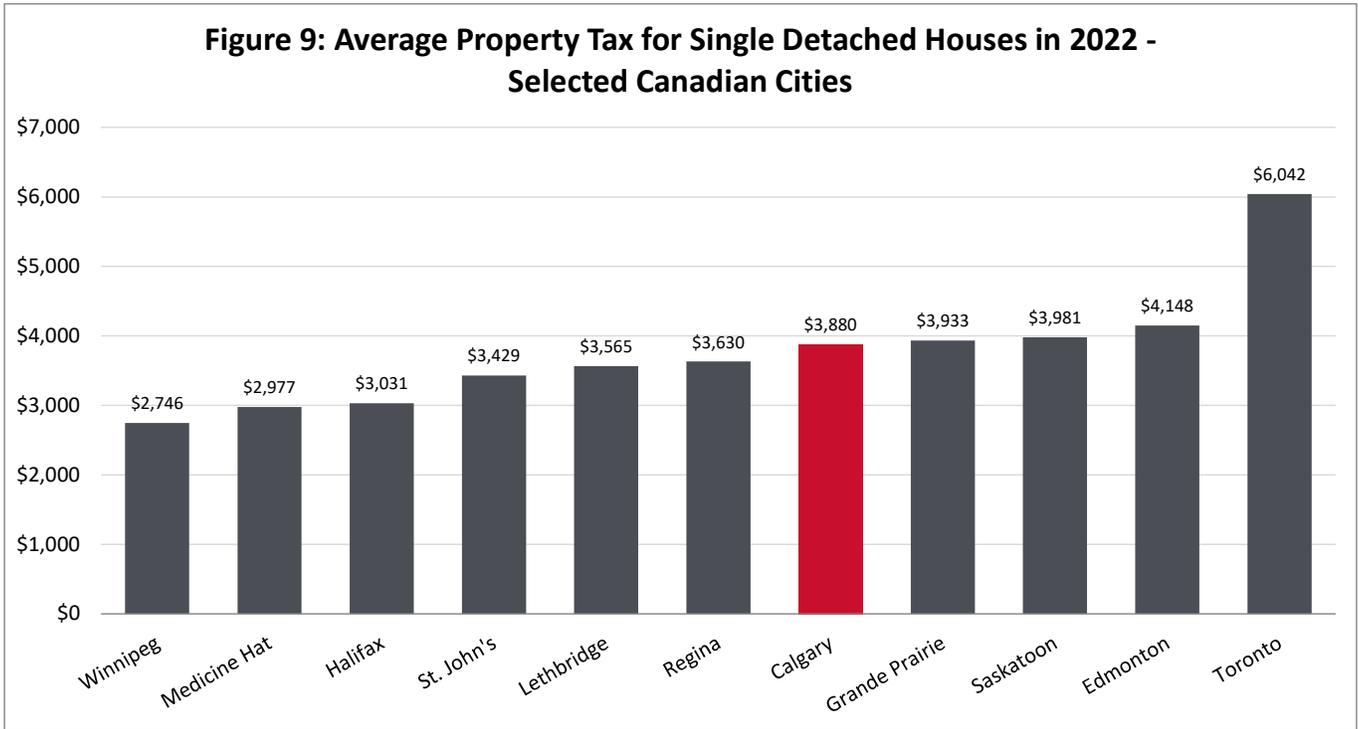


Figure 11: Median Property Tax for Single Detached Houses in 2022 - Selected Canadian Cities

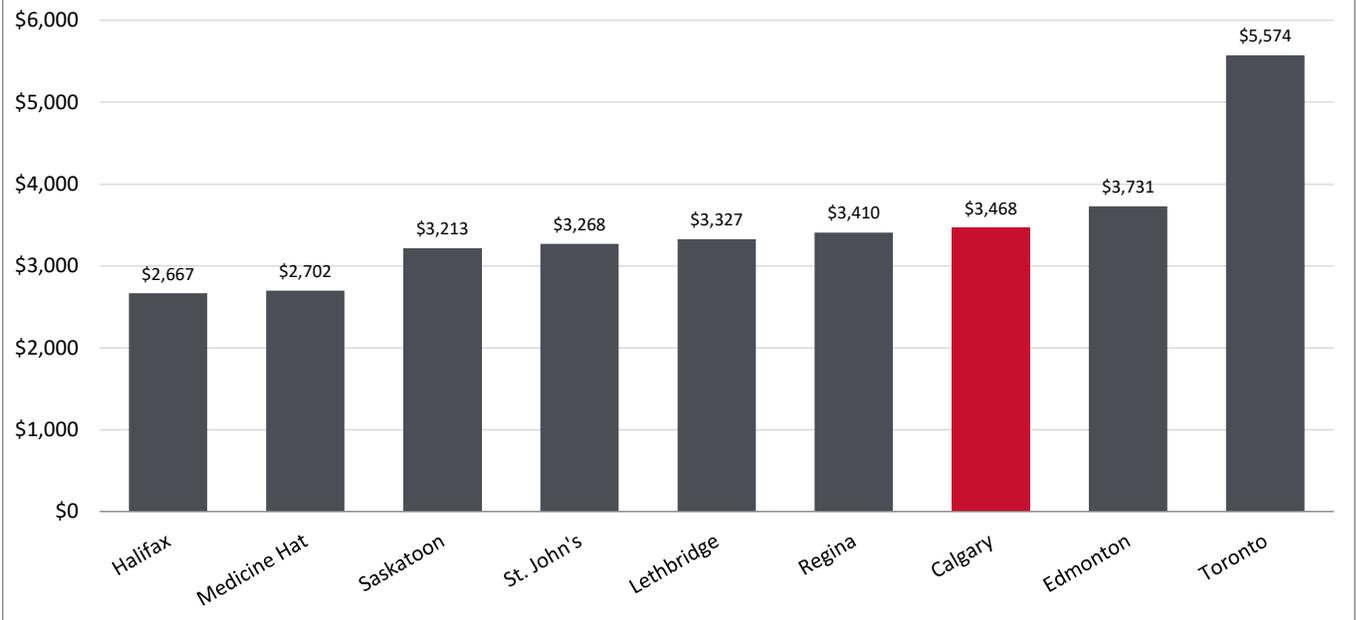


Figure 12: Median Property Tax for Single Detached Houses in 2022 - Calgary Region

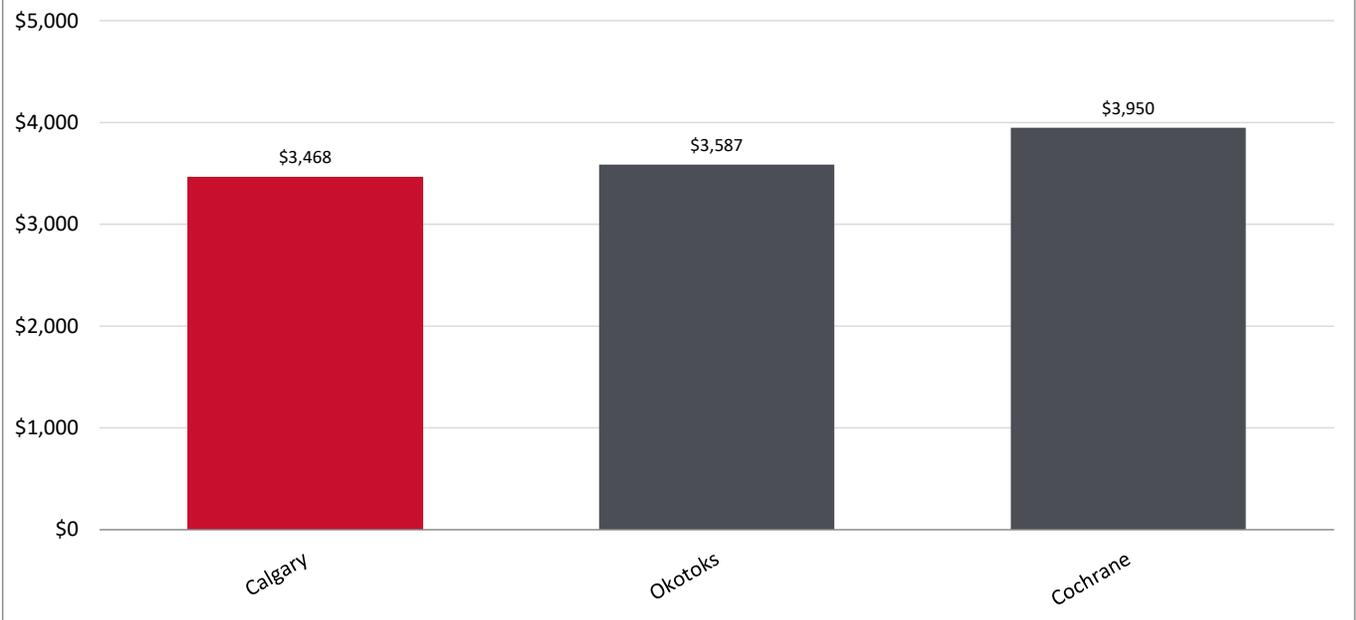


Table 5
Average Property Tax and Median Property Tax for Single Detached Houses in 2022
(Selected Canadian Cities)
(dollars)

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Grande Prairie	3,933	8	N/A	N/A
Halifax	3,031	3	2,667	1
Lethbridge	3,565	5	3,327	5
Medicine Hat	2,977	2	2,702	2
Regina	3,630	6	3,410	6
Saskatoon	3,981	9	3,213	3
St. John's	3,429	4	3,268	4
Victoria	N/A	N/A	N/A	N/A
Winnipeg	2,746	1	N/A	N/A
Vancouver	N/A	N/A	N/A	N/A
Edmonton	4,148	10	3,731	8
Calgary	3,880	7	3,468	7
Toronto	6,042	11	5,574	9
Average	3,760	-	3,484	-

Table 6
Average Property Tax and Median Property Tax for Single Detached Houses in 2022
(Calgary Region)
(dollars)

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	N/A	N/A	N/A	N/A
Cochrane	4,128	4	3,950	3
Foothills MD	N/A	N/A	N/A	N/A
High River	2,539	1	N/A	N/A
Okotoks	3,832	2	3,587	2
Wheatland County	N/A	N/A	N/A	N/A
Calgary	3,880	3	3,468	1
Average	3,595	-	3,668	-

D. Total Property and Business Tax

Table 7

Total Property and Business Tax Levy in 2022

(Selected Canadian Cities)

(Thousands of dollars) *Farm included in Residential Property Tax, Not including "other taxes"*

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Grande Prairie	86,612	66,993	153,605	0	153,605	56.4	4
Halifax	526,452	293,562	820,014	0	820,014	64.2	10
Lethbridge	127,836	72,781	200,616	0	200,616	63.7	7
Medicine Hat	70,385	37,765	108,149	0	108,149	65.1	11
Regina	292,573	164,724	457,297	0	457,297	64.0	8
Saskatoon	321,939	158,791	480,730	0	480,730	67.0	12
St. John's	N/A	N/A	N/A	0	N/A	N/A	N/A
Victoria	127,737	111,798	239,535	0	239,535	53.3	2
Winnipeg	932,846	467,420	1,400,266	57,328	1,457,594	64.0	9
Vancouver	960,685	811,664	1,772,349	0	1,772,349	54.2	3
Edmonton	1,302,602	967,935	2,270,537	0	2,270,537	57.4	6
Calgary	1,615,857	1,201,978	2,817,835	0	2,817,835	57.3	5
Toronto	3,627,174	3,379,813	7,006,987	0	7,006,987	51.8	1
Average	832,725	644,602	1,477,327	57,328	1,482,104	59.9	-

Table 8

Total Property and Business Tax Levy in 2022

(Calgary Region)

(Thousands of dollars) *Farm included in Residential Property Tax, Not including "other taxes"*

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Airdrie	76,770	25,755	102,525	0	102,525	74.9	3
Cochrane	41,493	7,464	48,956	0	48,956	84.8	7
Foothills MD	37,046	7,539	44,585	0	44,585	83.1	6
High River	16,277	4,076	20,353	0	20,353	80.0	4
Okotoks	38,882	8,393	47,275	0	47,275	82.2	5
Wheatland County	10,497	22,405	32,902	0	32,902	31.9	1
Calgary	1,615,857	1,201,978	2,817,835	0	2,817,835	57.3	2
Average	262,403	182,516	444,919	0	444,919	70.6	-

2022 Residential Property Taxes and Utility Charges Survey

Table 9
Total Property Tax Levy By Purposes in 2022
(Selected Canadian Cities)
(Thousands of dollars) Not including Farm taxes

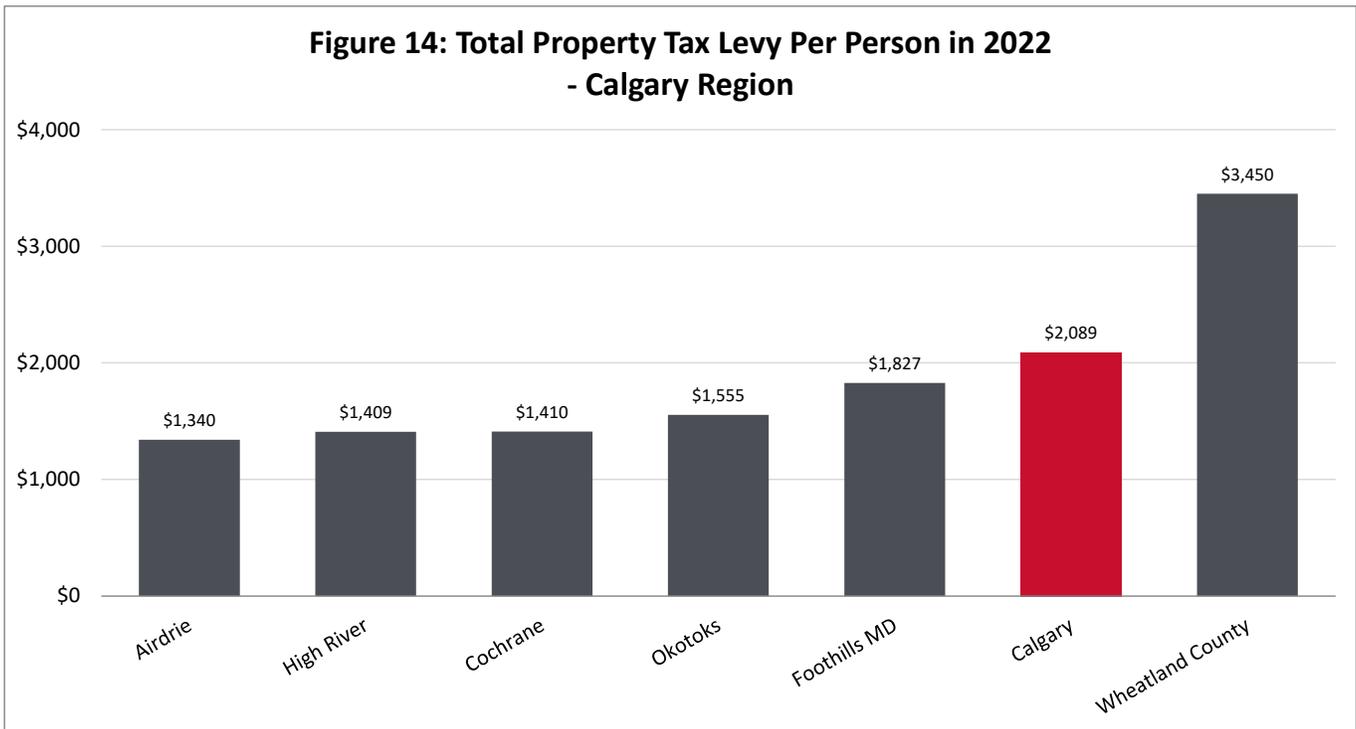
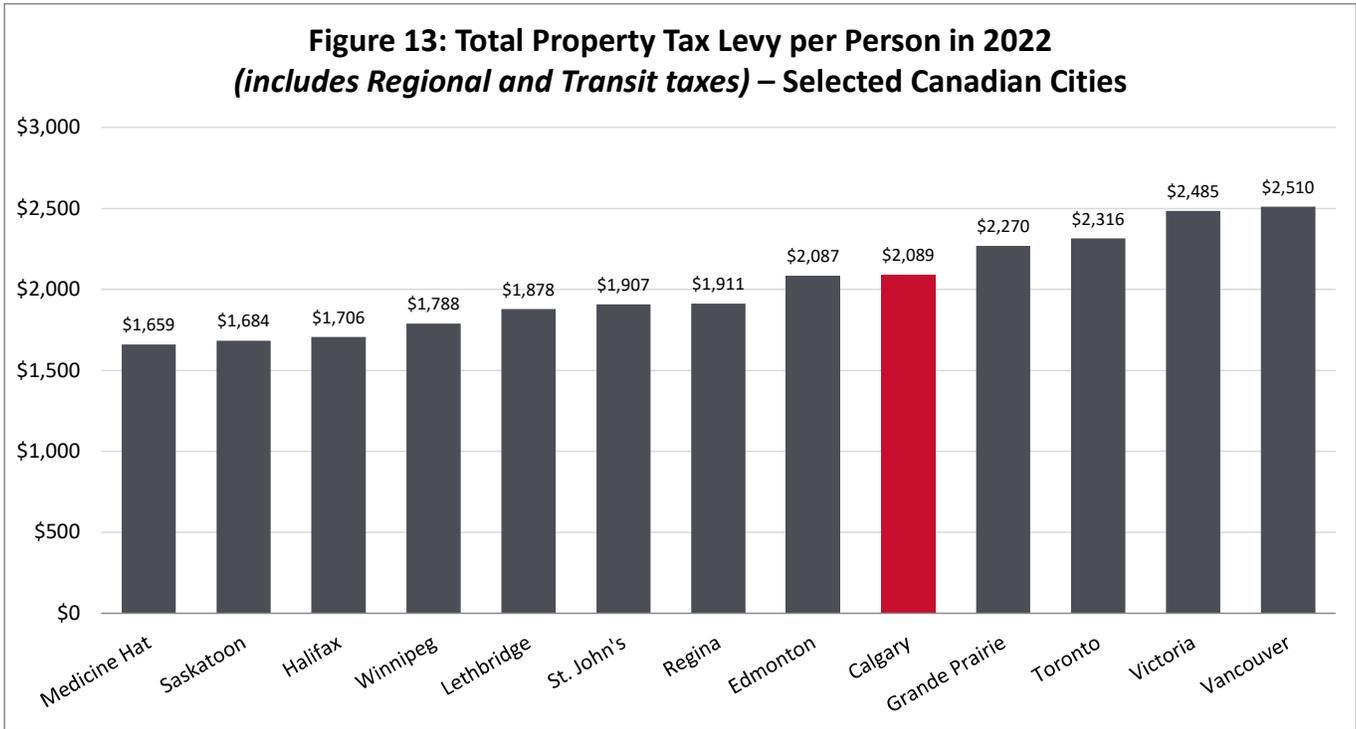
City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Grande Prairie	67,686	18,890	N/A	86,576	54,667	12,326	515	67,508
Halifax	363,465	162,987	0	526,452	260,634	30,768	2,160	293,562
Lethbridge	98,747	29,063	0	127,810	61,637	11,144	0	72,781
Medicine Hat	50,431	19,160	772	70,363	30,399	7,169	196	37,765
Regina	182,245	93,503	16,259	292,007	98,316	57,336	9,072	164,724
Saskatoon	186,893	116,581	18,309	321,783	91,969	57,349	9,472	158,791
St. John's	N/A	0	30,434	30,434	N/A	N/A	N/A	N/A
Victoria	96,658	31,079	0	127,737	86,708	26,918	3,098	116,724
Winnipeg	472,940	458,268 *	0	931,207	198,369	269,051	0	467,420
Vancouver	564,795	302,692	93,196	960,683	430,202	305,175	76,287	811,664
Edmonton	856,073	299,196	146,671	1,301,941	817,011	150,923	0	967,935
Calgary	1,062,102	553,755	0	1,615,857	982,970	219,008	0	1,201,978
Toronto	2,748,969	878,198	0	3,627,167	2,129,827	1,249,986	0	3,379,813
Average	562,584	227,952	50,940	770,771	436,892	199,763	14,400	645,055

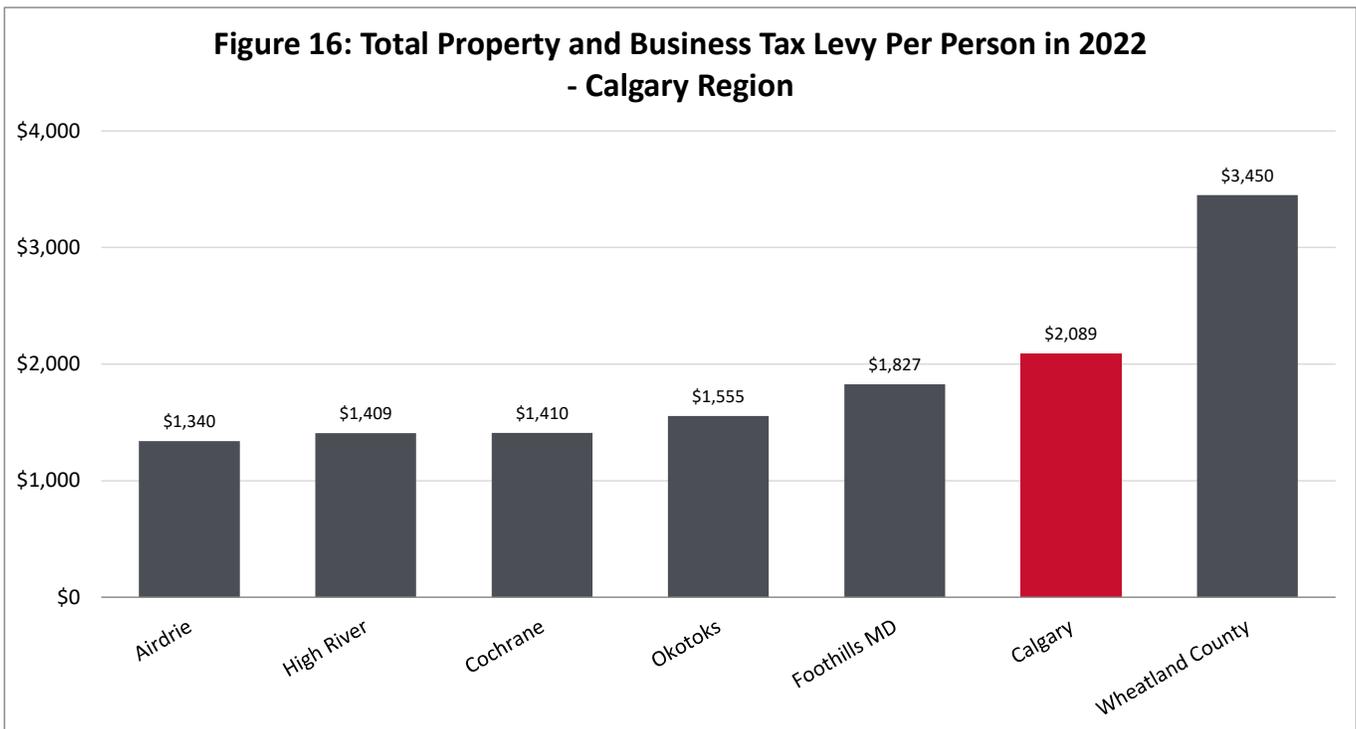
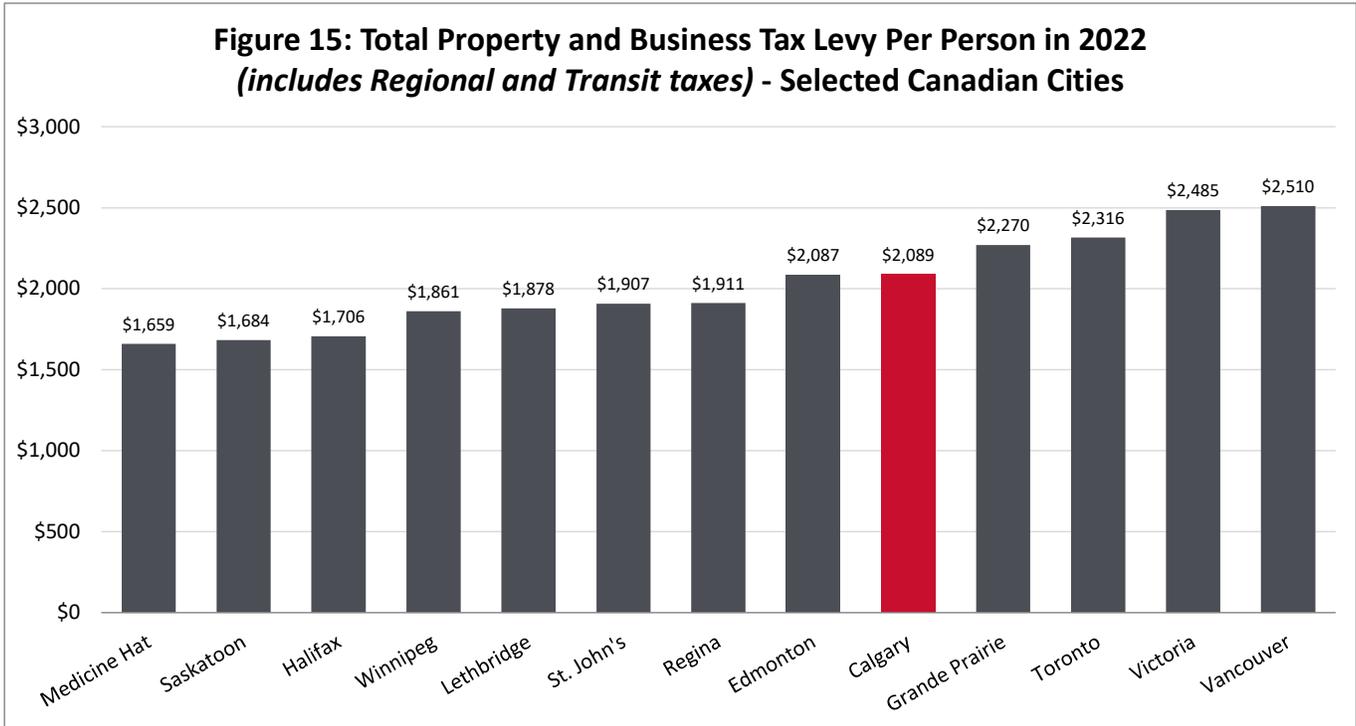
* DOES NOT include: 1) The Province of Manitoba Education Property Tax Credit and Advance (up to \$437.50 for a residential property); 2) The Province of Manitoba Property Tax Rebate, which equates to 37.5% of the total education property tax (net of the \$437.50 Property Tax Credit and Advance) for residential and farm properties.

Table 10
Total Property Tax Levy By Purposes in 2022
(Calgary Region)
(Thousands of dollars) Not including Farm taxes

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Airdrie	50,224	25,902	630	76,756	18,670	7,085	0	25,755
Cochrane	27,946	13,546	0	41,492	4,932	2,532	0	7,464
Foothills MD	18,638	16,204	11,048	45,890	7,342	3,521	0	10,863
High River	11,756	4,520	0	16,276	2,796	1,281	247	4,324
Okotoks	25,242	11,988	1,653	38,882	5,731	2,662	0	8,393
Wheatland County	4,245	3,700	0	7,945	15,922	6,483	6,063	28,468
Calgary	1,062,102	553,755	0	1,615,857	982,970	219,008	0	1,201,978
Average	171,450	89,945	3,333	263,300	148,338	34,653	3,155	183,892

E. Property and Business Tax Per Person





2022 Residential Property Taxes and Utility Charges Survey

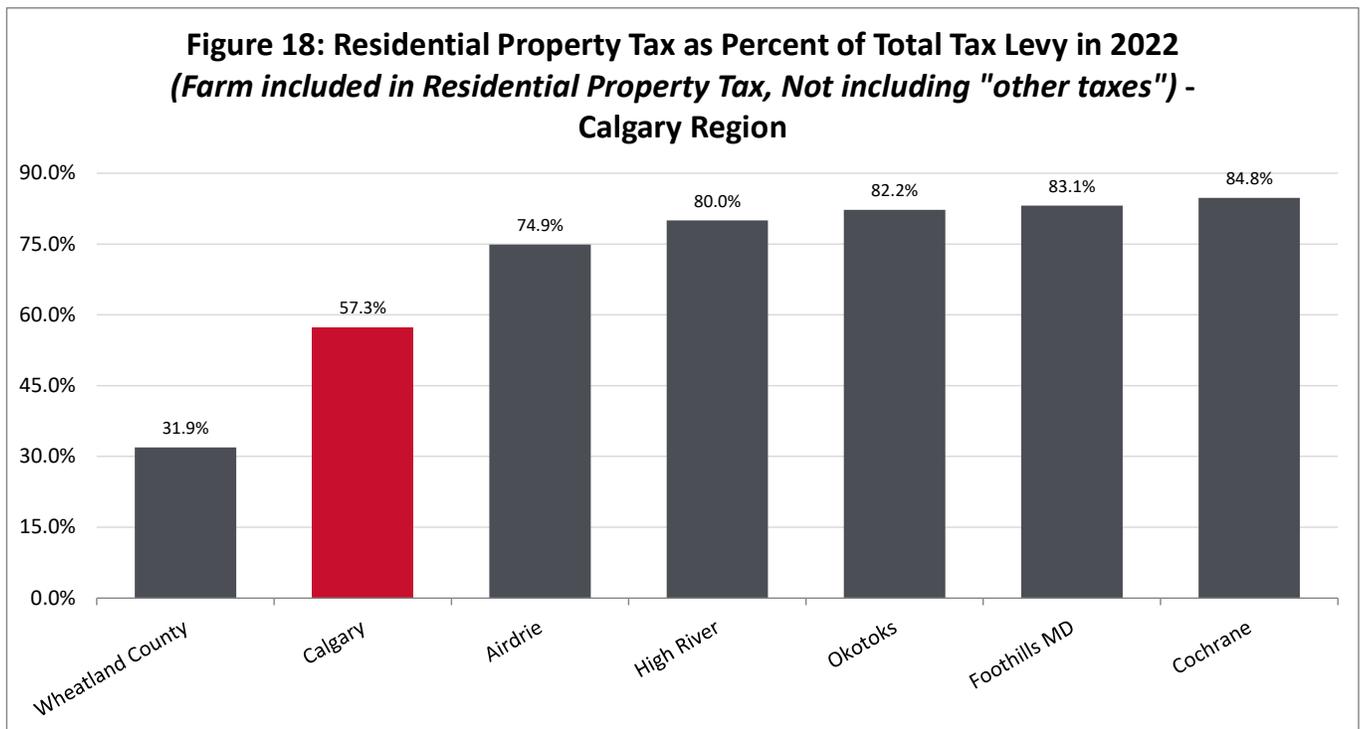
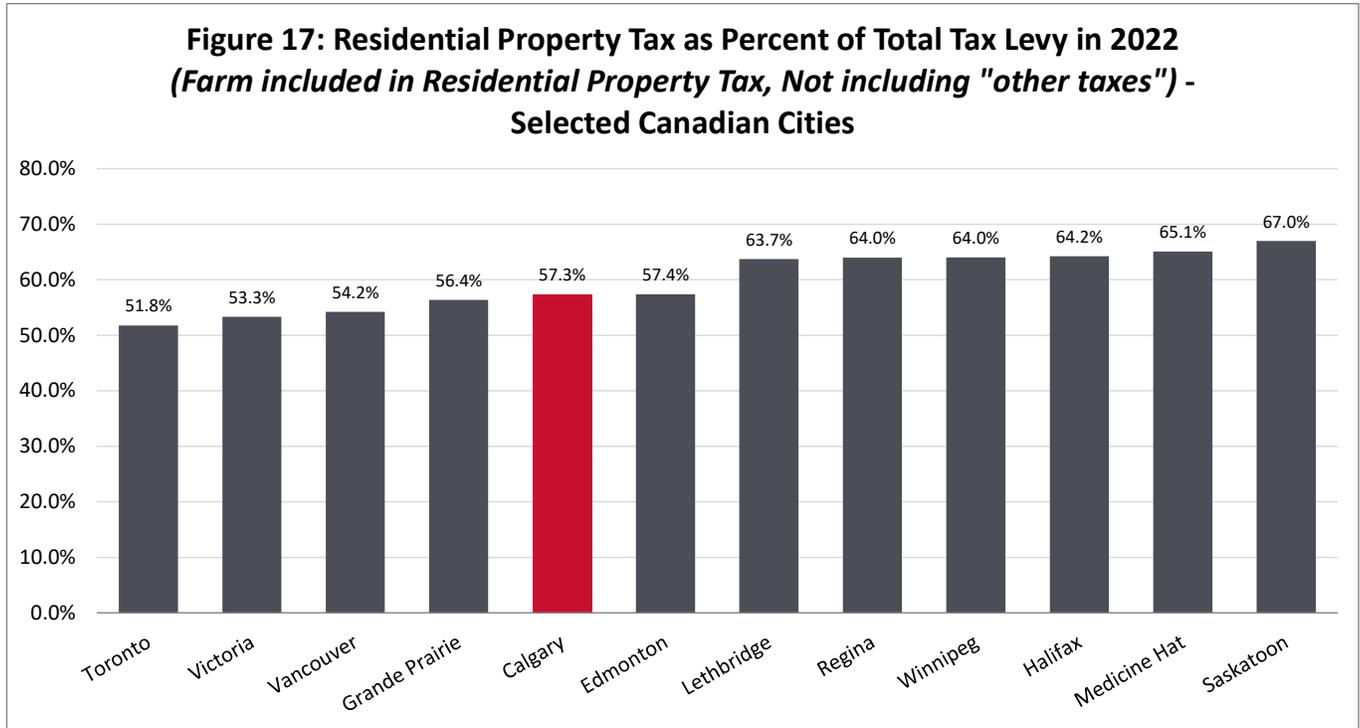
Table 11
Total Property and Business Tax Levy Per Person in 2022
(Selected Canadian Cities)
(includes Regional and Transit taxes)

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>		<i>(dollars)</i>	
Grande Prairie	67,669	153,605	0	153,605	2,270	10	2,270	10
Halifax	480,582	820,014	0	820,014	1,706	3	1,706	3
Lethbridge	106,809	200,616	0	200,616	1,878	5	1,878	5
Medicine Hat	65,203	108,149	0	108,149	1,659	1	1,659	1
Regina	239,236	457,297	0	457,297	1,911	7	1,911	7
Saskatoon	285,490	480,730	0	480,730	1,684	2	1,684	2
St. John's	110,525	210,763	0	210,763	1,907	6	1,907	6
Victoria	96,390	239,535	0	239,535	2,485	12	2,485	12
Winnipeg	783,100	1,400,266	57,328	1,457,594	1,788	4	1,861	4
Vancouver	706,012	1,772,349	0	1,772,349	2,510	13	2,510	13
Edmonton	1,087,803	2,270,537	0	2,270,537	2,087	8	2,087	8
Calgary	1,348,600	2,817,835	0	2,817,835	2,089	9	2,089	9
Toronto	3,025,647	7,006,987	0	7,006,987	2,316	11	2,316	11
Average	646,390	1,379,899	57,328	1,384,309	2,022	-	2,028	-

Table 12
Total Property and Business Tax Levy Per Person in 2022
(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>		<i>(dollars)</i>	
Airdrie	76,500	102,525	0	102,525	1,340	1	1,340	1
Cochrane	34,724	48,956	0	48,956	1,410	3	1,410	3
Foothills MD	23,199	42,381	0	42,381	1,827	5	1,827	5
High River	14,448	20,353	0	20,353	1,409	2	1,409	2
Okotoks	30,405	47,275	0	47,275	1,555	4	1,555	4
Wheatland County	9,536	32,902	0	32,902	3,450	7	3,450	7
Calgary	1,348,600	2,817,835	0	2,817,835	2,089	6	2,089	6
Average	219,630	444,604	0	444,604	1,869	-	1,869	-

F. Proportion of Property Tax Load Paid by Residential Properties



G. Average Monthly Utility Charges

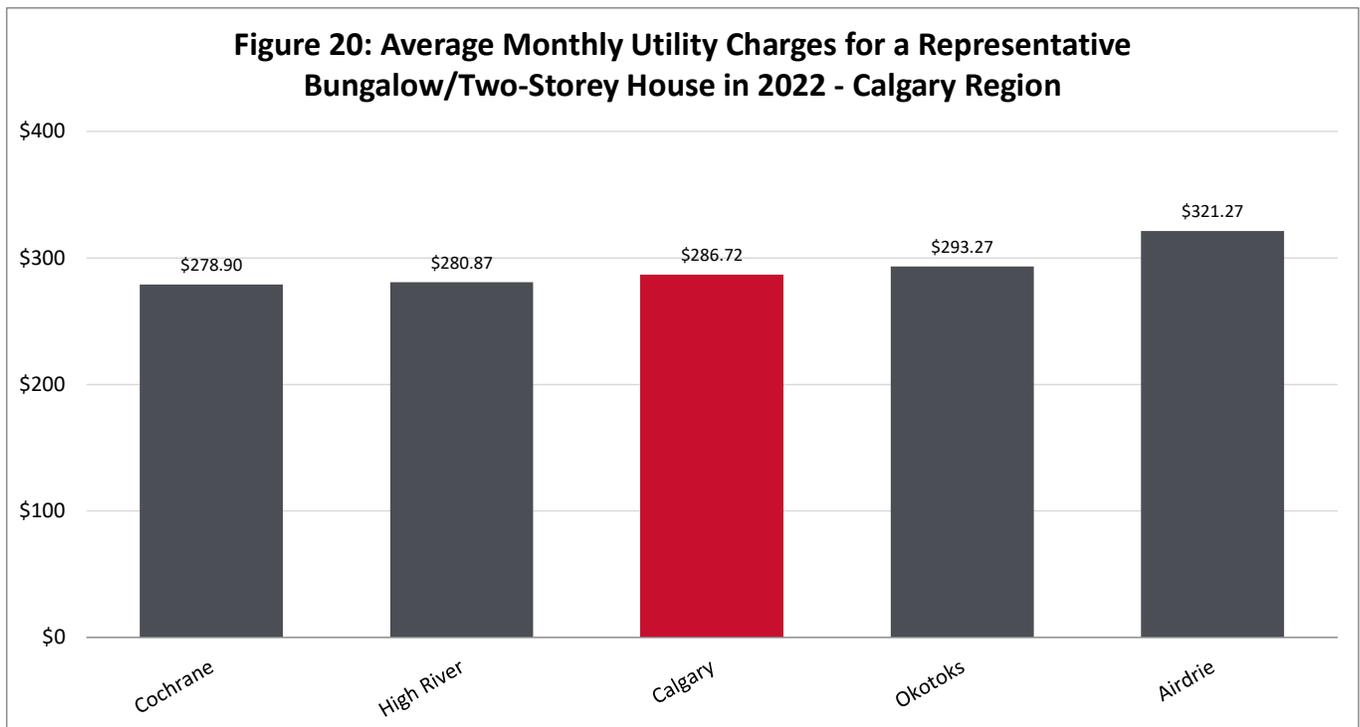
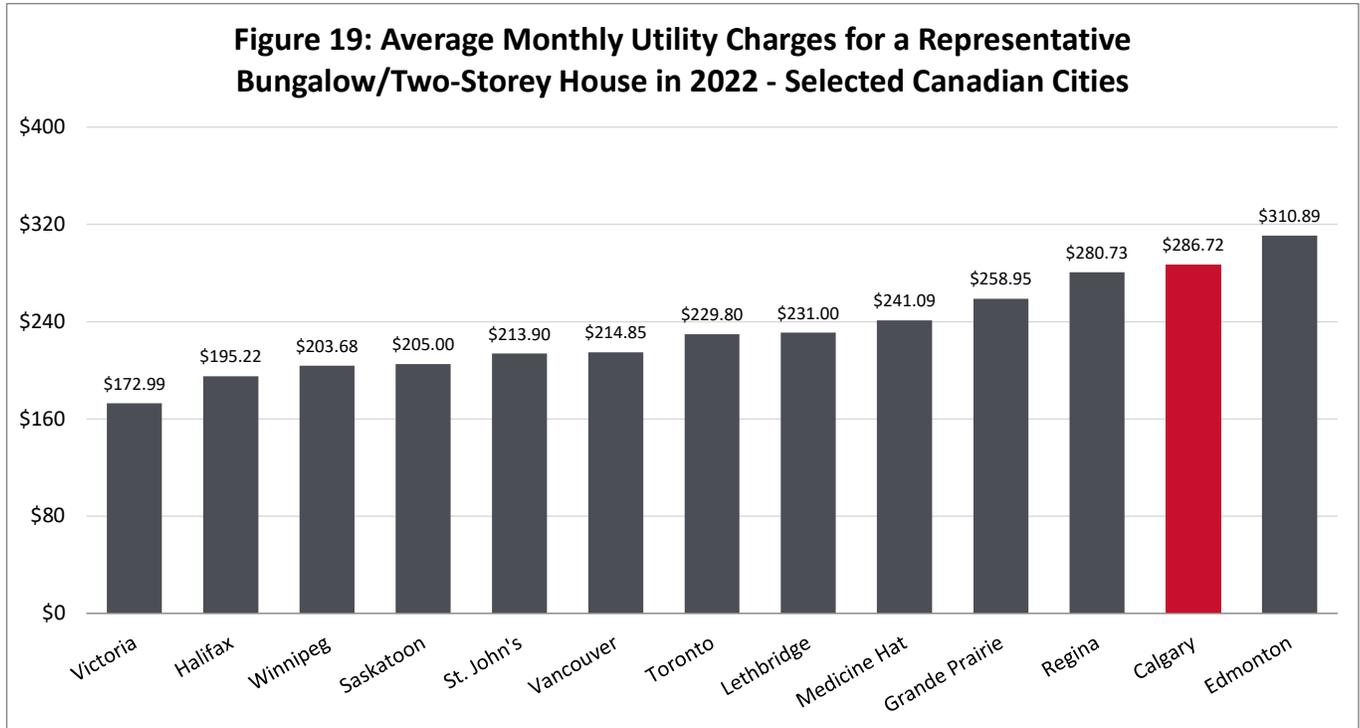


Table 13
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2022
(Selected Canadian Cities)
(dollars)

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Grande Prairie	165.53	27.15	40.37	18.48	5.43	2.00	258.95	10
Halifax	108.12	31.54	50.28	0.00	5.28	0.00	195.22	2
Lethbridge	144.00	35.00	26.00	17.00	0.00	9.00	231.00	8
Medicine Hat	99.00	54.00	52.76	20.00	7.33	8.00	241.09	9
Regina	129.61	69.59	55.43	7.50	18.60	0.00	280.73	11
Saskatoon	98.00	54.00	37.00	0.00	9.00	7.00	205.00	4
St. John's	94.90	65.98	53.02	0.00	0.00	0.00	213.90	5
Victoria	63.27	32.68	46.84	19.20	11.00	0.00	172.99	1
Winnipeg	65.14	48.15	62.03	0.00	0.00	28.36	203.68	3
Vancouver	63.27	67.50	54.42	11.17	0.00	18.50	214.85	6
Edmonton	165.53	54.53	26.65	48.32	15.86	0.00	310.89	13
Calgary	152.37	41.18	53.24	6.85	15.63	17.45	286.72	12
Toronto	124.37	34.79	42.48	28.16	0.00	0.00	229.80	7
Average	113.32	47.39	46.19	13.59	6.78	6.95	234.22	-

Table 14
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2022
(Calgary Region)
(dollars)

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	169.71	48.72	74.94	22.20	0.00	5.70	321.27	5
Cochrane	168.42	33.06	40.60	26.65	5.17	5.00	278.90	1
Foothills MD	161.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A
High River	169.71	47.50	46.50	11.40	2.89	2.87	280.87	2
Okotoks	169.71	40.83	50.53	24.35	7.85	0.00	293.27	4
Wheatland County	161.13	N/A	N/A	21.22	0.00	0.00	N/A	N/A
Calgary	152.37	41.18	53.24	6.85	15.63	17.45	286.72	3
Average	164.60	42.26	53.16	18.78	7.89	7.76	292.21	-

H. Combined Municipal Property Tax and Utility Charges

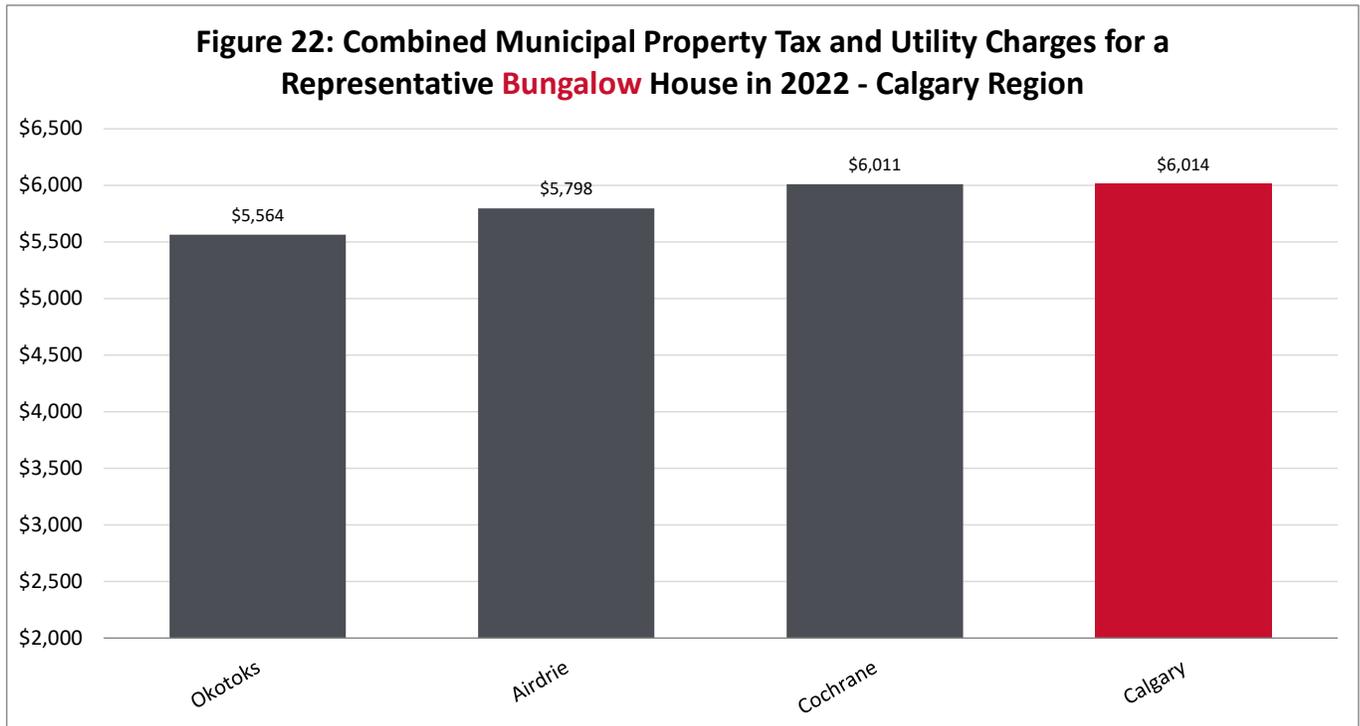
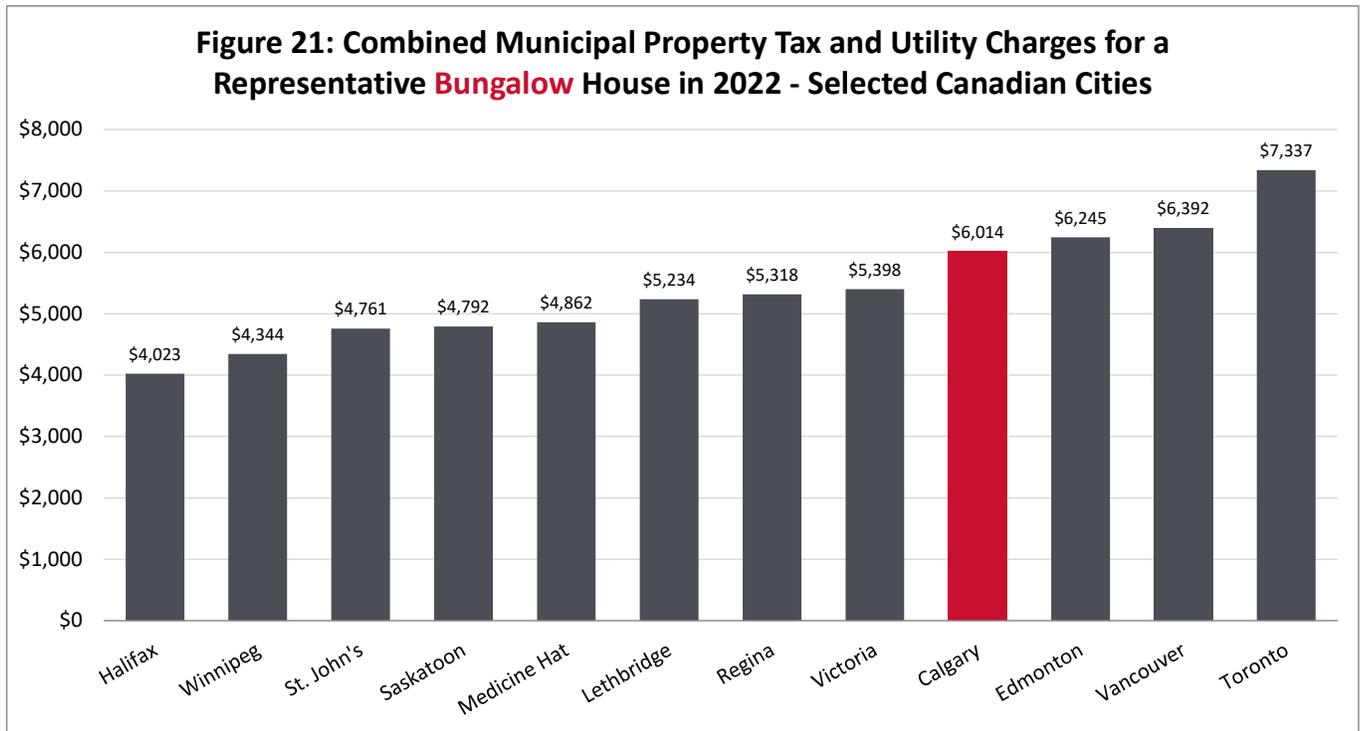


Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2022 - Selected Canadian Cities**

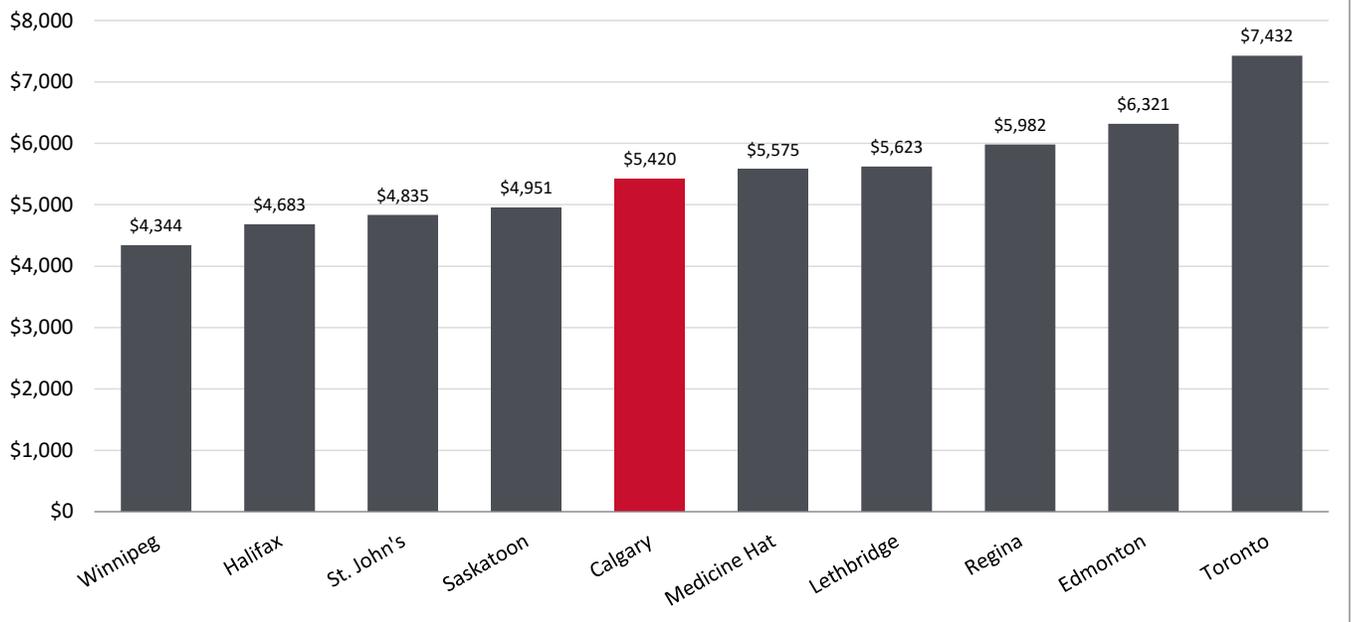


Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2022 - Calgary Region**

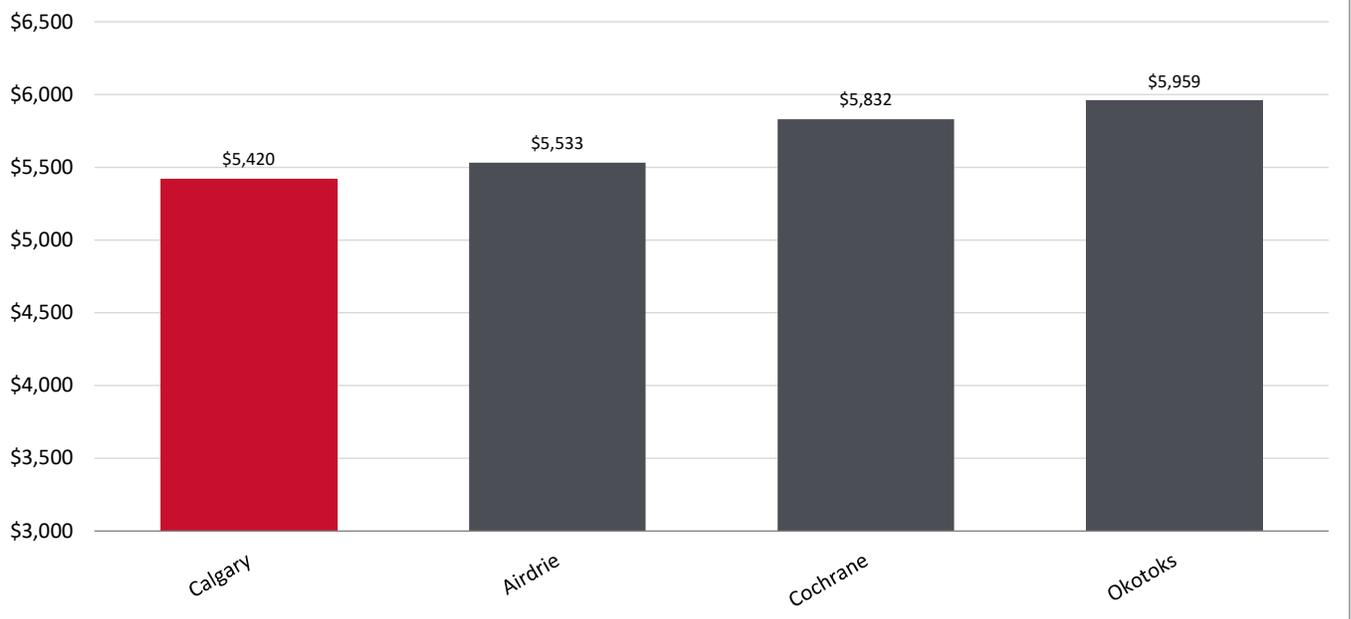


Table 15
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	3,107.44	N/A	N/A	N/A	N/A
Halifax	2,342.68	1,681	4,023.32	1	1
Lethbridge	2,772.00	2,462	5,234.34	6	7
Medicine Hat	2,893.12	1,969	4,862.12	5	4
Regina	3,368.76	1,949	5,317.97	7	3
Saskatoon	2,460.00	2,332	4,792.00	4	6
St. John's	2,566.85	2,194	4,760.54	3	5
Victoria	2,075.88	3,322	5,397.88	8	10
Winnipeg	2,444.18	1,900	4,344.18	2	2
Vancouver	2,578.24	3,814	6,392.24	11	11
Edmonton	3,730.68	2,514	6,244.68	10	8
Calgary	3,440.64	2,573	6,013.50	9	9
Toronto	2,757.57	4,579	7,336.57	12	12
Average	2,810.62	2,607	5,393.28	-	-

Table 16
Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2022
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	3,855.24	1,942	5,797.58	2	1
Cochrane	3,346.80	2,664	6,010.72	3	4
Foothills MD	N/A	N/A	N/A	N/A	N/A
High River	3,370.44	N/A	N/A	N/A	N/A
Okotoks	3,519.24	2,045	5,564.24	1	2
Wheatland County	N/A	N/A	N/A	N/A	N/A
Calgary	3,440.64	2,572.86	6,013.50	4	3
Average	3,506.47	2,306	5,846.51	-	-

Table 17
Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022
(Selected Canadian Cities)
(dollars)

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Grande Prairie	3,107.44	N/A	N/A	N/A	N/A
Halifax	2,342.68	2,341	4,683.32	2	4
Lethbridge	2,772.00	2,851	5,622.70	7	9
Medicine Hat	2,893.12	2,681	5,574.53	6	8
Regina	3,368.76	2,613	5,981.64	8	7
Saskatoon	2,460.00	2,491	4,951.00	4	5
St. John's	2,566.85	2,268	4,834.80	3	3
Victoria	2,075.88	N/A	N/A	N/A	N/A
Winnipeg	2,444.18	1,900	4,344.18	1	1
Vancouver	2,578.24	N/A	N/A	N/A	N/A
Edmonton	3,730.68	2,590	6,320.68	9	6
Calgary	3,440.64	1,979	5,419.58	5	2
Toronto	2,757.57	4,674	7,431.57	10	10
Average	2,810.62	2,638.75	5,516.40	-	-

Table 18
Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2022
(Calgary Region)
(dollars)

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	3,855.24	1,678	5,532.93	2	1
Cochrane	3,346.80	2,485	5,831.98	3	4
Foothills MD	N/A	N/A	N/A	N/A	N/A
High River	3,370.44	N/A	N/A	N/A	N/A
Okotoks	3,519.24	2,440	5,959.24	4	3
Wheatland County	N/A	N/A	N/A	N/A	N/A
Calgary	3,440.64	1,978.94	5,419.58	1	2
Average	3,506.47	2,145	5,685.93	-	-

I. Combined Net Property Tax (After Grants) and Utility Charges

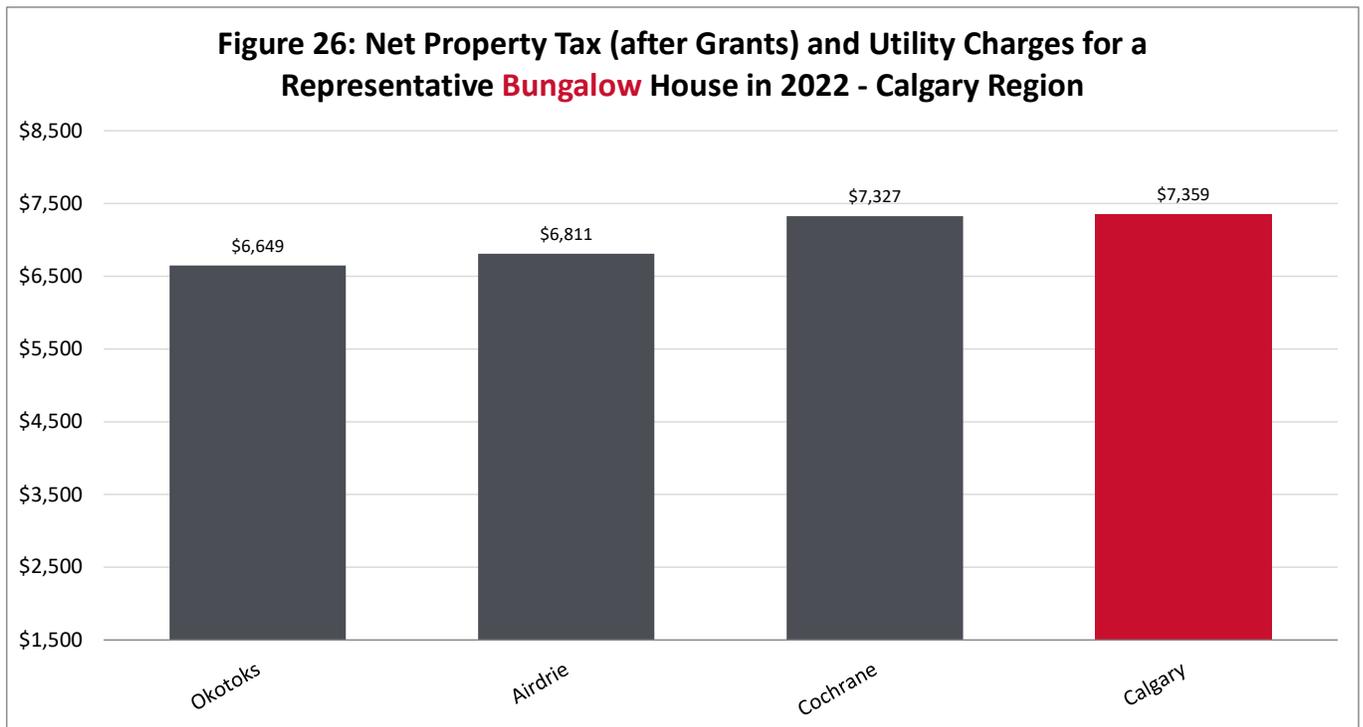
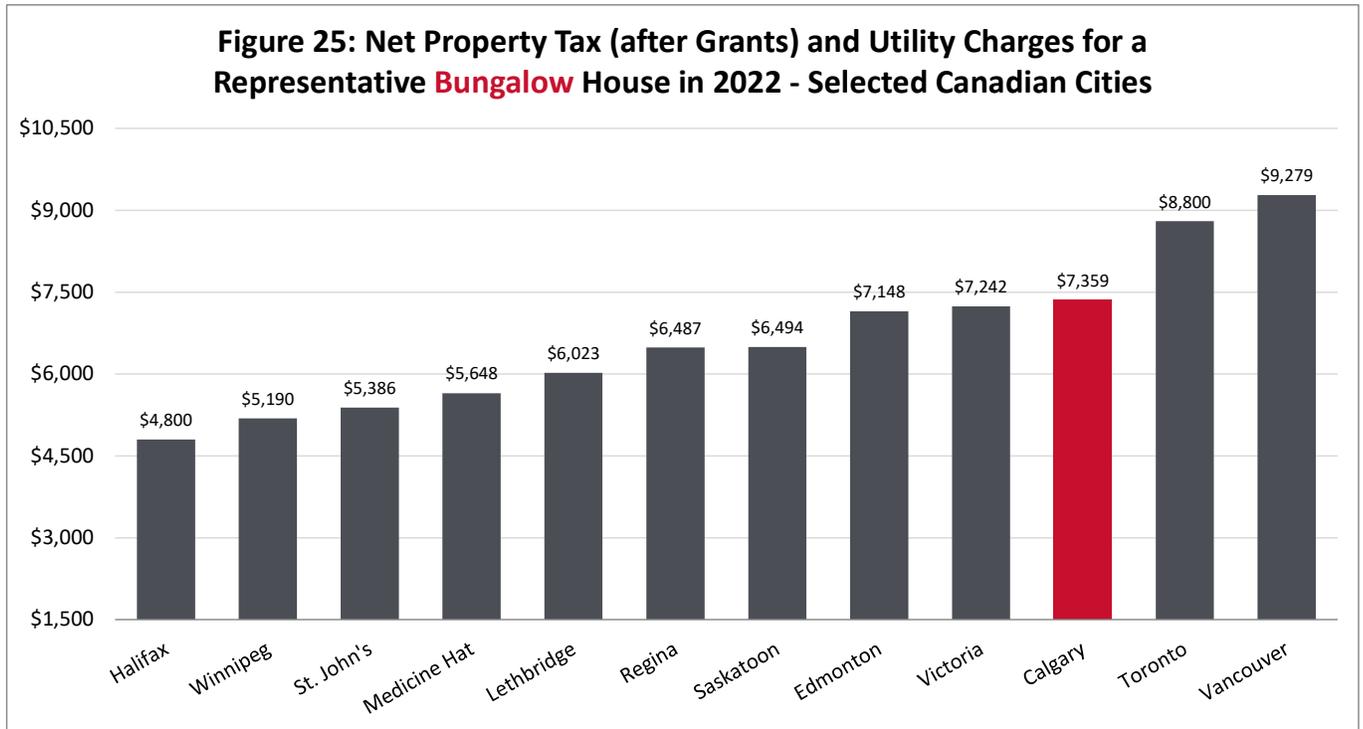


Figure 27: Net Property Tax (after Grants) and Utility Charges for a Representative **Two-Storey House in 2022 - Selected Canadian Cities**

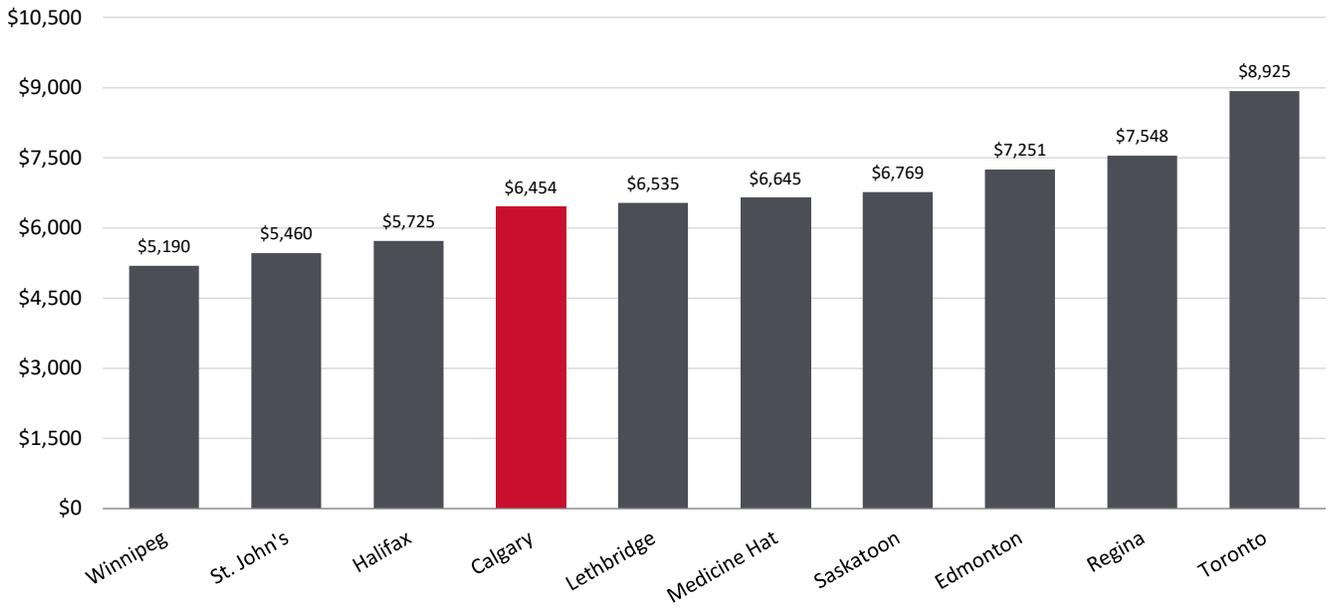
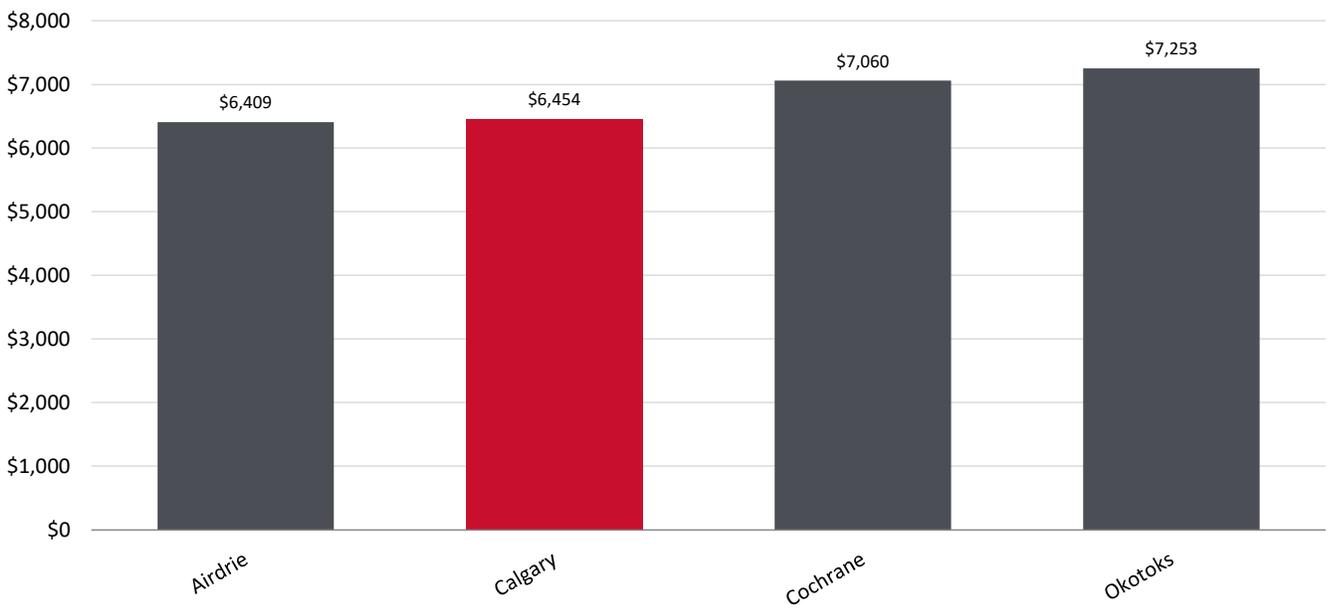


Figure 28: Net Property Tax (after Grants) and Utility Charges for a Representative **Two-Storey House in 2022 - Calgary Region**



2022 Residential Property Taxes and Utility Charges Survey

Table 19

Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow / Two-Storey House in 2022 (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	3,107.44	N/A	N/A	N/A	N/A	N/A	N/A
Halifax	2,342.68	2,457	4,799.60	1	3,383	5,725.33	3
Lethbridge	2,772.00	3,251	6,022.70	5	3,763	6,535.40	5
Medicine Hat	2,893.12	2,755	5,648.12	4	3,752	6,644.98	6
Regina	3,368.76	3,118	6,486.59	6	4,179	7,548.16	9
Saskatoon	2,460.00	4,034	6,494.00	7	4,309	6,769.00	7
St. John's	2,566.85	2,819	5,385.54	3	2,893	5,459.80	2
Victoria	2,075.88	5,166	7,241.88	9	N/A	N/A	N/A
Winnipeg	2,444.18	2,746	5,190.18	2	2,746	5,190.18	1
Vancouver	2,578.24	6,701	9,279.24	12	N/A	N/A	N/A
Edmonton	3,730.68	3,417	7,147.68	8	3,520	7,250.68	8
Calgary	3,440.64	3,918	7,358.74	10	3,014	6,454.28	4
Toronto	2,757.57	6,042	8,799.57	11	6,167	8,924.57	10
Average	2,810.62	3,868.60	6,654.49	-	3,772.59	6,650.24	-

Table 20

Net Property Tax (after Grants) and Utility Charges for a Representative Bungalow / Two-Storey House in 2022 (Calgary Region)
(dollars)

Calgary Region	Utility Charges	Bungalow			Two-Storey		
		Net Property Tax Levy (After Grants)	Total	Rank	Net Property Tax Levy (After Grants)	Total	Rank
Airdrie	3,855.24	2,956	6,811.45	2	2,553	6,408.65	1
Cochrane	3,346.80	3,980	7,326.73	3	3,713	7,059.68	3
Foothills MD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
High River	3,370.44	N/A	N/A	N/A	N/A	N/A	N/A
Okotoks	3,519.24	3,130	6,649.24	1	3,734	7,253.24	4
Wheatland County	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Calgary	3,440.64	3,918	7,358.74	4	3,014	6,454.28	2
Average	3,506.47	3,496	7,036.54	-	3,253	6,793.96	-

J. Combined Total Property Tax and Utility Charges (Average)

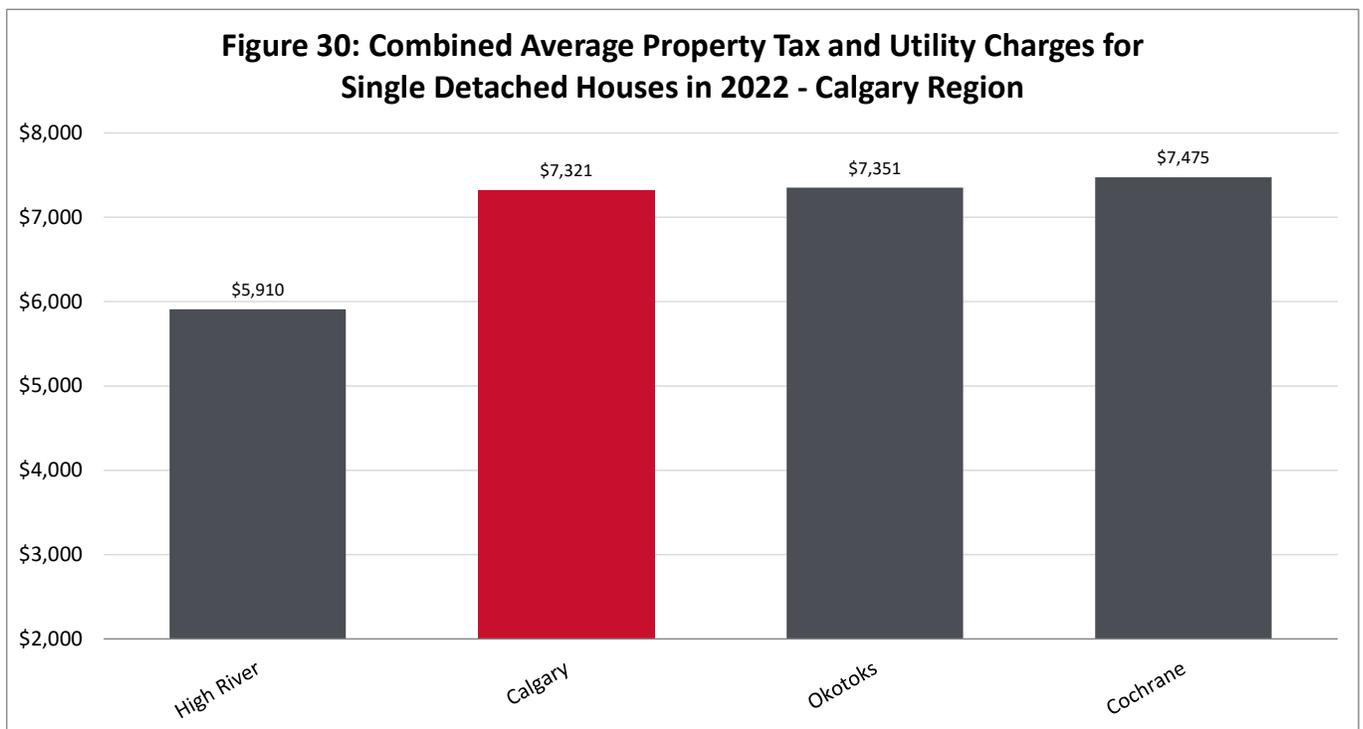
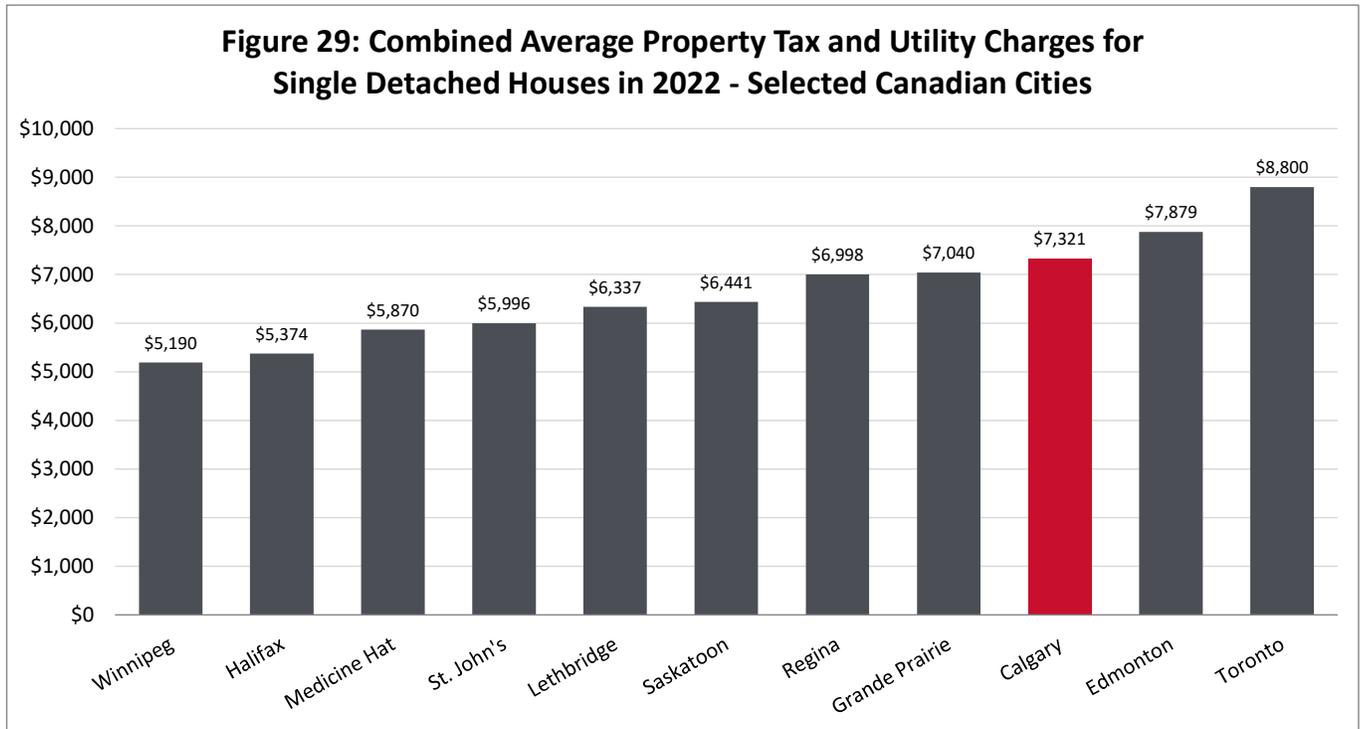


Table 21
Average Property Tax and Utility Charges for Single Detached Houses in 2022
(Selected Canadian Cities)
(dollars)

City	Average Property Tax	Utility Charges	Total	Rank
Grande Prairie	3,933	3,107.44	7,040.44	8
Halifax	3,031	2,342.68	5,373.68	2
Lethbridge	3,565	2,772.00	6,336.77	5
Medicine Hat	2,977	2,893.12	5,869.75	3
Regina	3,630	3,368.76	6,998.38	7
Saskatoon	3,981	2,460.00	6,441.00	6
St. John's	3,429	2,566.85	5,995.72	4
Victoria	N/A	2,075.88	N/A	N/A
Winnipeg	2,746	2,444.18	5,190.18	1
Vancouver	N/A	2,578.24	N/A	N/A
Edmonton	4,148	3,730.68	7,878.68	10
Calgary	3,880	3,440.64	7,320.88	9
Toronto	6,042	2,757.57	8,799.57	11
Average	3,760	2,810.62	6,658.64	-

Table 22
Average Property Tax and Utility Charges for Single Detached Houses in 2022
(Calgary Region)
(dollars)

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	N/A	3,855.24	N/A	N/A
Cochrane	4,128	3,346.80	7,474.54	4
Foothills MD	N/A	N/A	N/A	N/A
High River	2,539	3,370.44	5,909.53	1
Okotoks	3,832	3,519.24	7,351.24	3
Wheatland County	N/A	N/A	N/A	N/A
Calgary	3,880	3,440.64	7,320.88	2
Average	3,595	3,506.47	7,014.05	-

K. Non-residential Taxes per \$1,000 of Assessed Value

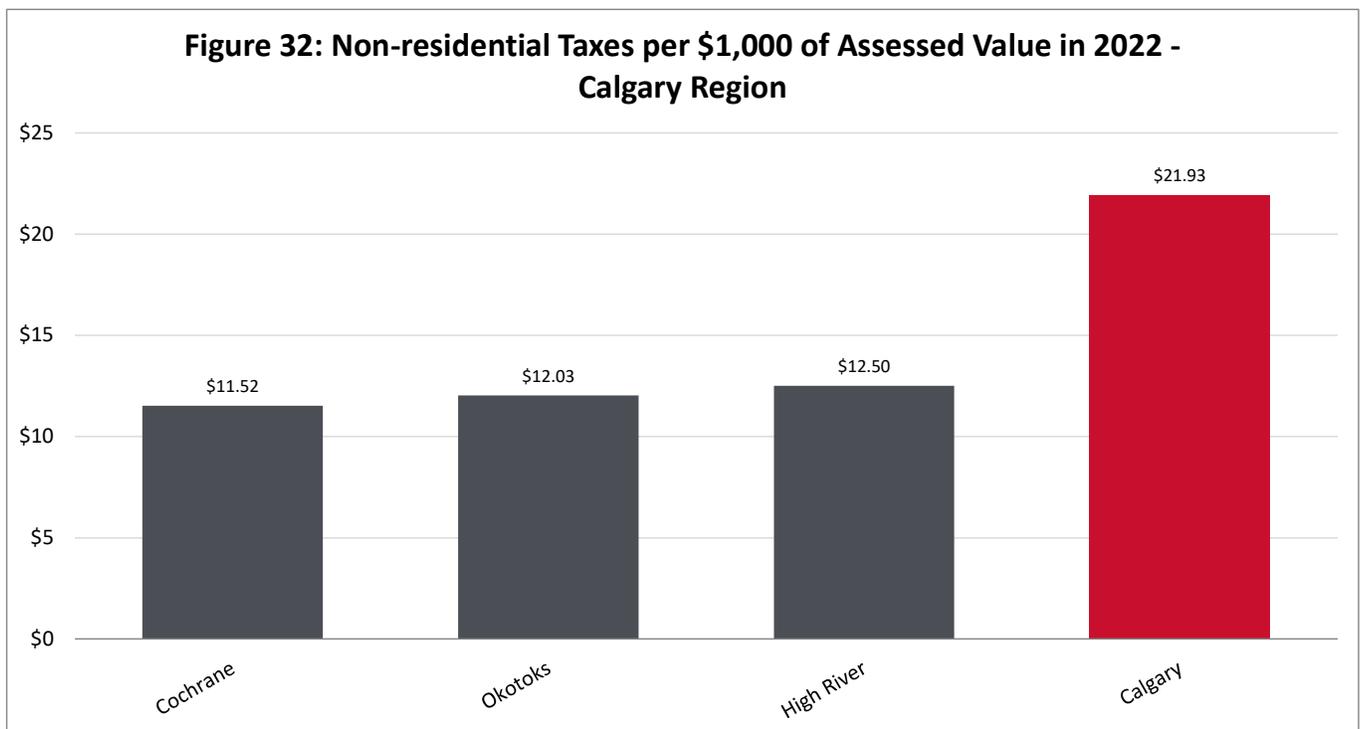
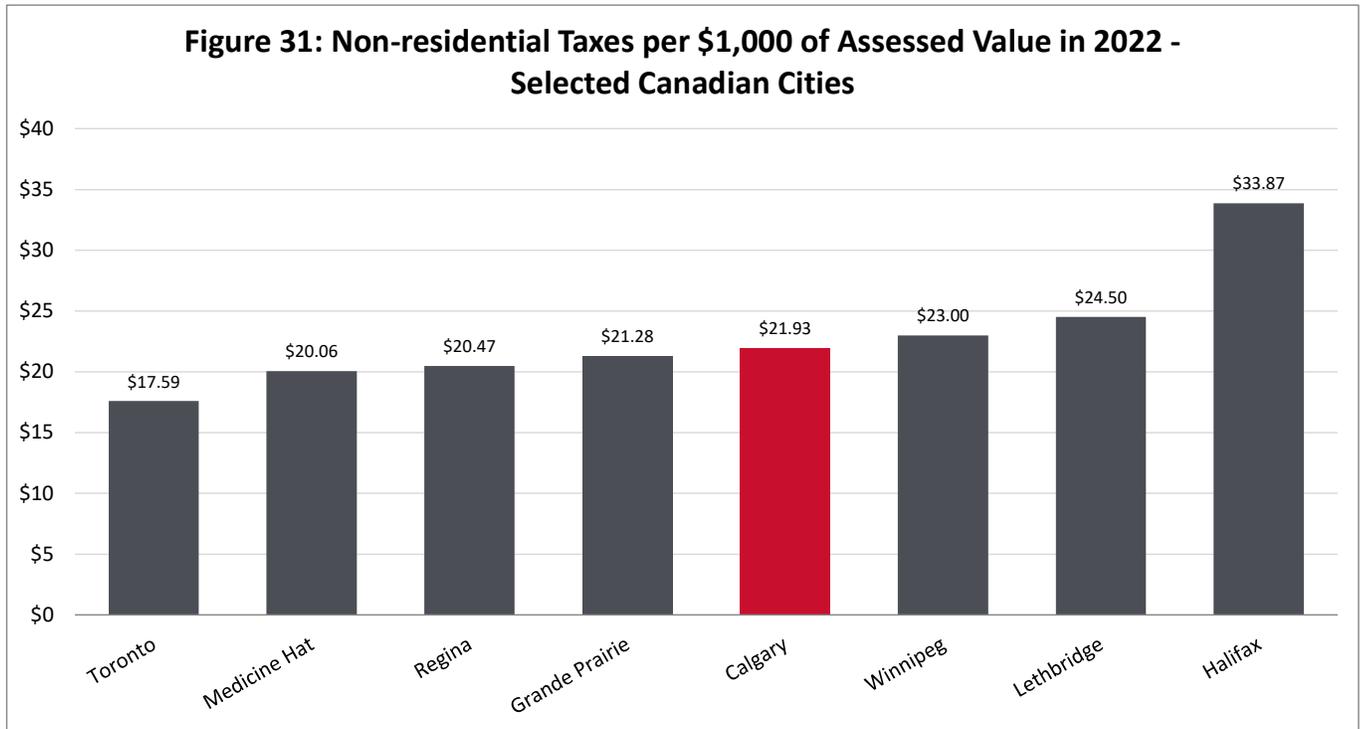


Table 23
Non-residential Taxes per \$1,000 of Assessed Value in 2022
(Selected Canadian Cities)
(dollars)

City	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Grande Prairie	17.30	3.99	21.28	4
Halifax	29.87	4.00	33.87	8
Lethbridge	20.57	3.93	24.50	7
Medicine Hat	15.80	4.16	19.96	2
Regina	12.24	8.24	20.47	3
Saskatoon	N/A	N/A	N/A	N/A
St. John's	N/A	N/A	N/A	N/A
Victoria	N/A	N/A	N/A	N/A
Winnipeg	8.75	14.24	22.99	6
Vancouver	N/A	N/A	N/A	N/A
Edmonton	N/A	N/A	N/A	N/A
Calgary	17.88	4.05	21.93	5
Toronto	11.08	6.51	17.59	1
Average	16.68	6.14	22.82	-

Table 24
Non-residential Taxes per \$1,000 of Assessed Value in 2022
(Calgary Region)
(dollars)

Calgary Region	Non-residential Taxes per \$1,000 of Assessed Value			Rank
	Municipal	Provincial	Total	
Airdrie	N/A	N/A	N/A	N/A
Cochrane	7.55	3.97	11.52	1
Foothills MD	N/A	N/A	N/A	N/A
High River	8.40	3.96	12.50	3
Okotoks	8.01	3.94	12.03	2
Wheatland County	N/A	N/A	N/A	N/A
Calgary	17.88	4.05	21.93	4
Average	10.46	3.98	14.50	-

L. Median Assessed Value and Municipal Tax Rate

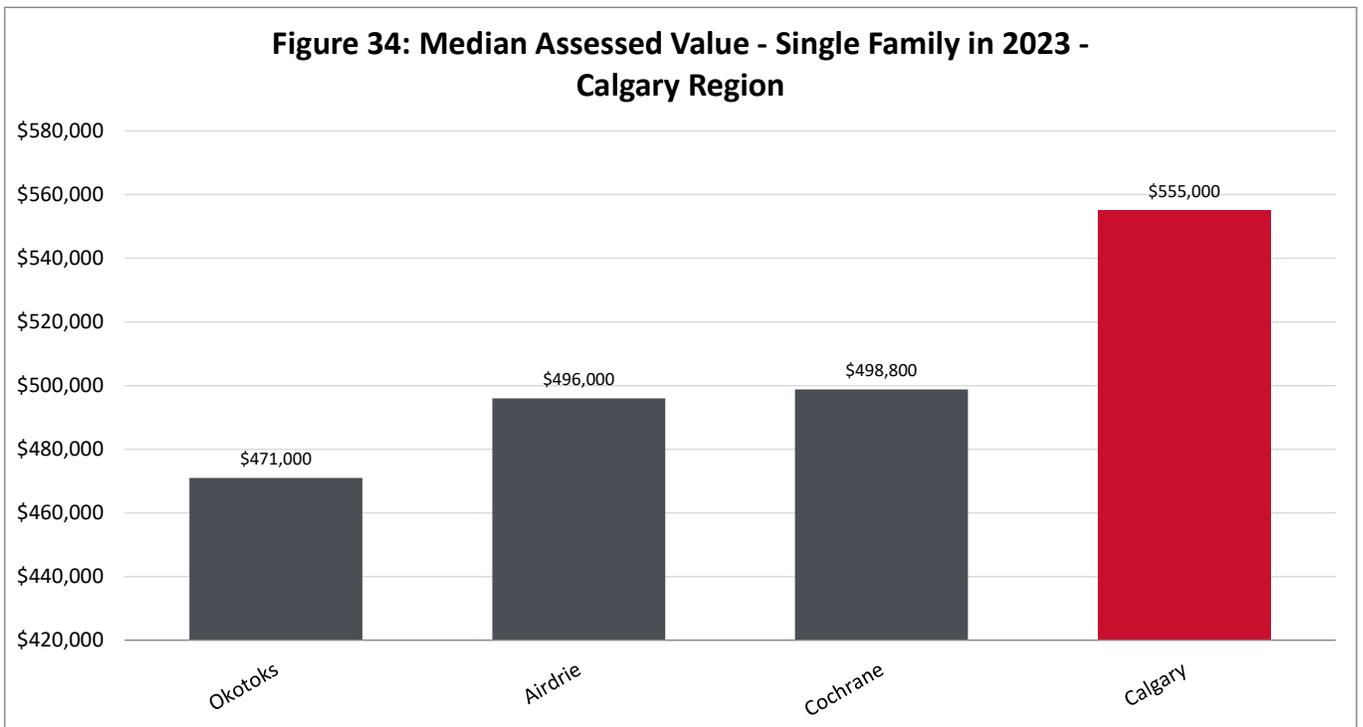
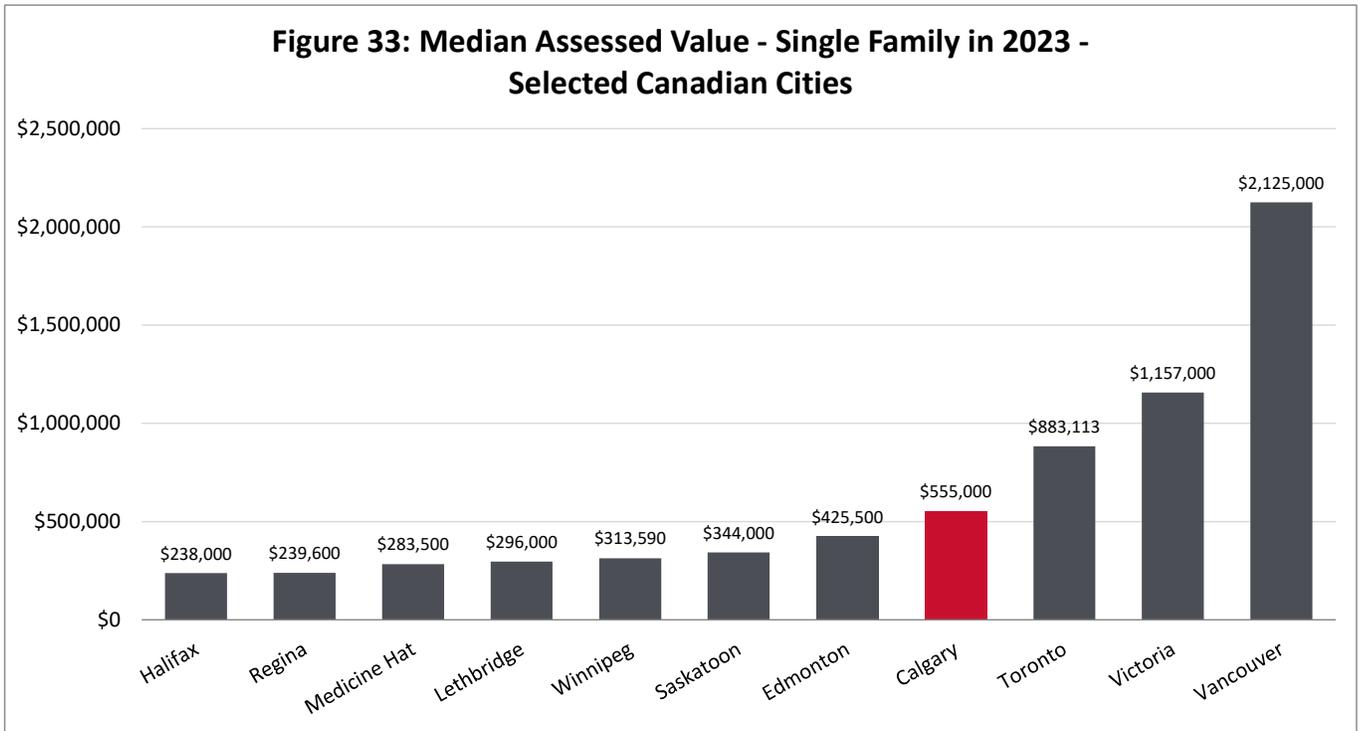


Figure 35: Median Assessed Value - Condo in 2023 - Selected Canadian Cities

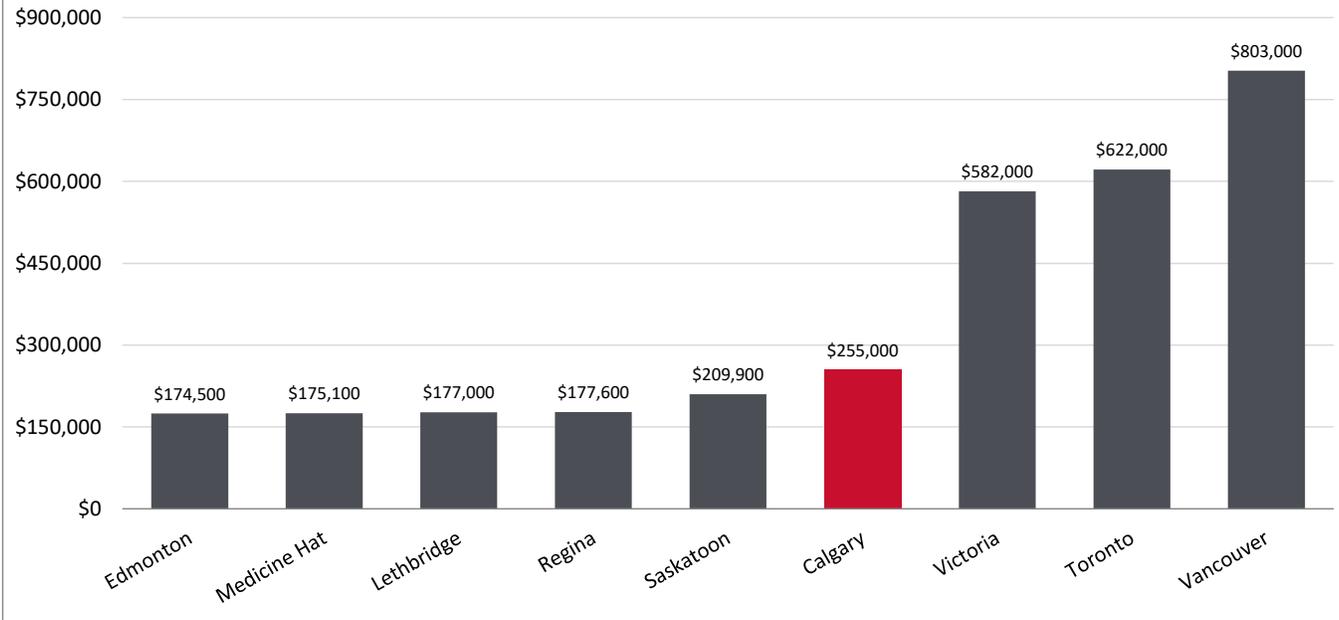


Figure 36: Median Assessed Value - Condo in 2023 - Calgary Region

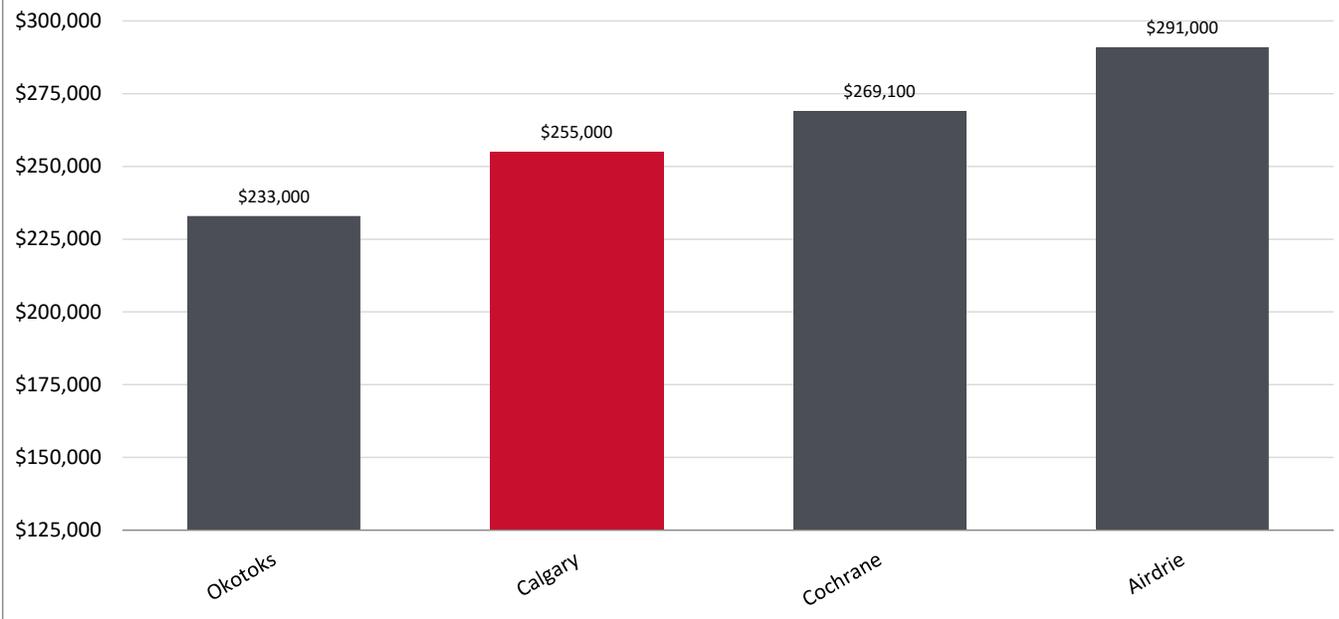


Figure 37: Municipal Tax Rate - Single Family in 2023 - Selected Canadian Cities

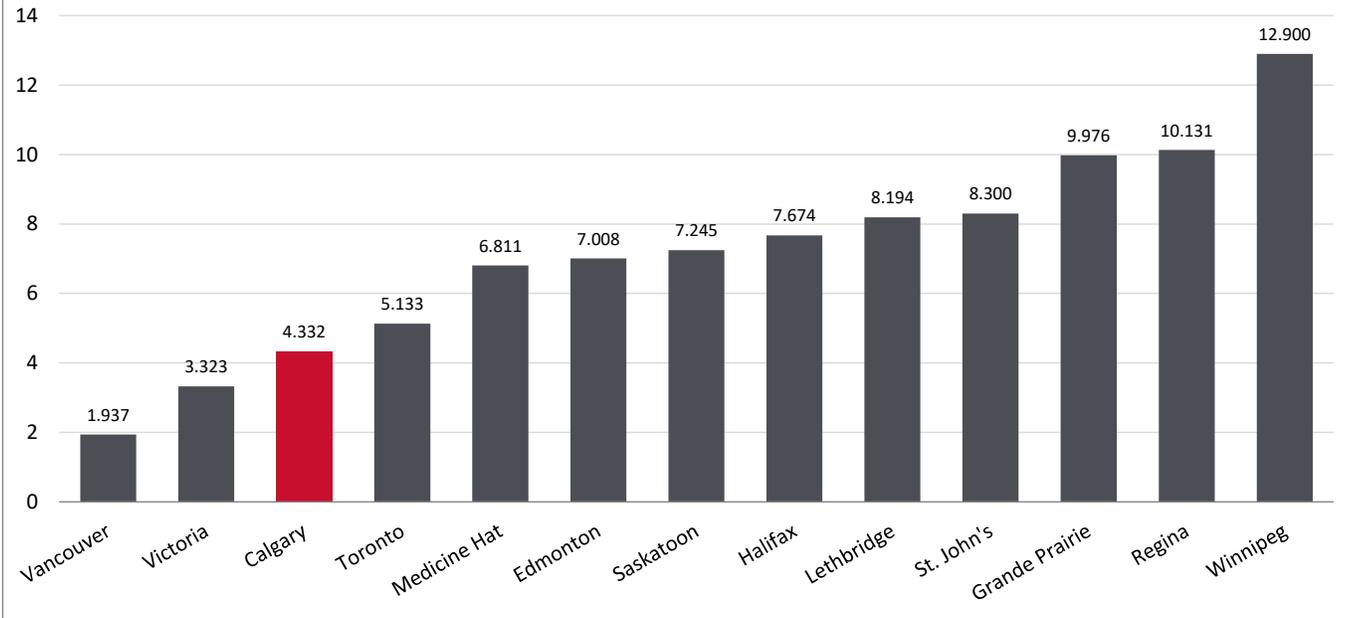
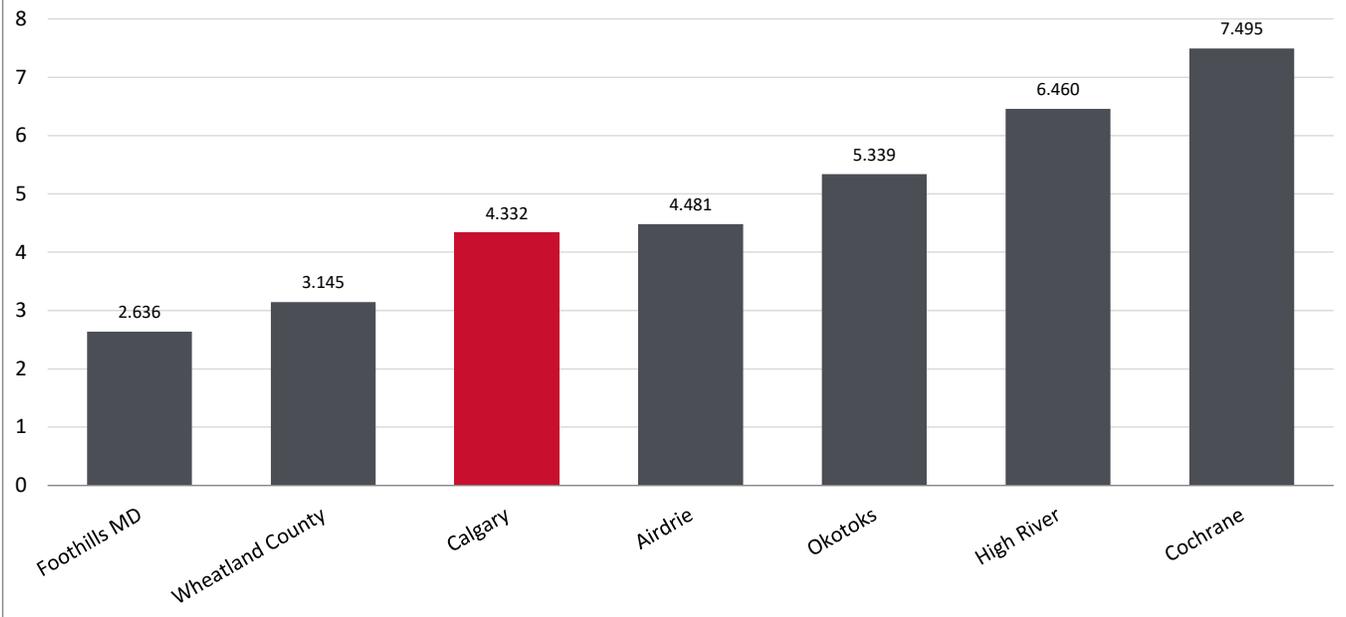


Figure 38: Municipal Tax Rate - Single Family in 2023 - Calgary Region



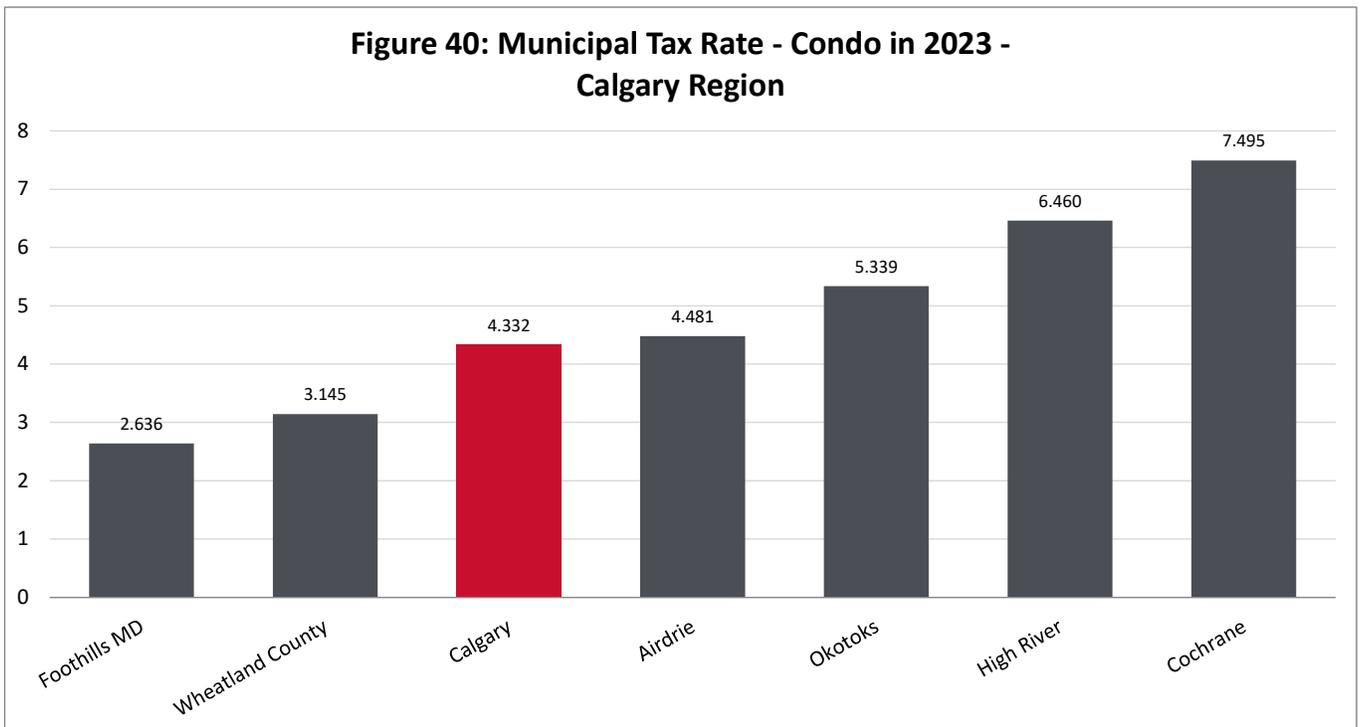
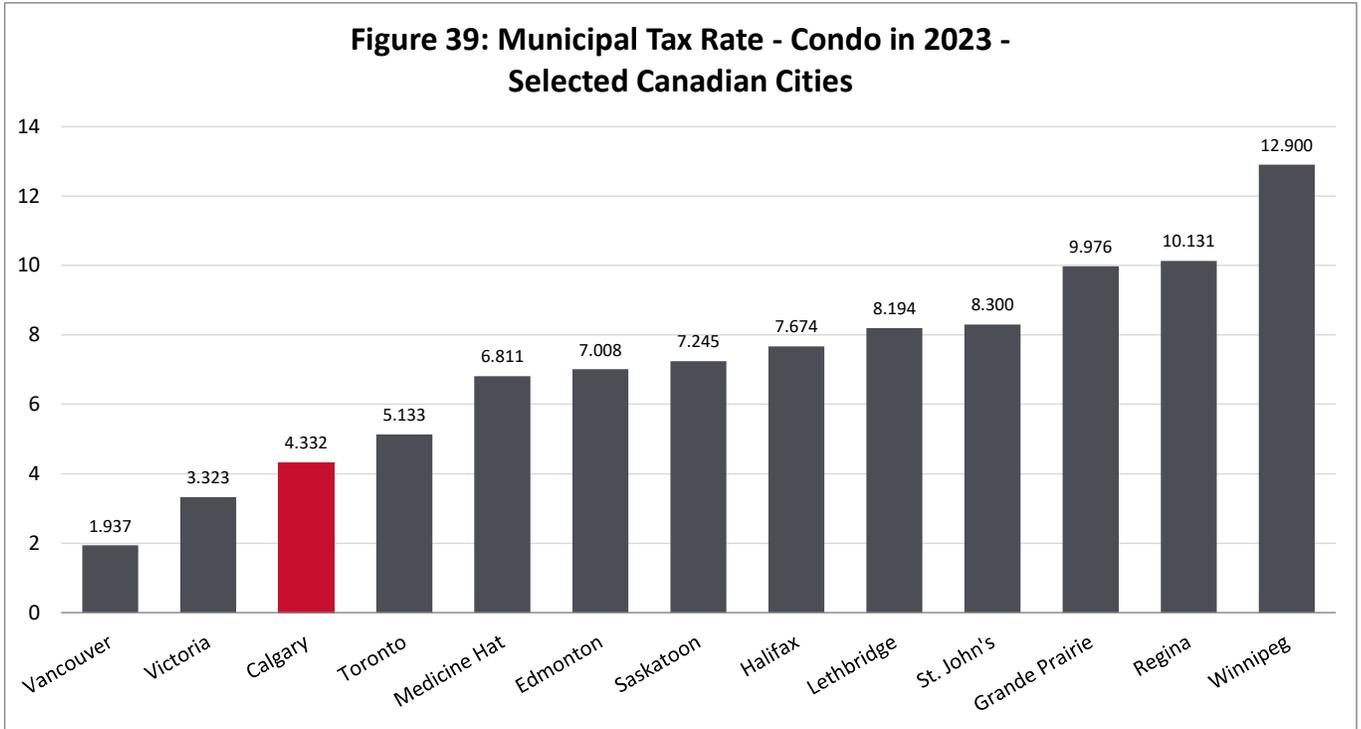


Table 25
Median Assessed Value and Municipal Tax Rate in 2023
(Selected Canadian Cities)

City	Median Assessed Value		Municipal Tax Rate	
	Single Family (dollars)	Condo (dollars)	Single Family (Mill Rate)	Condo (Mill Rate)
Grande Prairie	N/A	N/A	9.976	9.976
Halifax	238,000	N/A	7.674	7.674
Lethbridge	296,000	177,000	8.194	8.194
Medicine Hat	283,500	175,100	6.811	6.811
Regina	239,600	177,600	10.131	10.131
Saskatoon	344,000	209,900	7.245	7.245
St. John's	N/A	N/A	8.300	8.300
Victoria	1,157,000	582,000	3.323	3.323
Winnipeg	313,590	N/A	12.900	12.900
Vancouver	2,125,000	803,000	1.937	1.937
Edmonton	425,500	174,500	7.008	7.008
Calgary	555,000	255,000	4.332	4.332
Toronto	883,113	622,000	5.133	5.133
Average	623,664	352,900	7.151	7.151

Table 26
Median Assessed Value and Municipal Tax Rate in 2023
(Calgary Region)

City	Median Assessed Value		Municipal Tax Rate	
	Single Family (dollars)	Condo (dollars)	Single Family (Mill Rate)	Condo (Mill Rate)
Airdrie	496,000	291,000	4.481	4.481
Cochrane	498,800	269,100	7.495	7.495
Foothills MD	N/A	N/A	2.636	2.636
High River	N/A	N/A	6.460	6.460
Okotoks	471,000	233,000	5.339	5.339
Wheatland County	N/A	N/A	3.145	3.145
Calgary	555,000	255,000	4.332	4.332
Average	505,200	262,025	4.841	4.841

Acknowledgements

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- City of Grande Prairie
- City of Halifax
- City of Lethbridge
- City of Medicine Hat
- City of Regina
- City of Saskatoon
- City of St. John's
- City of Victoria
- City of Winnipeg
- City of Vancouver
- City of Edmonton
- City of Calgary
- City of Toronto
- City of Airdrie
- Town of Cochrane
- Foothills MD
- Town of High River
- Town of Okotoks
- Wheatland County

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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.

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