

Understanding Your Property Taxes –

1. How do I get a copy of my property tax bill?

Property tax notices are mailed in May each year. If you have not received your property tax bill by the first week of June, please call 403-887-2822. Non-receipt of your property tax bill does not exempt you from late payment penalties. All charges on a tax account are the responsibility of the registered owner of the property. When you purchase a property, adjustments for taxes are made between the Vendor and Purchaser.

2. What is the penalty for late payments?

On August 1, a 15% penalty is applied to the outstanding balance of all unpaid taxes as of July 31. In addition, on January 1, a 18% penalty is applied to the entire amount outstanding on the tax account as of December 31. This includes any unpaid utilities or encroachments that may have been transferred to taxes. **Due Dates are critical for property taxes!** Please allow sufficient time for payment to reach us on or before the specified date on the notice.

3. How do I appeal my assessment if I believe that my property assessment is unfair or inaccurate?

Contact your assessor to review your assessment (the assessor contact information can be found on the back of your tax and assessment notice). If the assessor agrees that the original notice is not accurate, a corrected notice may be issued. If the assessor and the property owner cannot come to an agreement, the property owner may begin the formal complaint process. The complaint process is detailed on the back of your tax and assessment notice and must be filed on or before the deadline shown on the assessment notice.

4. What does my tax bill cover?

Your tax bill is broken into two components being a Municipal Levy and an Education Levy. The Education taxes are collected by the municipality on behalf of the provincial government.

5. What are Education taxes?

The Summer Village is required by legislation to bill and collect school taxes on behalf of the provincial government. The Summer Village bills and collects school taxes, however, the municipality has no jurisdiction or control over school board budgets or operations. According to the Municipal Government Act, the Summer Village is required to include the requisition amounts for education.

Each year the province calculates the amount that each municipality must contribute towards the education system. The calculation is based on a formula that includes the amount of assessment in each municipality.

Municipalities are notified of the amount they must collect in education property taxes. They then set an appropriate local education property tax rate. The education tax rate is then applied to the assessed value of your property to determine your education property taxes for the year. Municipalities collect education property taxes from their ratepayers and submit the funds to the province.

Visit <http://education.alberta.ca/admin/funding/tax.aspx> for more information.

6. Why do I pay for school taxes when I don't have children going to school?

The prosperity and general well-being of society, or the community we live in, is directly related to the education of its people. For that reason, the costs of education are deemed to be the responsibility of all of society. Your education, for example, if received in Canada, was largely paid for by the previous generation of taxpayers.

Provincial legislation specifies that the funds for schools are to be collected by municipalities. The public and separate school boards determine the requisition revenues required to be paid by the Summer Village, and the total levy is distributed among taxpayers through their property tax bills.

7. What is meant by Assessment and Taxation?

Property assessment is the process of estimating the market value of your property for taxation purposes. The property taxes that you pay are calculated in proportion to the value of the real estate you own. Assessments are used to distribute the tax burden in a fair and equitable manner. The Summer Village contracts Wild Rose Assessment Services from Red Deer, Alberta to prepare the property assessments.

Taxation is the process of applying a tax rate to a property's assessed value to determine the taxes payable by the owner of the property.

8. How was my assessment value determined?

An assessment is the process of placing a dollar value on a property for taxation purposes and is governed by provincial legislation. The market value is the price a property might reasonably be expected to sell for. The assessment is based on the previous years' market value.

9. What is a Tax Rate?

The tax rate is the amount of tax payable per dollar of the assessed value of a property. Property tax in dollar terms is calculated by multiplying the assessed property value and the tax rate and dividing by 1,000.

10. How are my property taxes determined?

In order to calculate your property taxes, we do the following:
Assessed Value x Tax Rate / 1000 = Property Taxes

11. Why does my assessed value differ from my bank mortgage appraisal or real estate appraisal?

Private appraisers, acting on behalf of financial institutions or agencies, evaluate property according to market conditions on the day they complete the appraisal. Municipal assessors determine the property values and conditions at set dates to ensure that all municipal assessments and subsequent taxation have a fair and equal base.

12. How Does the Summer Village Determine My Municipal Property Taxes?

Property taxes are a primary source of revenue for municipalities and are used to finance local programs and services. Each year, municipalities determine the amount of money they need to operate and from this amount, known revenues such as grants are subtracted. The remainder (revenue requirement) is the amount of money the municipality needs to raise through property taxes to provide services for the year. The primary goal is fair and equitable distribution of tax.

The property tax payable is calculated by multiplying your taxable property assessment by the tax rate. The tax rate is determined by dividing the total revenue by the total assessment base of the municipality.

13. How to Pay

Taxes MUST be paid by July 31 to avoid penalties and can be paid by:

- Cash -Exact amount only
- Cheque – In person OR we have a secure drop box available outside
- Postdated Cheque – Must be dated for July 31st and if mailed, MUST have a postmarked stamp on or before July 31st showing when payment was mailed
- Credit Cards – can be accepted online ONLY through our PLASTIQ link on our website – <http://www.sylvansummervillages.ca> Credit Card payments cannot be accepted in person
- Interac Etransfer – Secure auto deposit to this email only:
ettransfer.svhalfmoonbay@sylvansummervillages.ca
Please remember to include your account information (i.e.: Roll # or Civic Address of Property)
- Tax Installment Payment Plan – The tax installment payment plan is available to any resident who has no current taxes owing to the municipality. The monthly withdrawals are designed to start in January of each year and continue to December 31, whereupon all current taxes are fully paid with no interest applied. If you would like to join, please ensure that your agreement papers are signed and returned to us by December 31.