



2017 Residential Property Taxes and Utility Charges Survey



2017 Residential Property Taxes and Utility Charges Survey

Introduction

This year's survey of participating Canadian municipalities contains information on the 2017 taxation year. Participating Canadian municipalities responded to the survey via e-mail. This publication includes all survey responses.

Some participating municipalities chose not to answer some questions, and in some instances, we have had to supplement information from public sources like the Alberta 2017 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, you can send an email with your municipality's primary contact information to Clyde Pawluk, clyde.pawluk@calgary.ca.

Methodology

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

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:

- 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 double attached garage or car port,
- with an average 1,500 square feet of above grade living space (including only those houses with 1,100 to 1,900 square feet into the calculations),
- located in an average neighbourhood.

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.

2017 Residential Property Taxes and Utility Charges Survey

Executive Summary

Calgary's municipal property tax is below the average for large Canadian cities that responded to the survey. In 2017, Calgary ranked #1 and #5 for a representative Two-Storey and Bungalow home respectively.

When we add the average annual residential utility and other charges to the municipal property taxes, Calgary ranked #3 and #4 for a representative Two-Storey and Bungalow home respectively.

Residential Property Taxes and Utility Charges			Calgary Region	Large Canadian Cities	Reference Pages
			Calgary Rank (out of 5 municipalities)	Calgary Rank (out of # of Cities Reporting)	
A	Municipal Property Tax	Bungalow	2nd	5th / 11	6
		Two-Storey	2nd	1st / 10	7
B	Net Property Tax (Total Property Tax Less Homeowner Grants)	Bungalow	4th	6th / 10	8
		Two-Storey	3rd	2nd / 10	9
C	Total Property Tax (Average and Median)	Average	4th	9th / 12	12
		Median	2nd	5th / 9	13
D	Total Property and Business Tax		1st	1st / 12	15
E	Property and Business Tax Per Person	Property Tax	5th	9th / 12	17
		Property and Business Tax	5th	9th / 12	18
F	Proportion of Property Tax Load Paid	Lowest Share for Residential Properties	1st	1st / 12	20
G	Monthly Average Utility Charges		2nd	7th / 12	21
H	Combined Municipal Property Tax and Utility Charges	Bungalow	2nd	4th / 11	23
		Two-Storey	2nd	3rd / 10	24
I	Combined Net Property Tax and Utility Charges	Bungalow	3rd	5th / 10	27
		Two-Storey	2nd	2nd / 10	28
J	Combined Total Property Tax and Utility Charges	Average	4th	7th / 12	30

Legend: ■ Better than Average ■ Average ■ Worse than Average

2017 Residential Property Taxes and Utility Charges Survey

List of Figures and Tables

A. Municipal Property Tax

Figure 1: Municipal Property Tax for a Representative Bungalow House in 2017 - Selected Canadian Cities.....	6
Figure 2: Municipal Property Tax for a Representative Bungalow House in 2017 - Calgary Region	6
Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2017 - Selected Canadian Cities.....	7
Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2017 - Calgary Region	7

B. Net Property Tax (Total Property Tax less Grants to Homeowners)

Figure 5: Net Property Tax (after Grants) for a Representative Bungalow House in 2017 - Selected Canadian Cities.....	8
Figure 6: Net Property Tax (after Grants) for a Representative Bungalow House in 2017 - Calgary Region	8
Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2017 - Selected Canadian Cities.....	9
Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2017 - Calgary Region.....	9

Table 1: Comparative Property Tax Levy on a Representative Bungalow House in 2017 (Selected Canadian Cities).....	10
Table 2: Comparative Property Tax Levy on a Representative Bungalow House in 2017 (Calgary Region).....	10
Table 3: Comparative Property Tax Levy on a Representative Two-Storey House in 2017 (Selected Canadian Cities).....	11
Table 4: Comparative Property Tax Levy on a Representative Two-Storey House in 2017 (Calgary Region).....	11

C. Total Property Tax (Average and Median)

Figure 9: Average Property Tax for All Single Detached Houses in 2017 - Selected Canadian Cities.....	12
Figure 10: Average Property Tax for All Single Detached Houses in 2017 - Calgary Region.....	12
Figure 11: Median Property Tax for All Single Detached Houses in 2017 - Selected Canadian Cities.....	13
Figure 12: Median Property Tax for All Single Detached Houses in 2017 - Calgary Region.....	13

Table 5: Average Property Tax and Median Property Tax for All Single Detached Houses in 2017 (Selected Canadian Cities).....	14
Table 6: Average Property Tax and Median Property Tax for All Single Detached Houses in 2017 (Calgary Region)	14

D. Total Property and Business Tax Levy

Table 7: Total Property and Business Tax Levy in 2017 (Selected Canadian Cities)	15
Table 8: Total Property and Business Tax Levy in 2017 (Calgary Region).....	15
Table 9: Total Property Tax Levy By Purposes in 2017 (Selected Canadian Cities)	16
Table 10: Total Property Tax Levy By Purposes in 2017 (Calgary Region)	16

E. Property and Business Tax Per Person

Figure 13: Total Property Tax Levy Per Person in 2017 - Selected Canadian Cities.....	17
Figure 14: Total Property Tax Levy Per Person in 2017 - Calgary Region.....	17
Figure 15: Total Property and Business Tax Levy Per Person in 2017 - Selected Canadian Cities.....	18
Figure 16: Total Property and Business Tax Levy Per Person in 2017 - Calgary Region.....	18

Table 11: Total Property and Business Tax Levy Per Person in 2017 (Selected Canadian Cities).....	19
Table 12: Total Property and Business Tax Levy Per Person in 2017 (Calgary Region)	19

List of Figures and Tables *(continued)*

F. Proportion of Property Tax Load Paid by Residential Properties

Figure 17: Residential Property Tax as Percent of Total Tax Levy in 2017 - Selected Canadian Cities	20
Figure 18: Residential Property Tax as Percent of Total Tax Levy in 2017 - Calgary Region.....	20

G. Average Monthly Utility Charges

Figure 19: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2017 - Selected Canadian Cities.....	21
Figure 20: Average Monthly Utility Charges for a Representative Bungalow/Two-Storey House in 2017 - Calgary Region	21

Table 13: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2017 (Selected Canadian Cities).....	22
Table 14: Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2017 (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 2017 - Selected Canadian Cities.....	23
Figure 22: Combined Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2017 - Calgary Region.....	23
Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017 - Selected Canadian Cities.....	24
Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017 - Calgary Region	24

Table 15: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2017 (Selected Canadian Cities).....	25
Table 16: Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2017 (Calgary Region).....	25
Table 17: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017 (Selected Canadian Cities).....	26
Table 18: Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017 (Calgary Region)	26

I. Combined Net Property Tax and Utility Charges

Figure 25: Net Property Tax and Utility Charges for a Representative Bungalow House in 2017 - Selected Canadian Cities.....	27
Figure 26: Net Property Tax and Utility Charges for a Representative Bungalow House in 2017 - Calgary Region.....	27
Figure 27: Net Property Tax and Utility Charges for a Representative Two-Storey House in 2017 - Selected Canadian Cities.....	28
Figure 28: Net Property Tax and Utility Charges for a Representative Two-Storey House in 2017 - Calgary Region	28

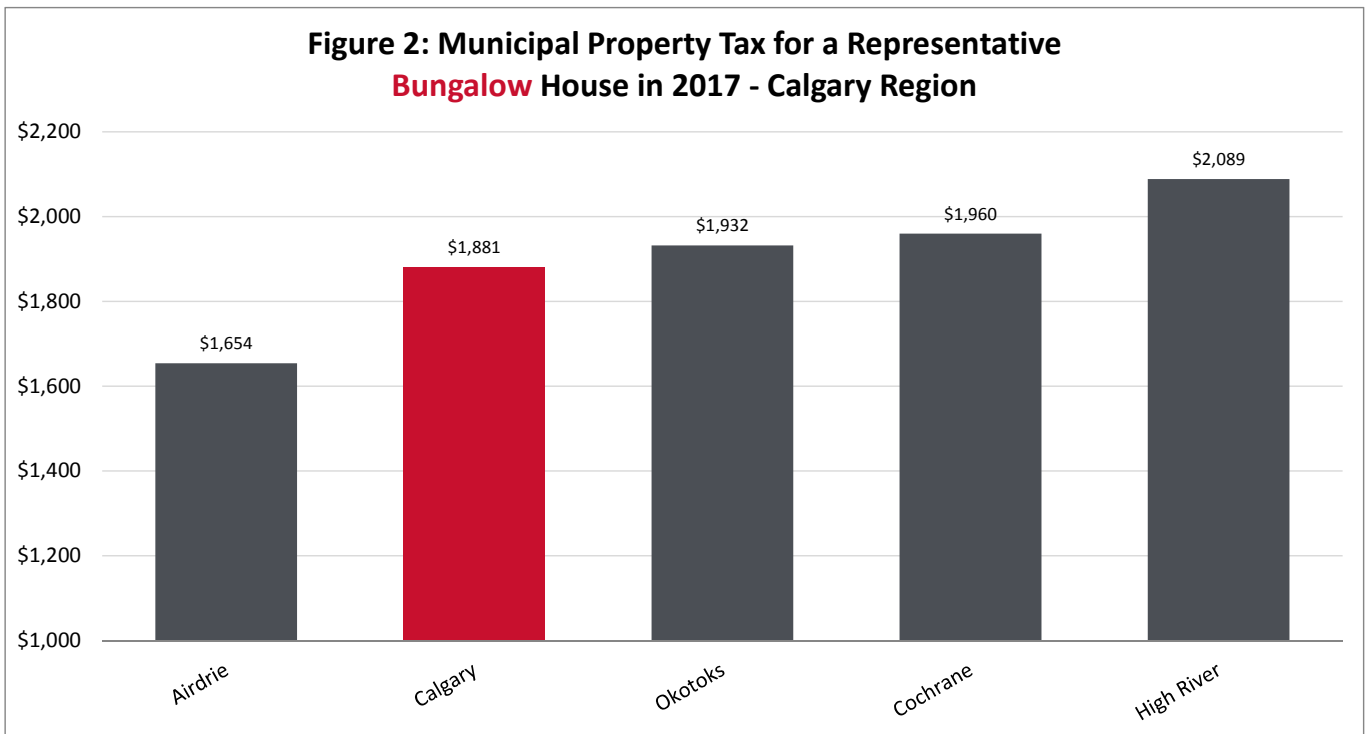
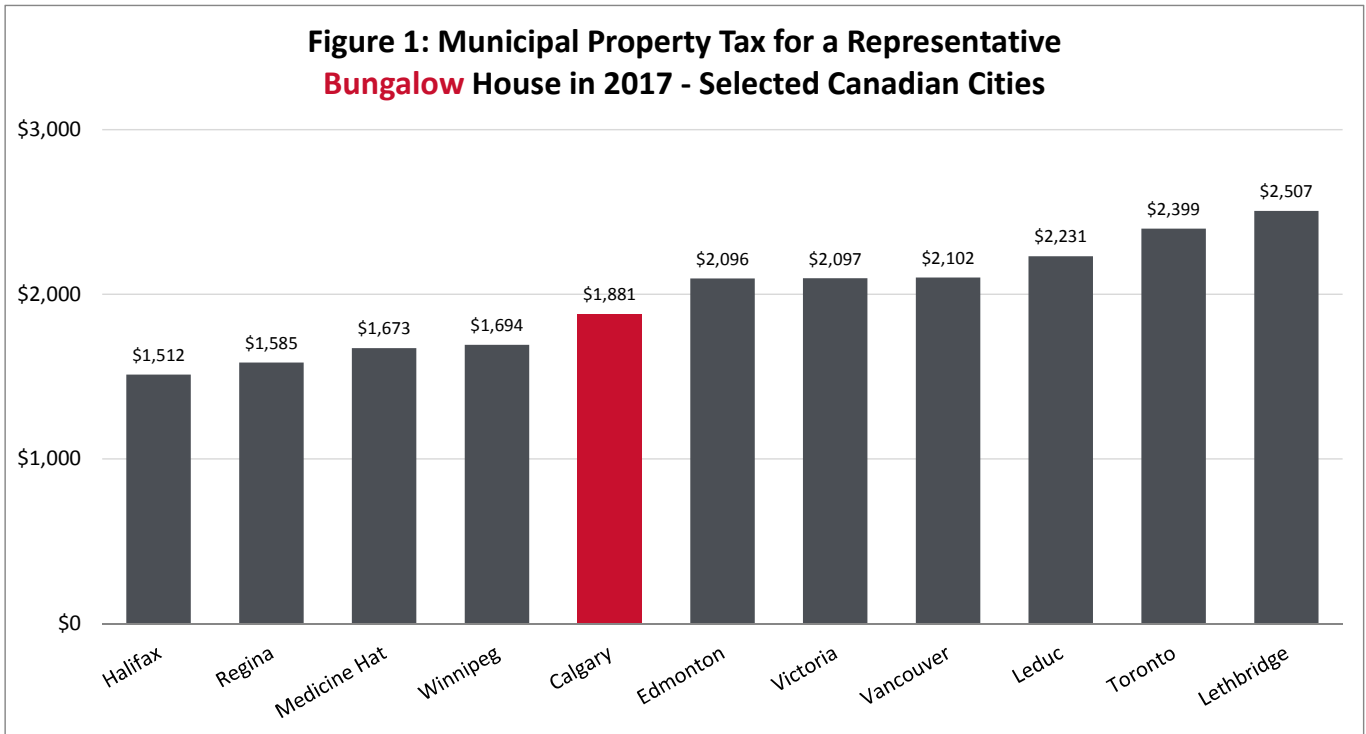
Table 19: Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2017 (Selected Canadian Cities).....	29
Table 20: Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2017 (Calgary Region)	29

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

Figure 29: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2017 - Selected Canadian Cities.....	30
Figure 30: Combined Average Property Tax and Utility Charges for All Single Detached Houses in 2017 - Calgary Region.....	30

Table 21: Average Property Tax and Utility Charges for All Single Detached Houses in 2017 (Selected Canadian Cities).....	31
Table 22: Average Property Tax and Utility Charges for All Single Detached Houses in 2017 (Calgary Region).....	31

A. Municipal Property Tax



2017 Residential Property Taxes and Utility Charges Survey

Figure 3: Municipal Property Tax for a Representative Two-Storey House in 2017 - Selected Canadian Cities

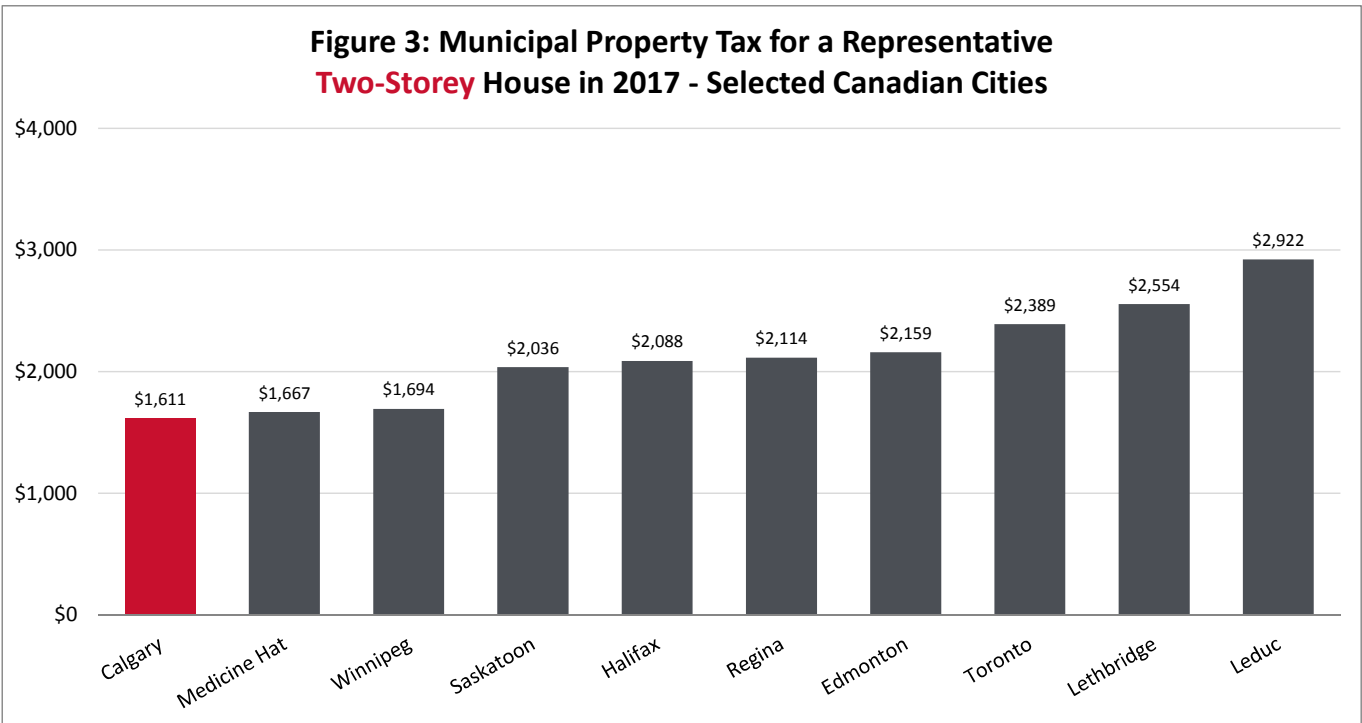
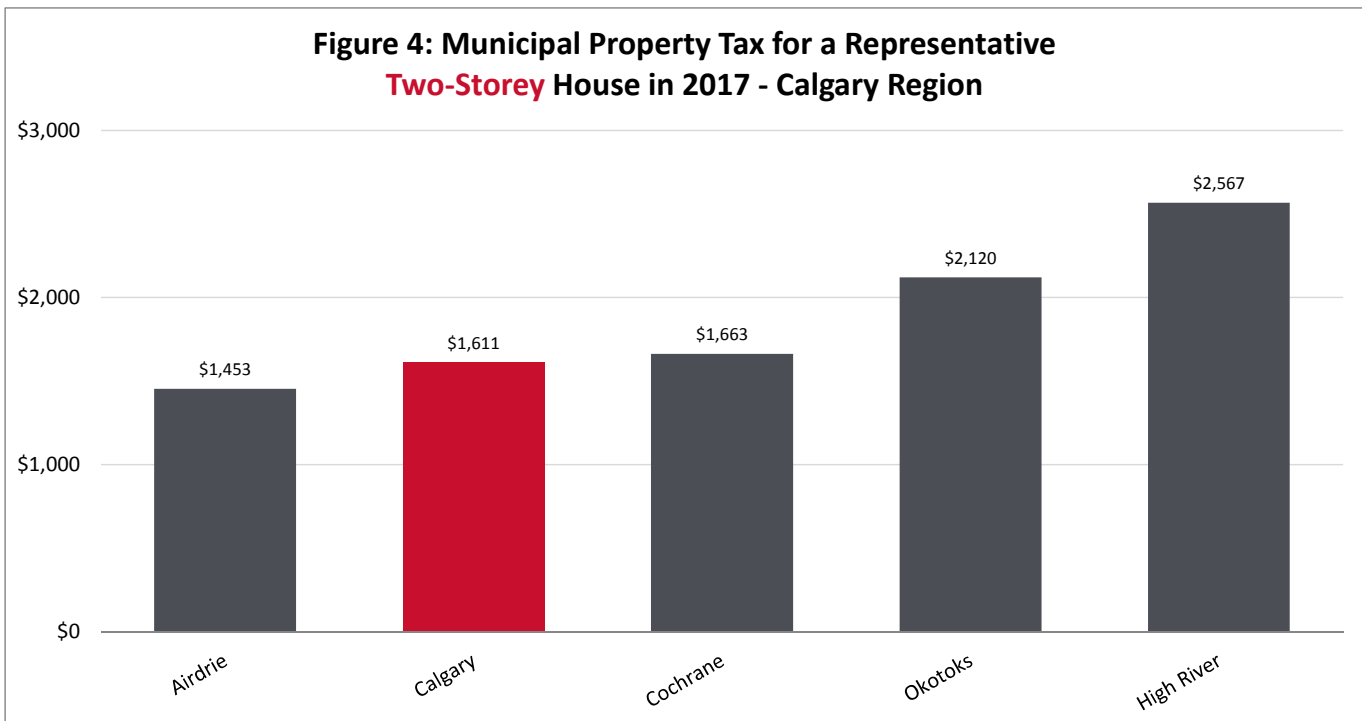
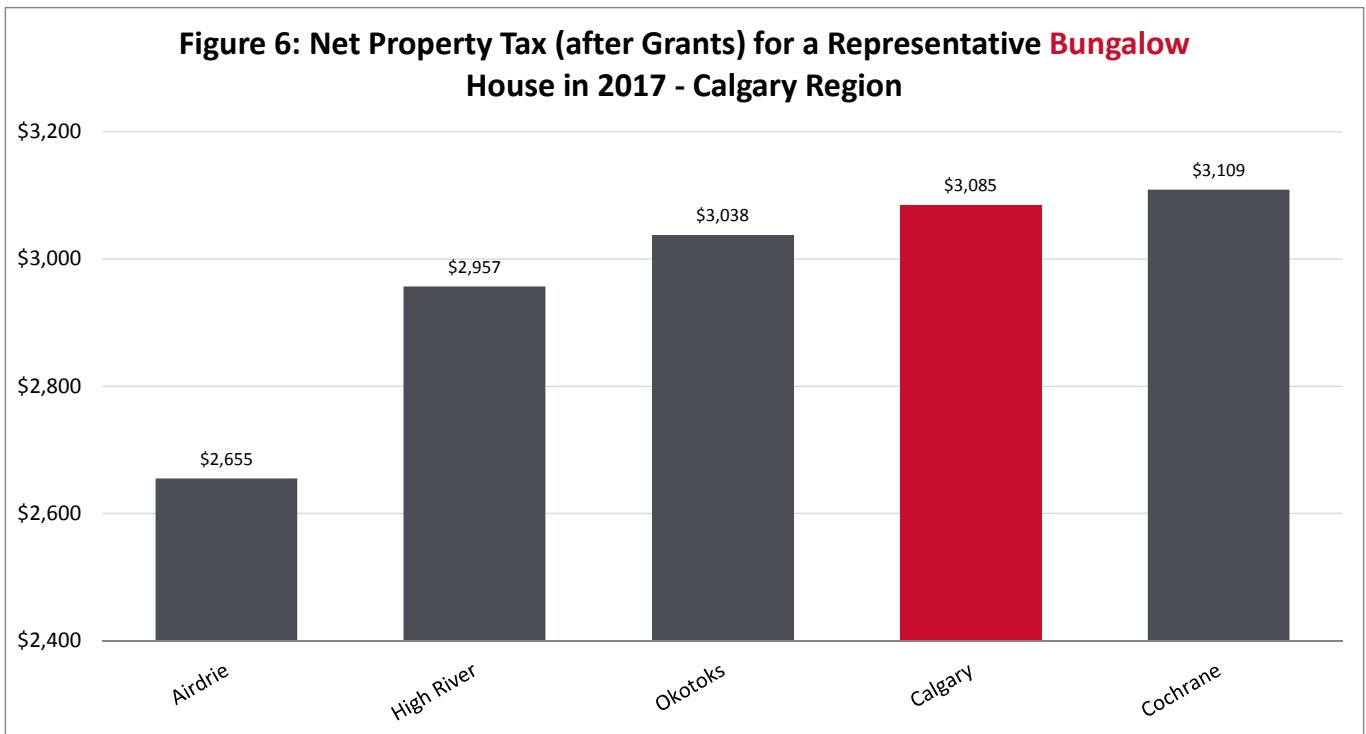
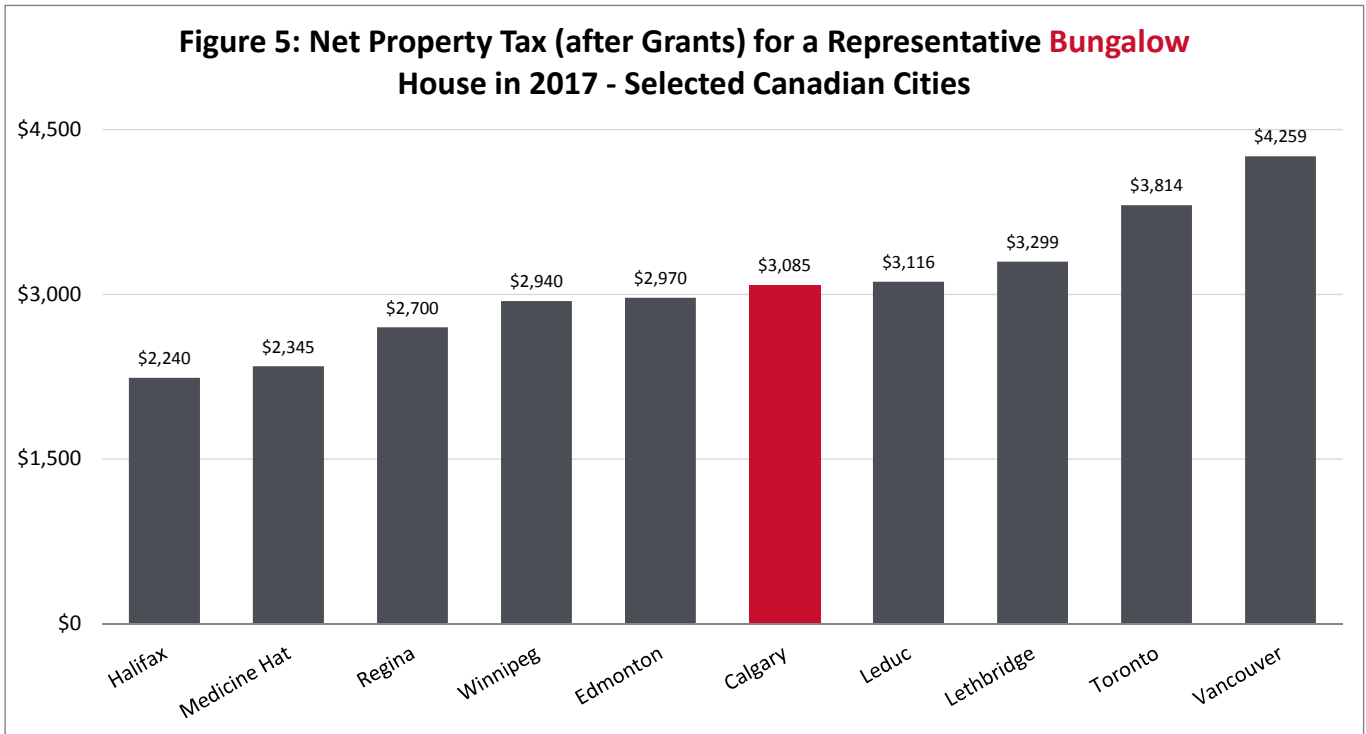


Figure 4: Municipal Property Tax for a Representative Two-Storey House in 2017 - Calgary Region



B. Net Property Tax (Total Property Tax less Grants to Homeowners)



2017 Residential Property Taxes and Utility Charges Survey

Figure 7: Net Property Tax (after Grants) for a Representative Two-Storey House in 2017 - Selected Canadian Cities

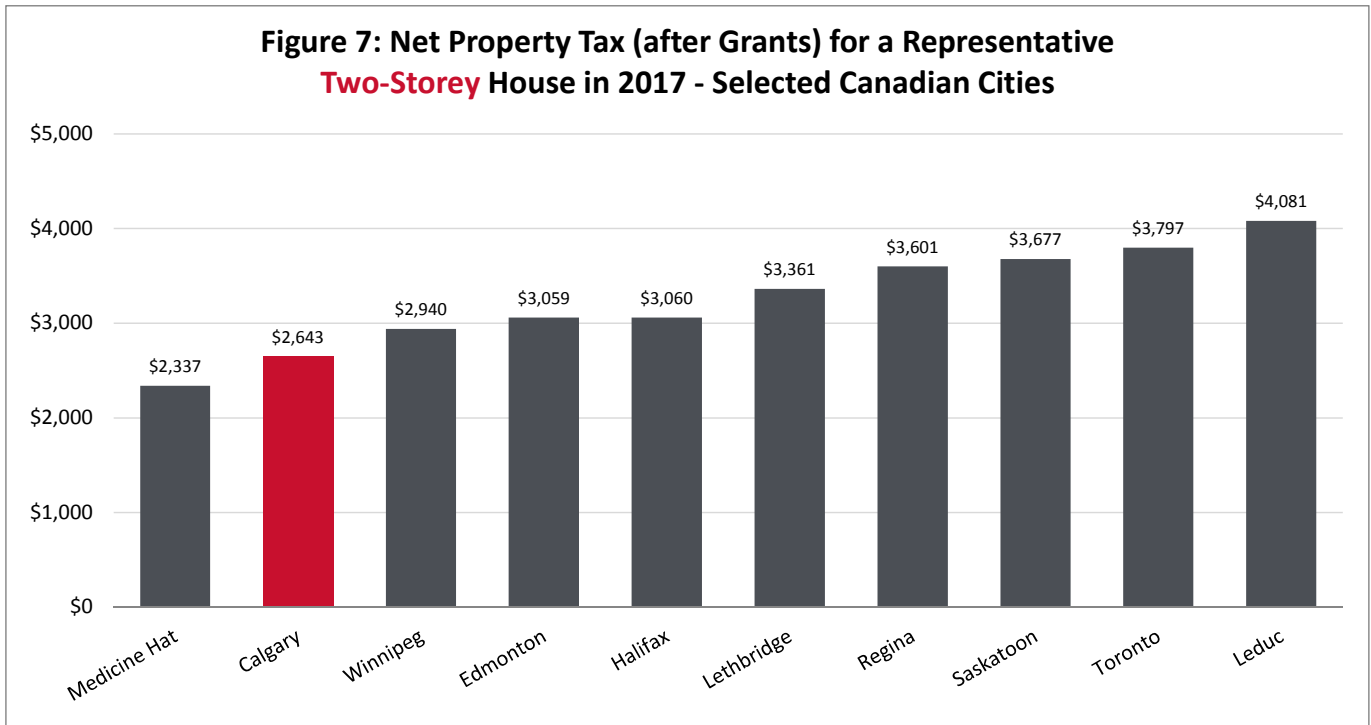
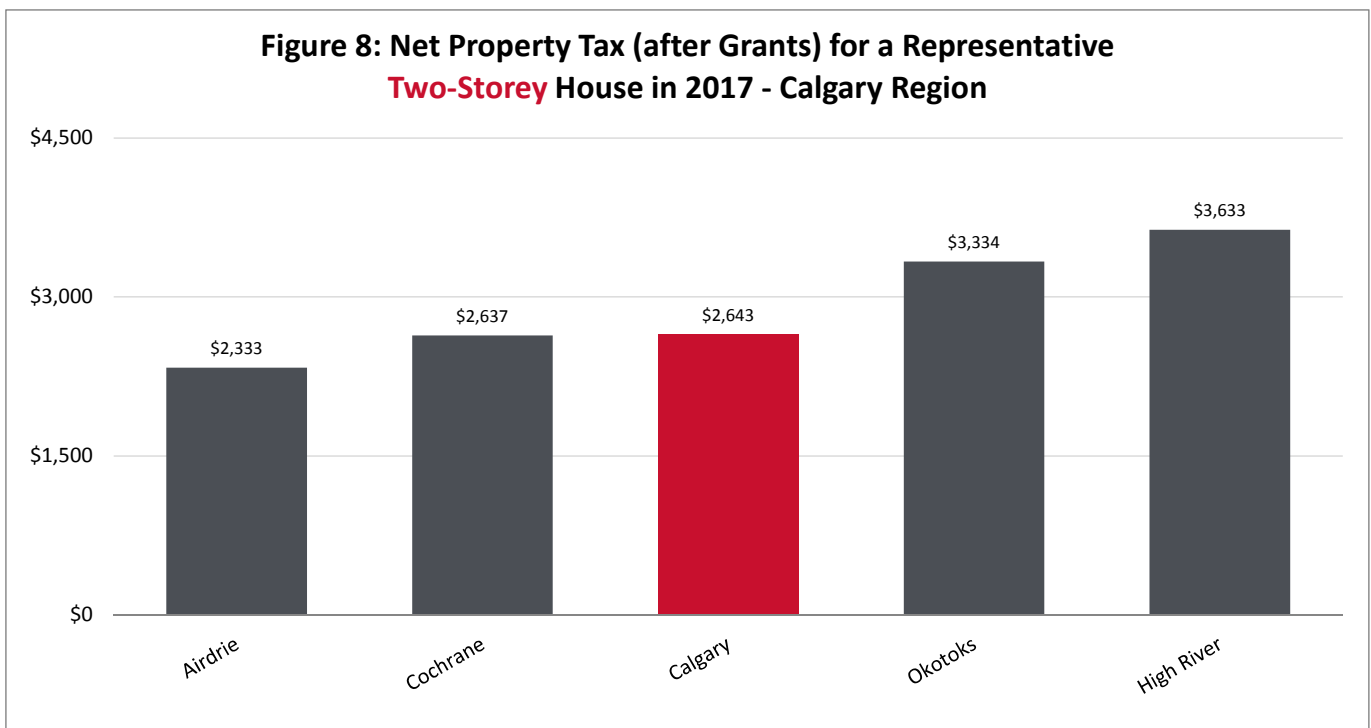


Figure 8: Net Property Tax (after Grants) for a Representative Two-Storey House in 2017 - Calgary Region



2017 Residential Property Taxes and Utility Charges Survey

Table 1
Comparative Property Tax Levy on a Representative Bungalow House in 2017
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy	
Leduc	2,231	875	10	3,116	7
Lethbridge	2,507	753	39	3,299	8
Medicine Hat	1,673	646	26	2,345	2
Saskatoon	N/A	N/A	N/A	N/A	N/A
Regina	1,585	962	153	2,700	3
Winnipeg	1,694	1,246	0	2,940	4
Halifax	1,512	646	82	2,240	1
Vancouver	2,102	1,634	523	4,259	10
Calgary	1,881	1,204	0	3,085	6
Edmonton	2,096	873	0	2,970	5
Toronto	2,399	1,415	0	3,814	9
Victoria	2,097	N/A	N/A	N/A	N/A
Average	1,980*	1,025 *	139*	3,077 *	-

* Average of those reporting

Table 2
Comparative Property Tax Levy on a Representative Bungalow House in 2017
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy	
Airdrie	1,654	986	15	2,655	1
Cochrane	1,960	1,131	18	3,109	5
High River	2,089	826	42	2,957	2
Calgary	1,881	1,204	0	3,085	4
Okotoks	1,932	987	119	3,038	3
Average	1,903	1,027	49*	2,969	-

* Average of those reporting

2017 Residential Property Taxes and Utility Charges Survey

Table 3
Comparative Property Tax Levy on a Representative Two-Storey House in 2017
(Selected Canadian Cities)
(dollars)

City	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy	
Leduc	2,922	1,146	13	4,081	10
Lethbridge	2,554	767	40	3,361	6
Medicine Hat	1,667	644	26	2,337	1
Saskatoon	2,036	1,430	211	3,677	8
Regina	2,114	1,283	204	3,601	7
Winnipeg	1,694	1,246	0	2,940	3
Halifax	2,088	862	110	3,060	5
Vancouver	N/A	N/A	N/A	N/A	N/A
Calgary	1,611	1,032	0	2,643	2
Edmonton	2,159	900	0	3,059	4
Toronto	2,389	1,408	0	3,797	9
Victoria	N/A	N/A	N/A	N/A	N/A
Average	2,123*	1,072 *	101 *	3,256 *	-

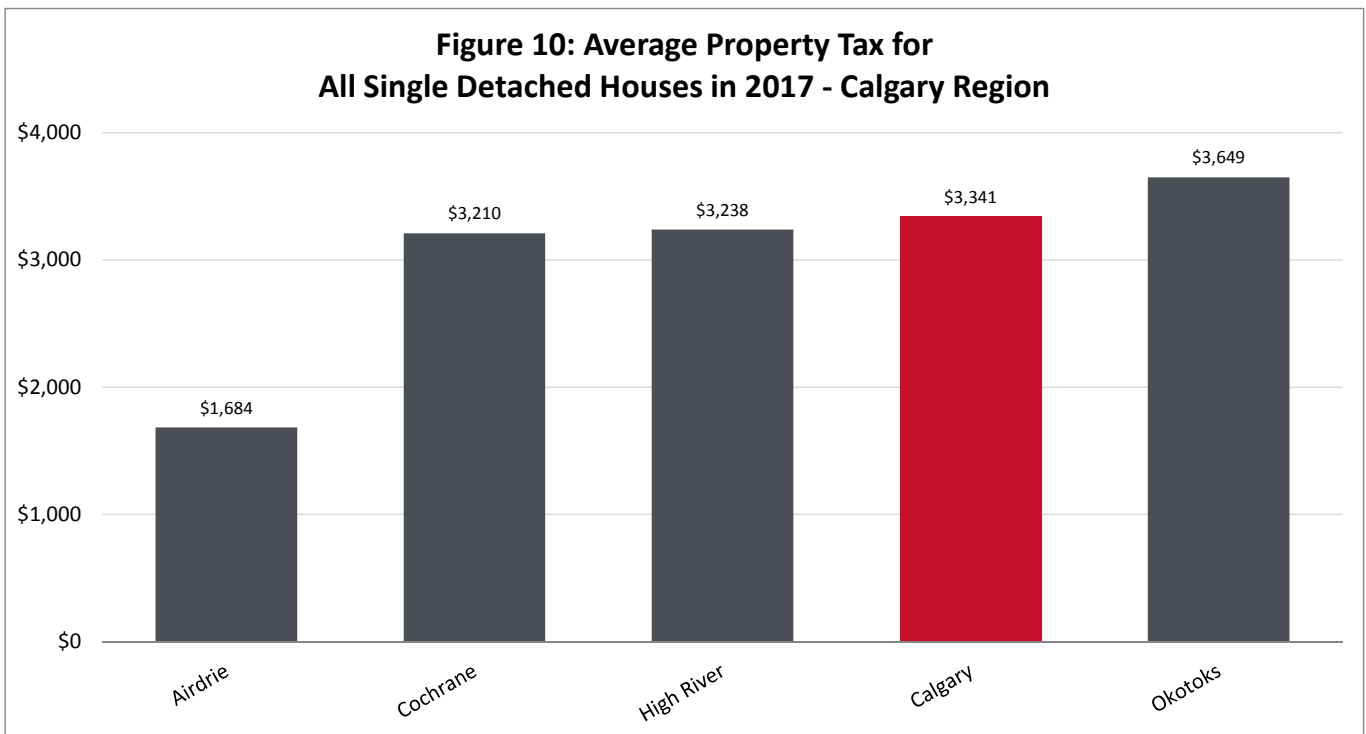
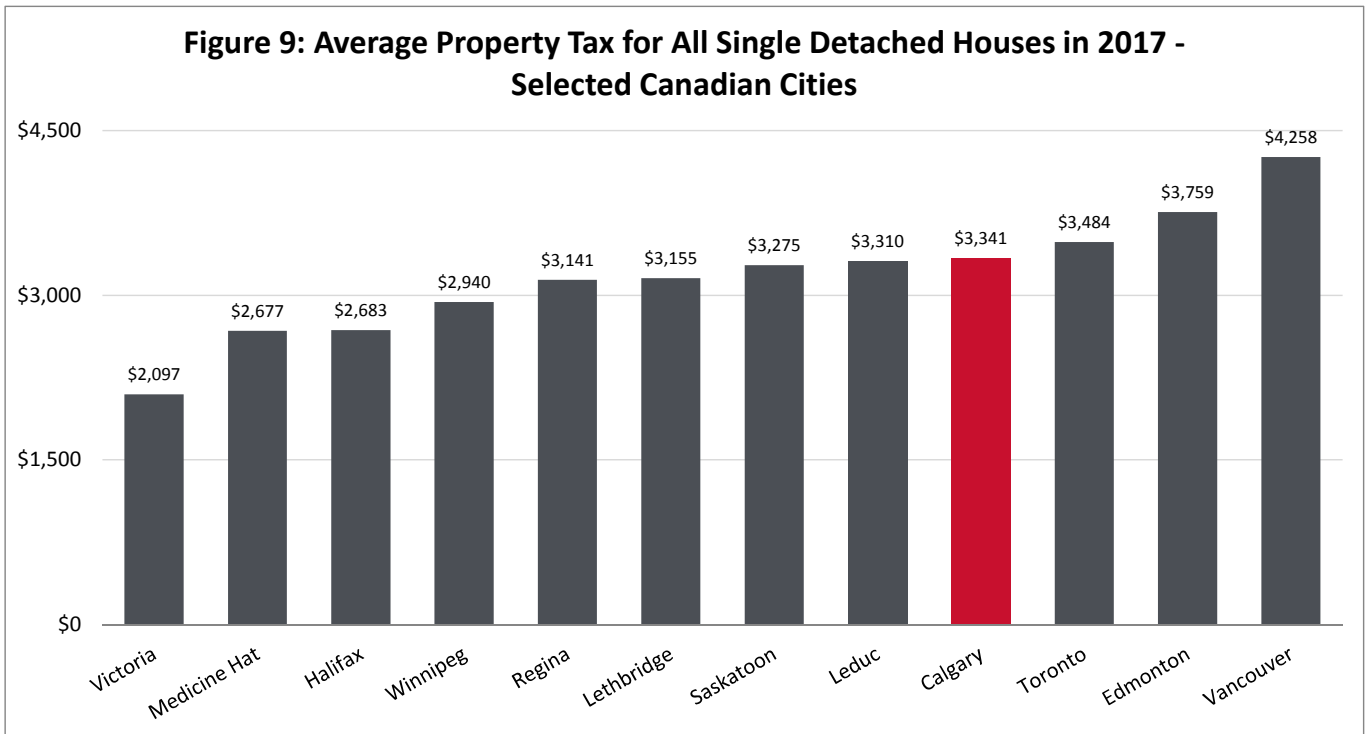
* Average of those reporting

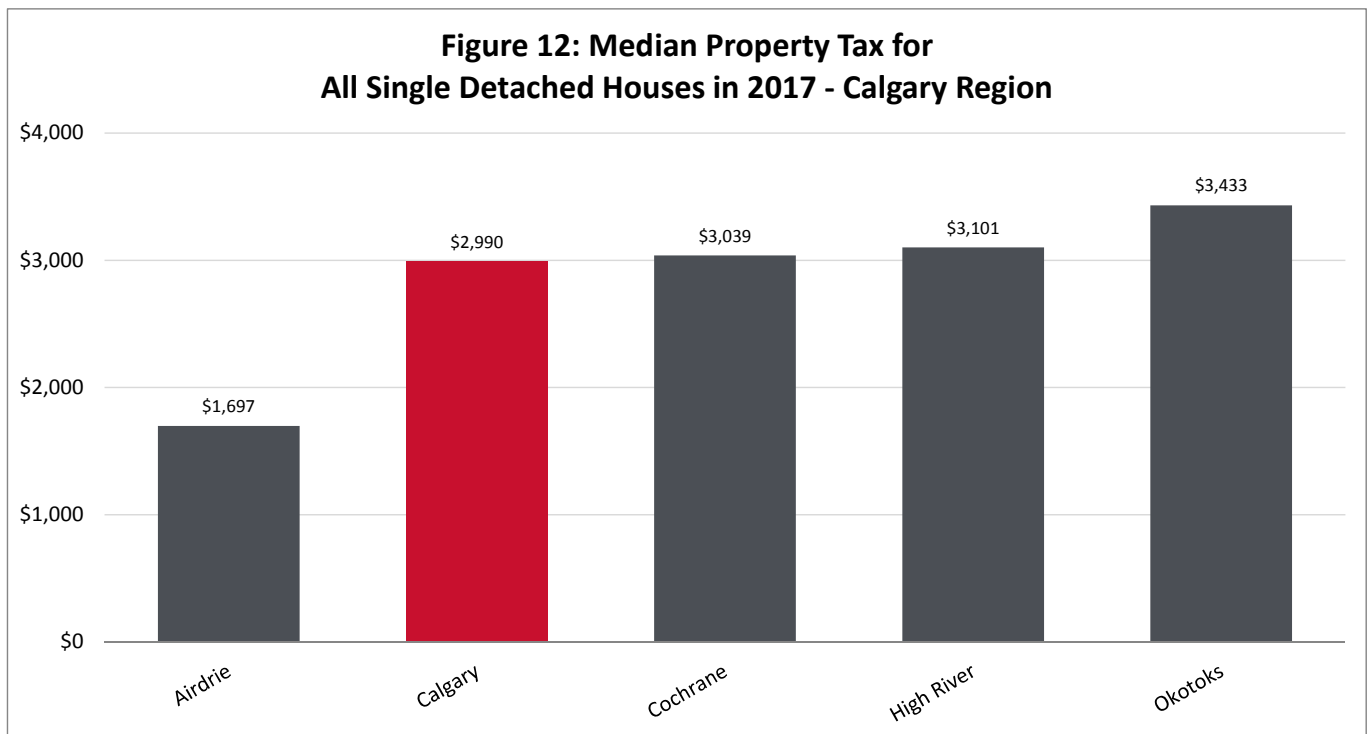
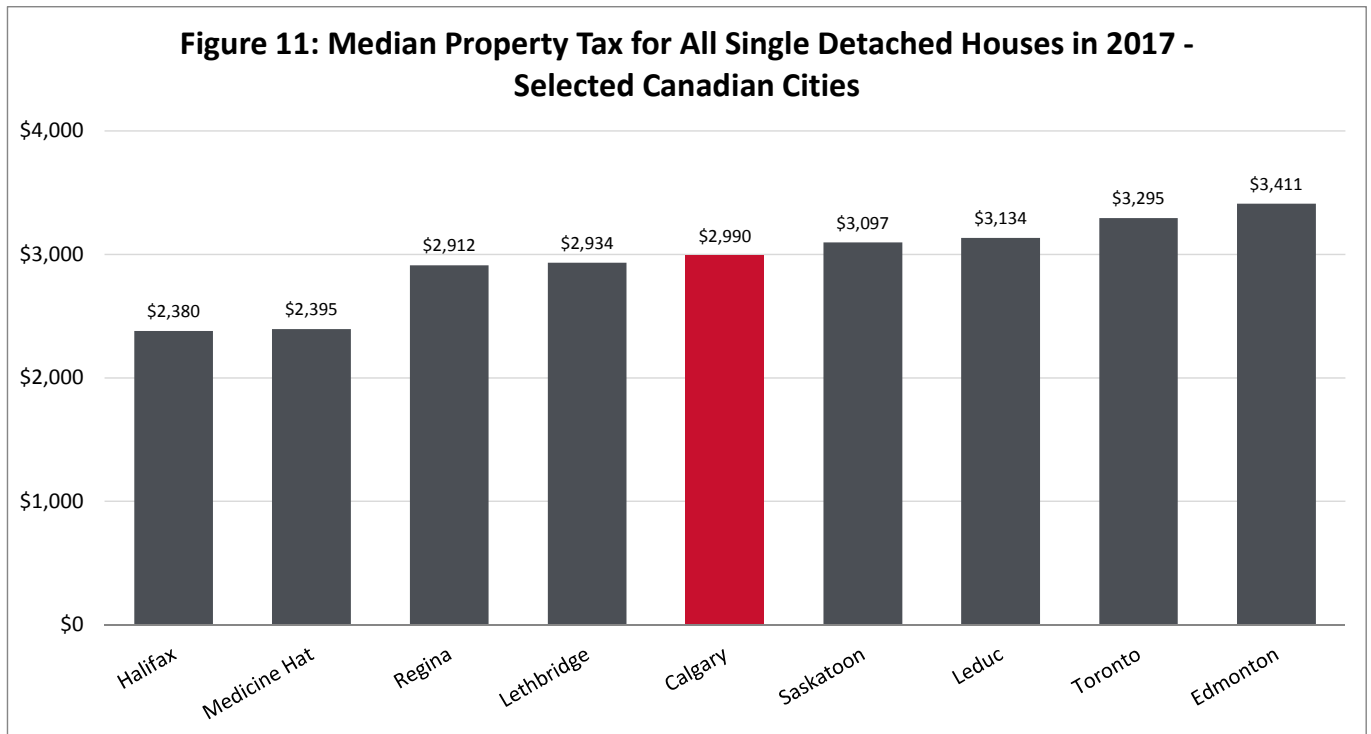
Table 4
Comparative Property Tax Levy on a Representative Two-Storey House in 2017
(Calgary Region)
(dollars)

Calgary Region	Property Tax Levy				Rank
	Municipal	School	Other	Net Property Tax Levy	
Airdrie	1,453	866	13	2,333	1
Cochrane	1,663	959	15	2,637	2
High River	2,567	1,015	51	3,633	5
Calgary	1,611	1,032	0	2,643	3
Okotoks	2,120	1,083	131	3,334	4
Average	1,883	991	52 *	2,916	-

* Average of those reporting

C. Total Property Tax (Average and Median)





2017 Residential Property Taxes and Utility Charges Survey

Table 5
Average Property Tax and Median Property Tax for All Single Detached Houses in 2017
(Selected Canadian Cities)
(dollars)

City	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Leduc	3,310	8	3,134	7
Lethbridge	3,155	6	2,934	4
Medicine Hat	2,677	2	2,395	2
Saskatoon	3,275	7	3,097	6
Regina	3,141	5	2,912	3
Winnipeg	2,940	4	N/A	N/A
Halifax	2,683	3	2,380	1
Vancouver	4,258	12	N/A	N/A
Calgary	3,341	9	2,990	5
Edmonton	3,759	11	3,411	9
Toronto	3,484	10	3,295	8
Victoria	2,097	1	N/A	N/A
Average	3,177	-	2,950*	-

* Average of those reporting

Table 6
Average Property Tax and Median Property Tax for All Single Detached Houses in 2017
(Calgary Region)
(dollars)

Calgary Region	Average Tax		Median Tax	
	Tax Levy	Rank	Tax Levy	Rank
Airdrie	1,684	1	1,697	1
Cochrane	3,210	2	3,039	3
High River	3,238	3	3,101	4
Calgary	3,341	4	2,990	2
Okotoks	3,649	5	3,433	5
Average	3,024	-	2,852	-

D. Total Property and Business Tax

Table 7
Total Property and Business Tax Levy in 2017
(Selected Canadian Cities)
(Thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Leduc	36,553	24,331	60,884	0	60,884	60.0	6
Lethbridge	108,056	60,218	168,274	210	168,484	64.1	10
Medicine Hat	62,275	31,816	94,091	0	94,091	66.2	11
Saskatoon	267,712	111,811	379,523	0	379,523	70.5	12
Regina	230,140	134,278	364,418	0	364,418	63.2	8
Winnipeg	815,589	407,961	1,223,550	57,886	1,281,436	63.6	9
Halifax	426,322	257,994	684,316	0	684,316	62.3	7
Vancouver	786,871	710,964	1,497,835	0	1,497,835	52.5	3
Calgary	1,342,588	1,203,428	2,546,016	96,777	2,642,793	50.8	1
Edmonton	984,115	884,433	1,868,549	0	1,868,549	52.7	4
Toronto	3,470,740	2,762,703	6,233,443	0	6,233,443	55.7	5
Victoria	100,999	97,710	198,709	0	198,709	50.8	2
Average	719,330 *	557,304	1,276,634	51,624 *	1,289,540	59.4 *	-

* Average of those reporting

Table 8
Total Property and Business Tax Levy in 2017
(Calgary Region)
(Thousands of dollars)

Calgary Region	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-residential	Total				
Airdrie	58,910	19,123	78,033	0	78,033	75.5	2
Cochrane	32,468	5,560	38,028	0	38,028	85.4	5
High River	14,990	4,118	19,108	0	19,108	78.5	3
Calgary	1,342,588	1,203,428	2,546,016	96,777	2,642,793	50.8	1
Okotoks	35,691	6,234	41,925	15	41,940	85.1	4
Average	296,930	247,693	544,622	48,396 *	563,981	75.0	-

* Average of those reporting

2017 Residential Property Taxes and Utility Charges Survey

Table 9
Total Property Tax Levy By Purposes in 2017
(Selected Canadian Cities)
(Thousands of dollars)

City	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Leduc	26,309	10,244	115	36,669	16,866	7,465	63	24,394
Lethbridge	82,622	24,176	1,258	108,056	50,794	9,097	326	60,218
Medicine Hat	44,597	16,994	684	62,275	25,709	5,933	174	31,816
Saskatoon	161,831	105,856	16,772	284,459	56,013	55,798	5,808	117,619
Regina	143,274	86,887	13,822	243,983	78,289	55,989	7,758	142,036
Winnipeg	397,314	418,276	0	815,589	159,591	248,370	0	407,961
Halifax	290,504	135,818	0	426,322	225,504	31,900	2,218	259,622
Vancouver	388,450	398,421	0	786,871	335,038	375,926	0	710,964
Calgary	818,491	524,097	0	1,342,588	977,024	259,404	0	1,236,428
Edmonton	694,768	289,347	107,155	1,091,270	723,906	160,527	0	884,433
Toronto	2,611,050	859,690	0	3,470,740	1,490,156	1,272,547	0	2,762,703
Victoria	63,810	37,189	0	100,999	61,101	36,609	2,431	100,142
Average	476,918	242,249	23,301 *	730,818	349,999	209,964	2,683 *	561,528

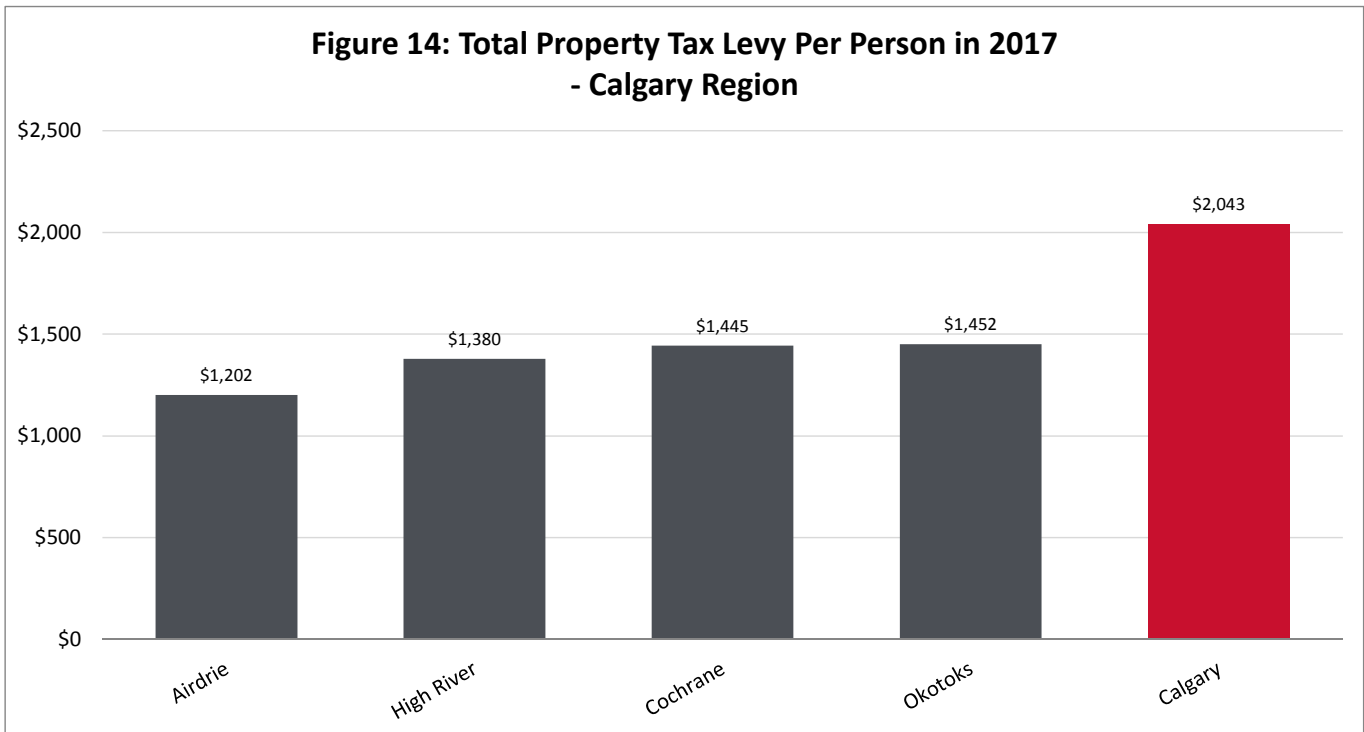
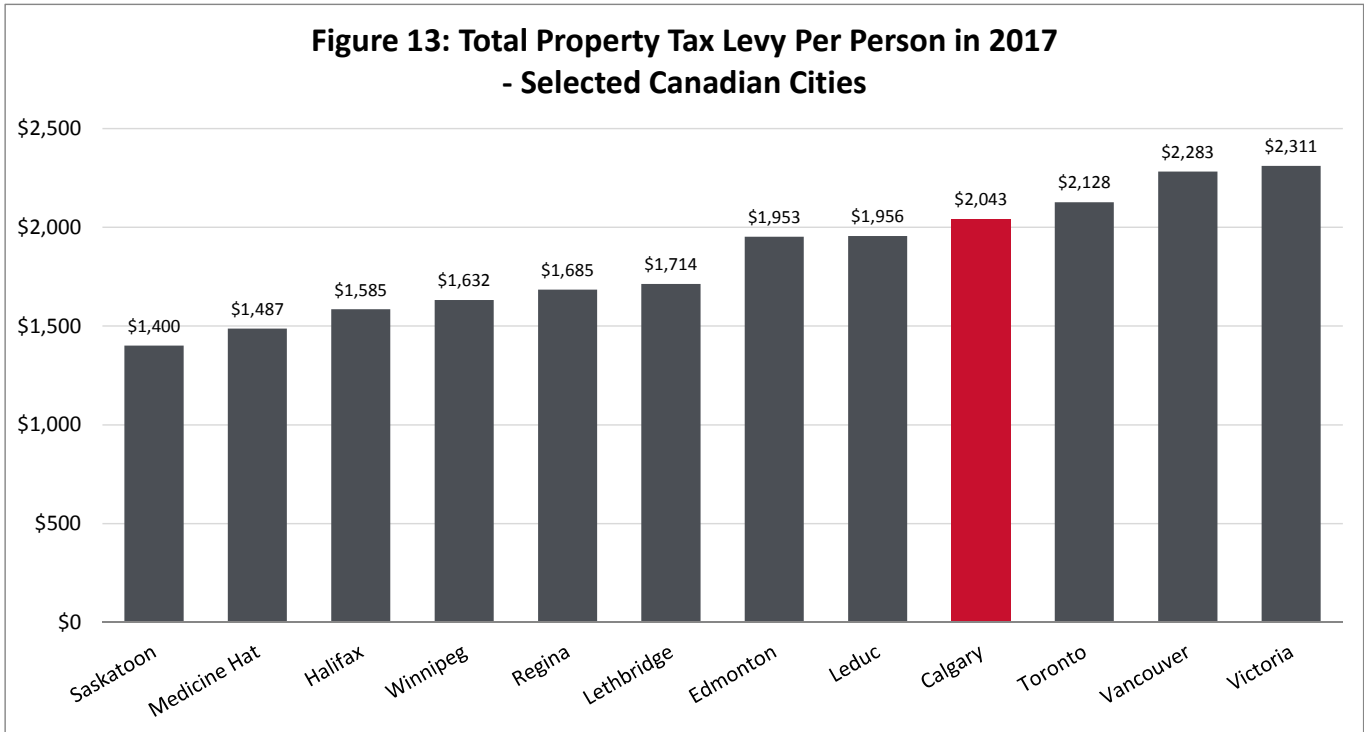
* Average of those reporting

Table 10
Total Property Tax Levy By Purposes in 2017
(Calgary Region)
(Thousands of dollars)

Calgary Region	Residential Property				Non-residential Property			
	Municipal	School	Other	Total	Municipal	School	Other	Total
Airdrie	36,531	21,965	400	58,897	13,412	5,978	0	19,390
Cochrane	20,550	11,918	0	32,468	3,586	1,974	0	5,560
High River	10,755	4,236	194	15,185	2,852	1,266	50	4,168
Calgary	818,491	524,097	0	1,342,588	977,024	259,404	0	1,236,428
Okotoks	22,958	11,167	1,566	35,691	3,712	2,522	0	6,234
Average	181,857	114,677	720 *	296,966	200,117	54,229	50	254,356

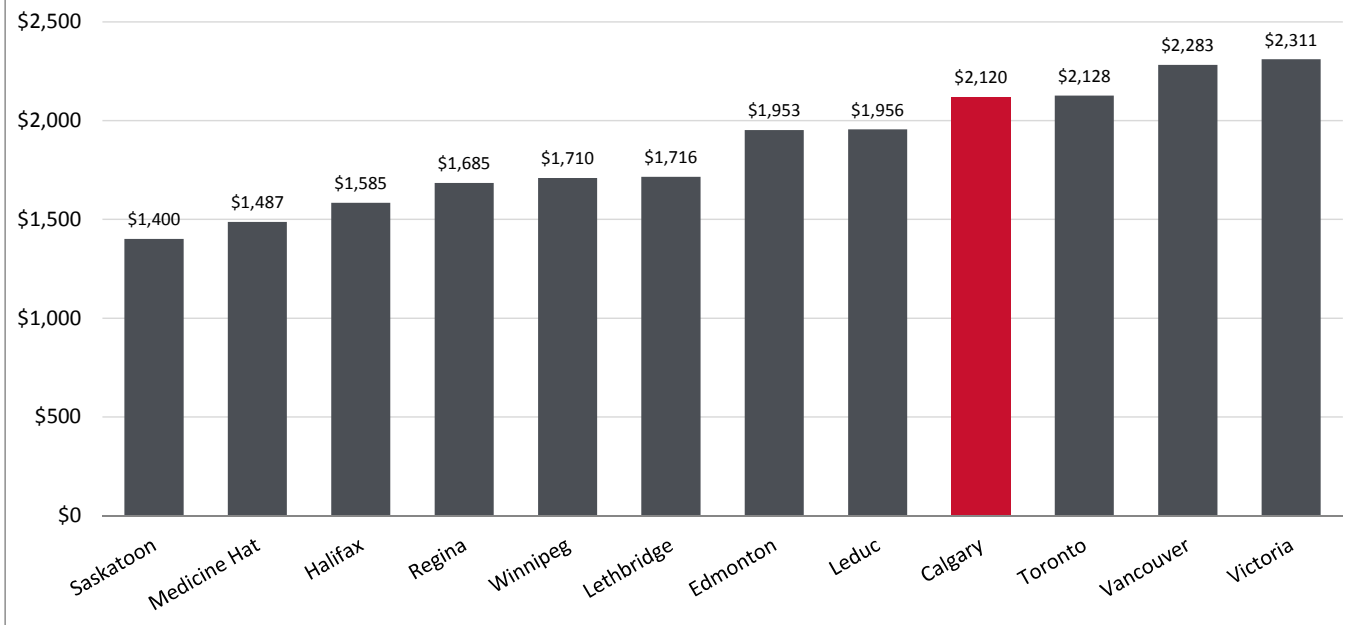
* Average of those reporting

E. Property and Business Tax Per Person

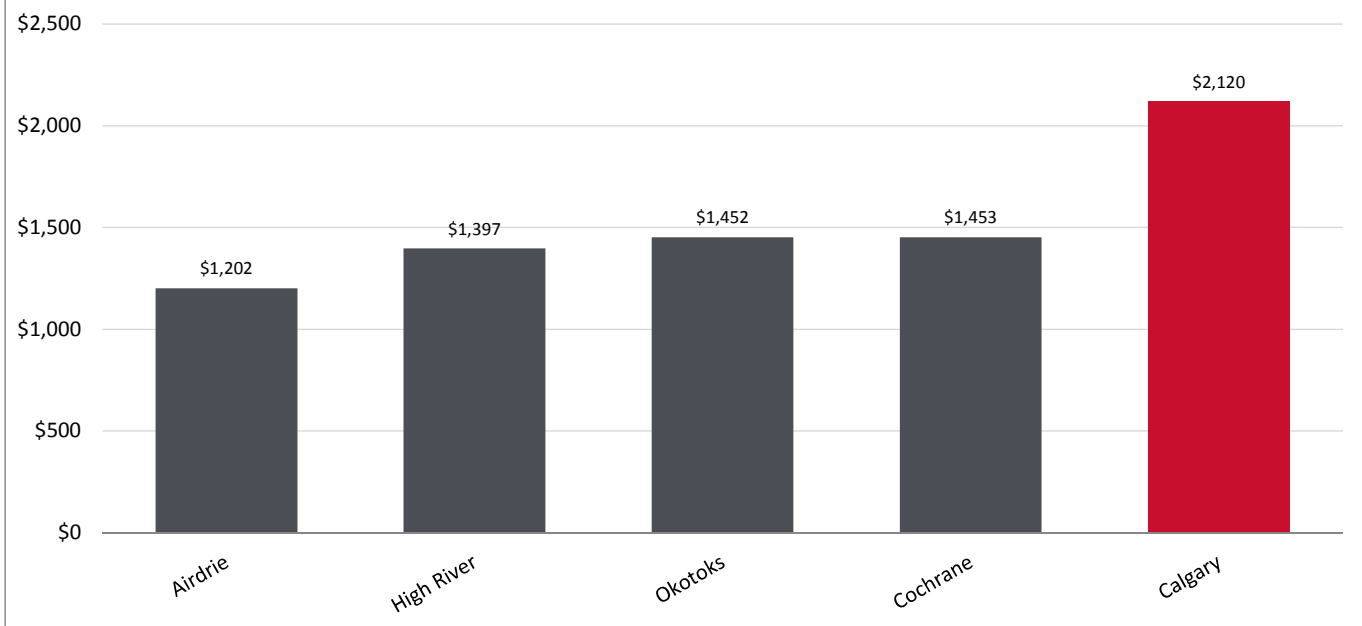


2017 Residential Property Taxes and Utility Charges Survey

**Figure 15: Total Property and Business Tax Levy Per Person in 2017
- Selected Canadian Cities**



**Figure 16: Total Property and Business Tax Levy
Per Person in 2017 - Calgary Region**



2017 Residential Property Taxes and Utility Charges Survey

Table 11
Total Property and Business Tax Levy Per Person in 2017
(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>			
Leduc	31,130	60,884	0	60,884	1,956	8	1,956	8
Lethbridge	98,198	168,274	210	168,484	1,714	6	1,716	6
Medicine Hat	63,260	94,091	0	94,091	1,487	2	1,487	2
Saskatoon	271,000	379,523	0	379,523	1,400	1	1,400	1
Regina	229,108	386,018	0	386,018	1,685	5	1,685	4
Winnipeg	749,500	1,223,550	57,886	1,281,436	1,632	4	1,710	5
Halifax	431,700	684,316	0	684,316	1,585	3	1,585	3
Vancouver	656,164	1,497,835	0	1,497,835	2,283	11	2,283	11
Calgary	1,246,337	2,546,016	96,777	2,642,793	2,043	9	2,120	9
Edmonton	956,615	1,868,549	0	1,868,549	1,953	7	1,953	7
Toronto	2,929,886	6,233,443	0	6,233,443	2,128	10	2,128	10
Victoria	85,972	198,709	0	198,709	2,311	12	2,311	12
Average	645,739	1,278,434	51,624 *	1,291,340	1,848	-	1,861	-

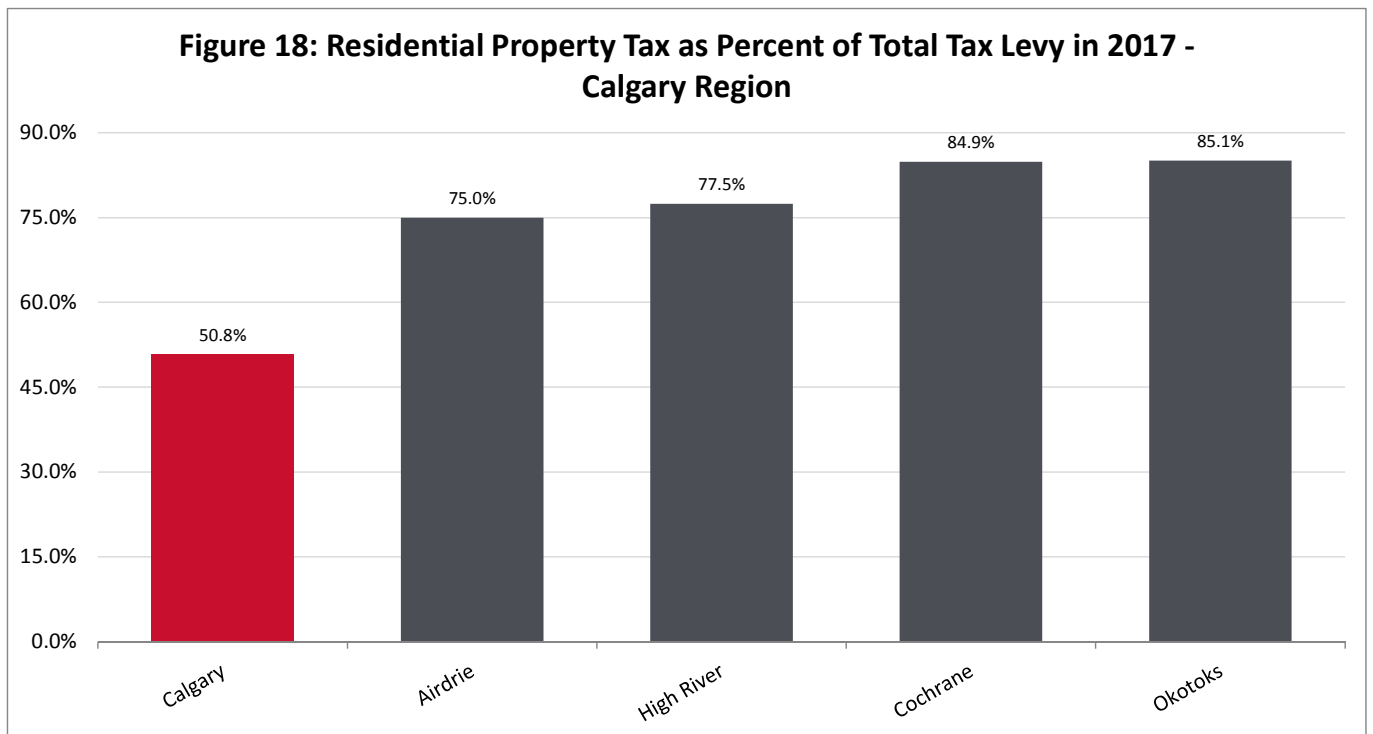
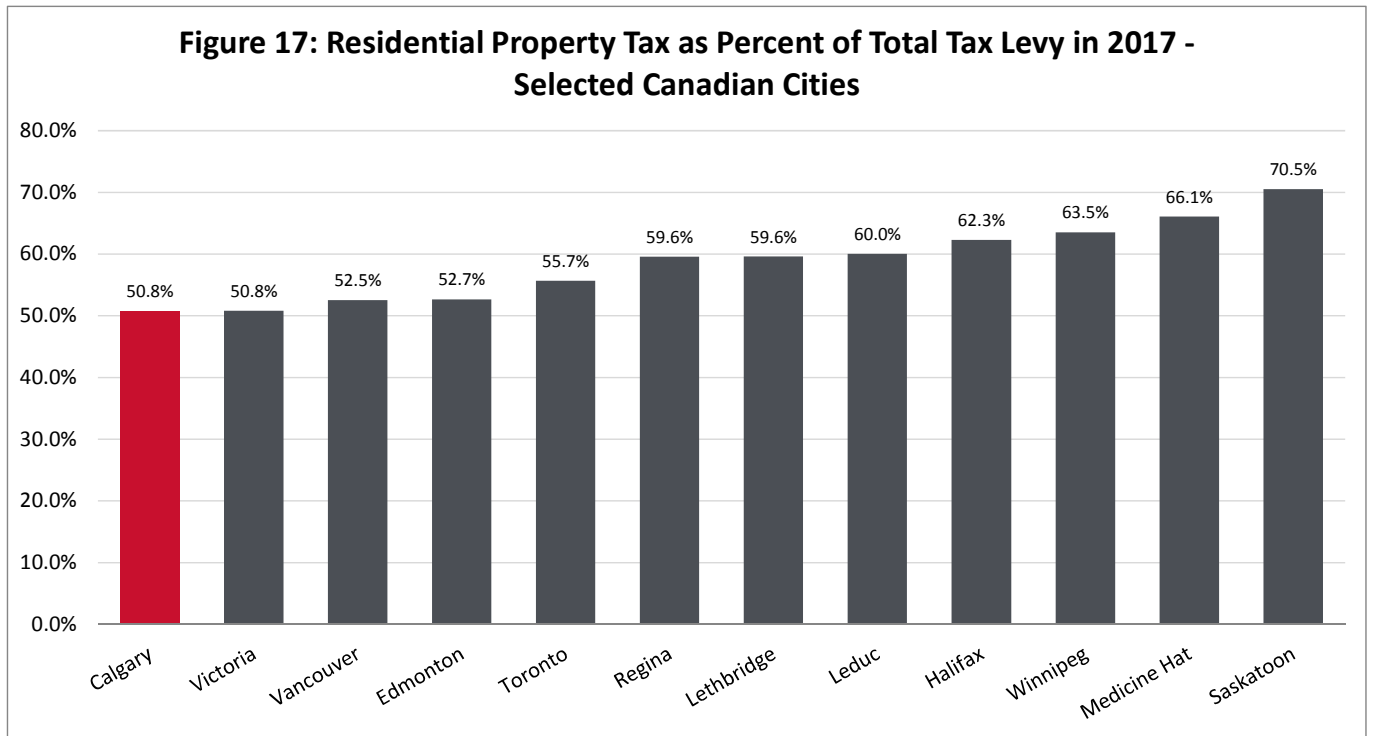
* Average of those reporting

Table 12
Total Property and Business Tax Levy Per Person in 2017
(Calgary Region)

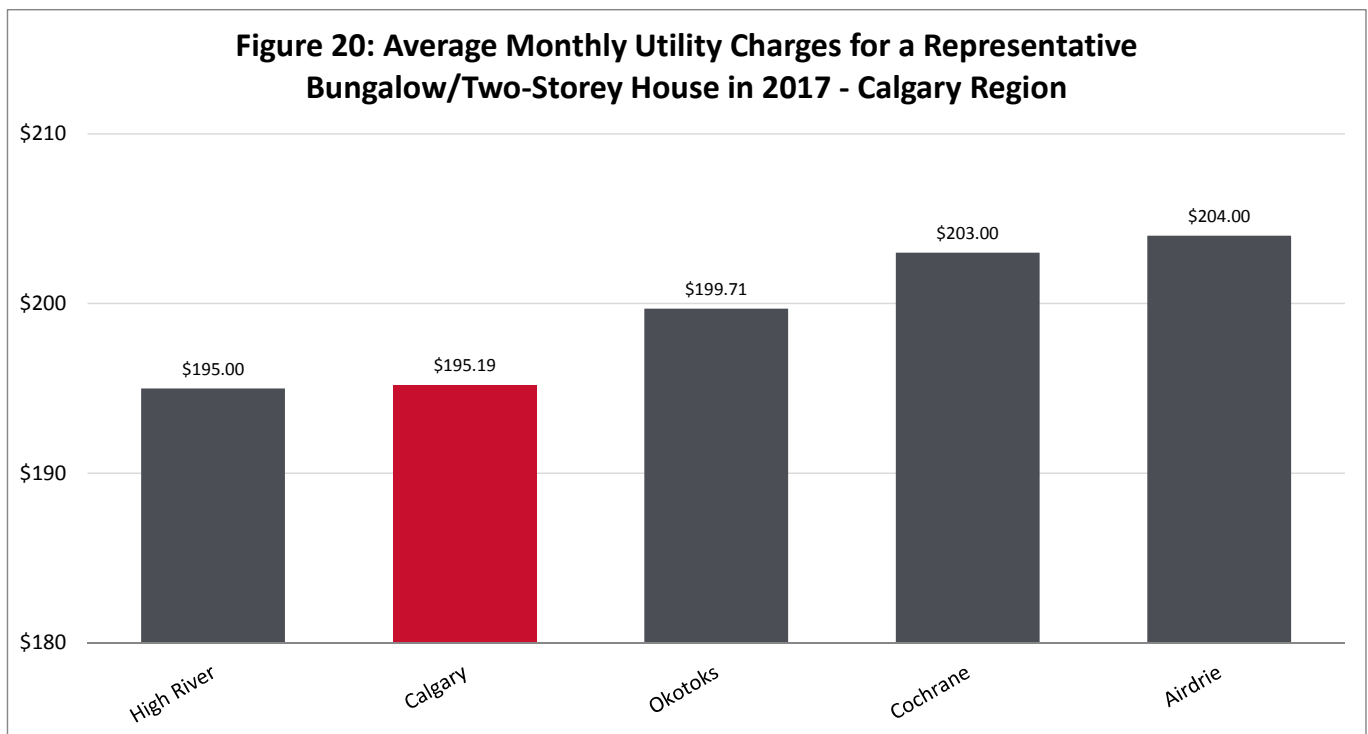
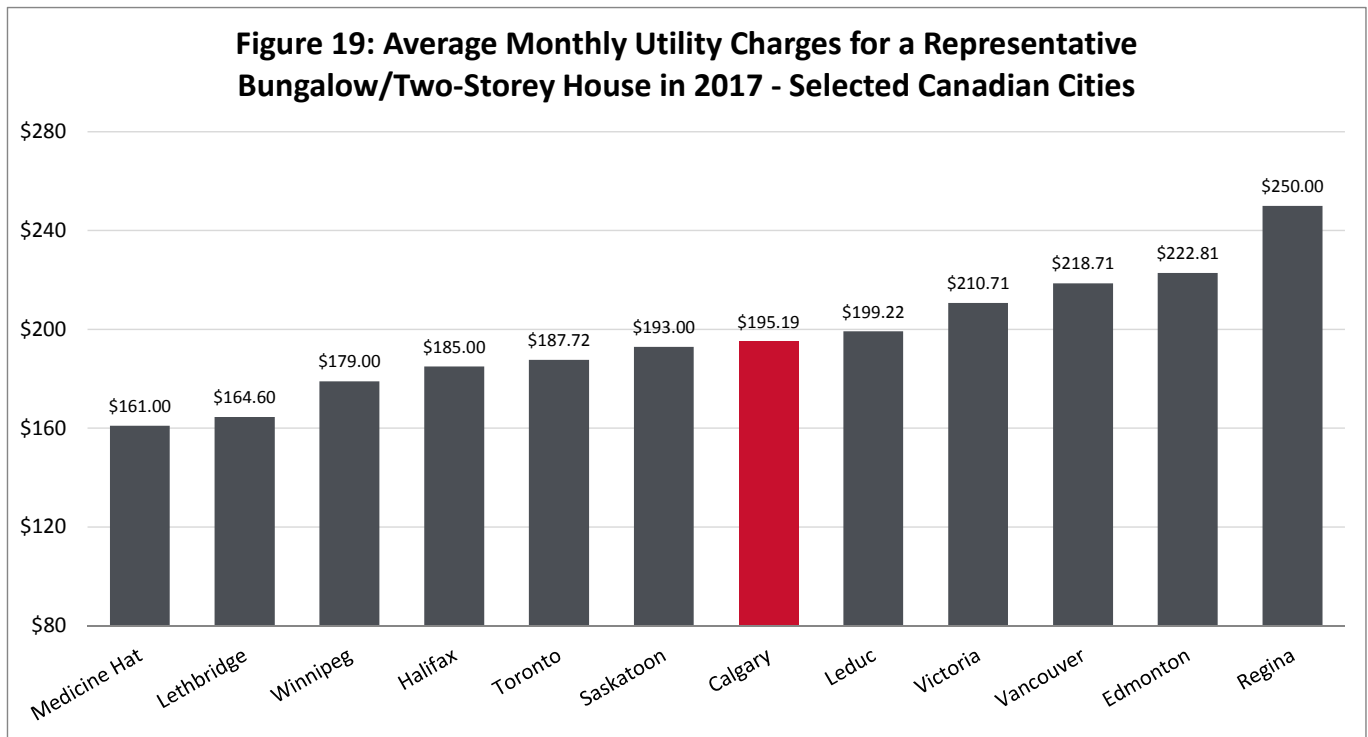
Calgary Region	Population	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		<i>(thousands of dollars)</i>			<i>(dollars)</i>			
Airdrie	64,933	78,033	0	78,033	1,202	1	1,202	1
Cochrane	26,320	38,028	0	38,028	1,445	3	1,445	3
High River	13,850	19,108	0	19,108	1,380	2	1,380	2
Calgary	1,246,337	2,546,016	96,777	2,642,793	2,043	5	2,120	5
Okotoks	28,881	41,925	15	41,940	1,452	4	1,452	4
Average	276,064	544,622	48,396 *	563,981	1,504	-	1,520	-

* Average of those reporting

F. Proportion of Property Tax Load Paid by Residential Properties



G. Average Monthly Utility Charges



2017 Residential Property Taxes and Utility Charges Survey

Table 13
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2017
(Selected Canadian Cities)
(dollars)

City	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Leduc	89.22	50.00	33.00	22.00	5.00	0.00	199.22	8
Lethbridge	86.97	33.60	25.32	15.12	0.00	3.59	164.60	2
Medicine Hat	56.00	45.00	36.00	18.00	0.00	6.00	161.00	1
Saskatoon	119.00	34.00	25.00	0.00	4.00	11.00	193.00	6
Regina	119.00	59.00	48.00	8.00	16.00	0.00	250.00	12
Winnipeg	57.00	42.00	52.00	0.00	0.00	28.00	179.00	3
Halifax	101.00	32.00	47.00	0.00	5.00	0.00	185.00	4
Vancouver	112.71	51.00	32.00	10.00	0.00	13.00	218.71	10
Calgary	70.04	48.79	49.14	4.90	14.02	8.30	195.19	7
Edmonton	76.32	45.96	44.79	44.90	10.84	0.00	222.81	11
Toronto	106.72	39.00	30.00	12.00	0.00	0.00	187.72	5
Victoria	112.71	35.00	35.00	18.00	10.00	0.00	210.71	9
Average	92.22	42.95	38.10	16.99*	9.27*	11.65*	197.25*	-

* Average of those reporting

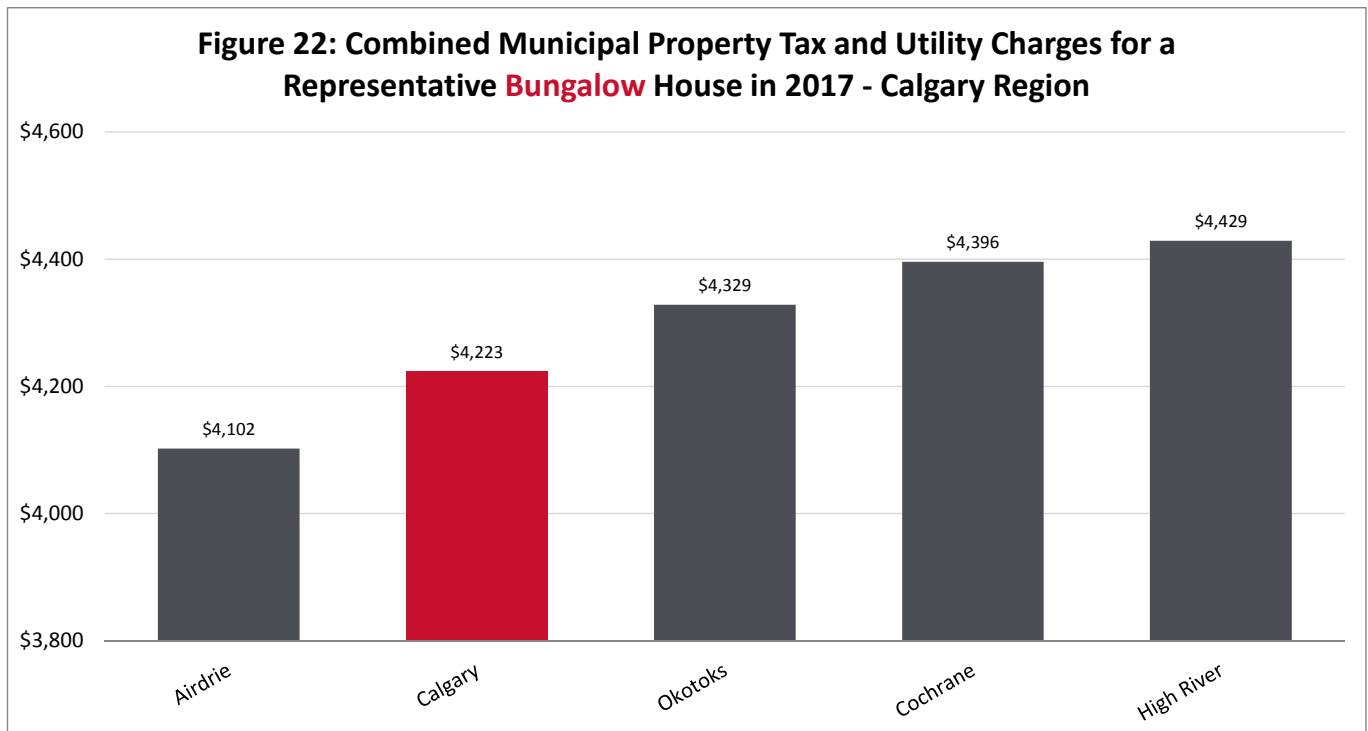
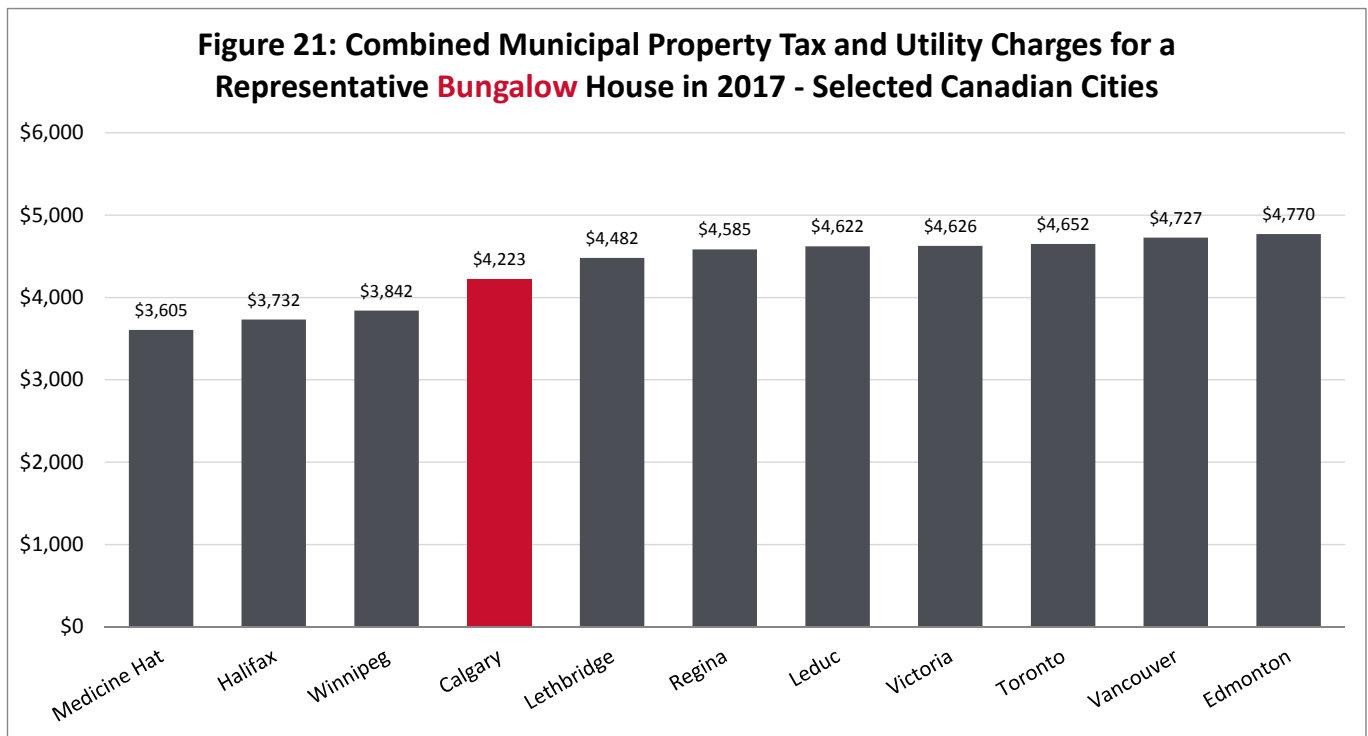
Table 14
Average Monthly Utility Charges for a Representative Bungalow / Two-Storey House in 2017
(Calgary Region)
(dollars)

Calgary Region	Power	Water	Sewer	Garbage	Land Drainage	Other Fees	Total	Rank
Airdrie	69.00	52.00	54.00	24.00	0.00	5.00	204.00	5
Cochrane	110.00	22.00	40.00	22.00	4.00	5.00	203.00	4
High River	113.00	25.00	40.00	11.00	3.00	3.00	195.00	1
Calgary	70.04	48.79	49.14	4.90	14.02	8.30	195.19	2
Okotoks	99.68	36.02	43.51	20.50 [†]	0.00	0.00	199.71	3
Average	92.34	36.76	45.33	16.48	7.01*	5.33	199.38*	-

[†] Combined Garbage, Organic and Recycling

* Average of those reporting

H. Combined Municipal Property Tax and Utility Charges



2017 Residential Property Taxes and Utility Charges Survey

Figure 23: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2017 - Selected Canadian Cities**

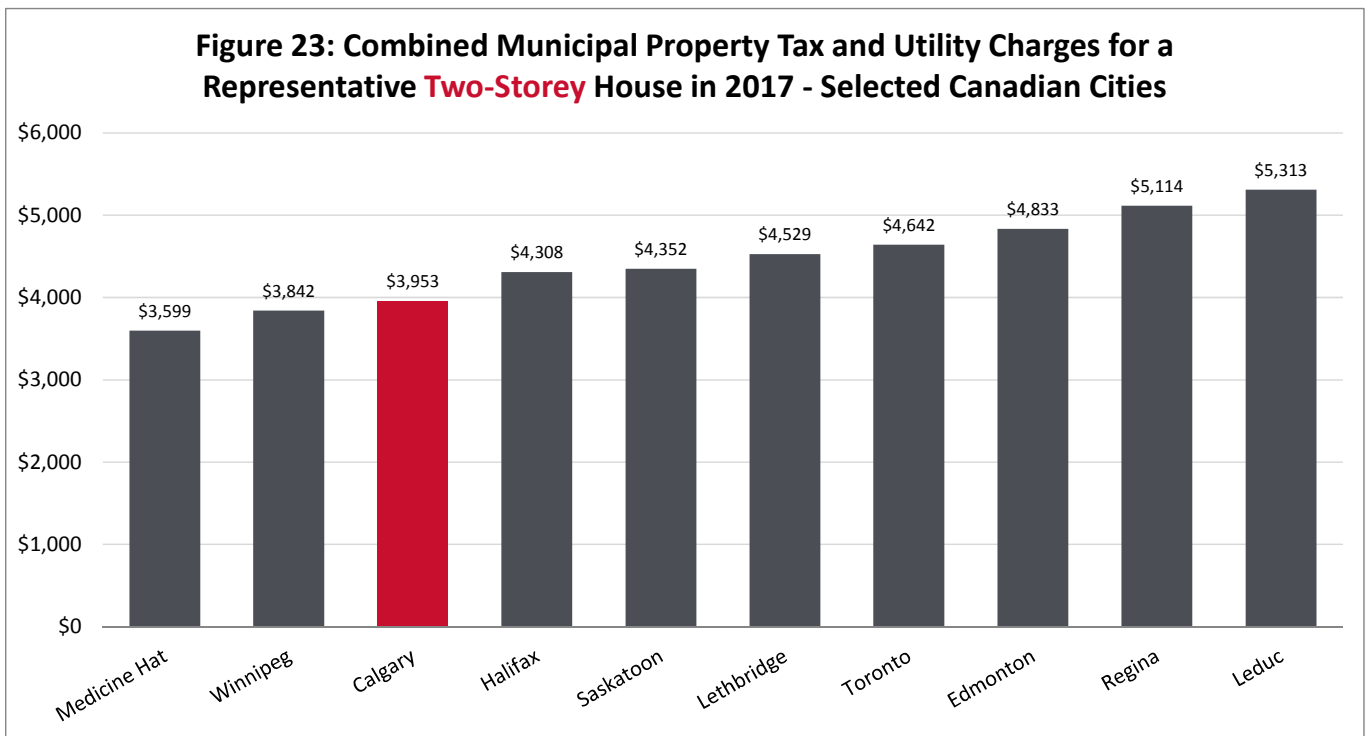
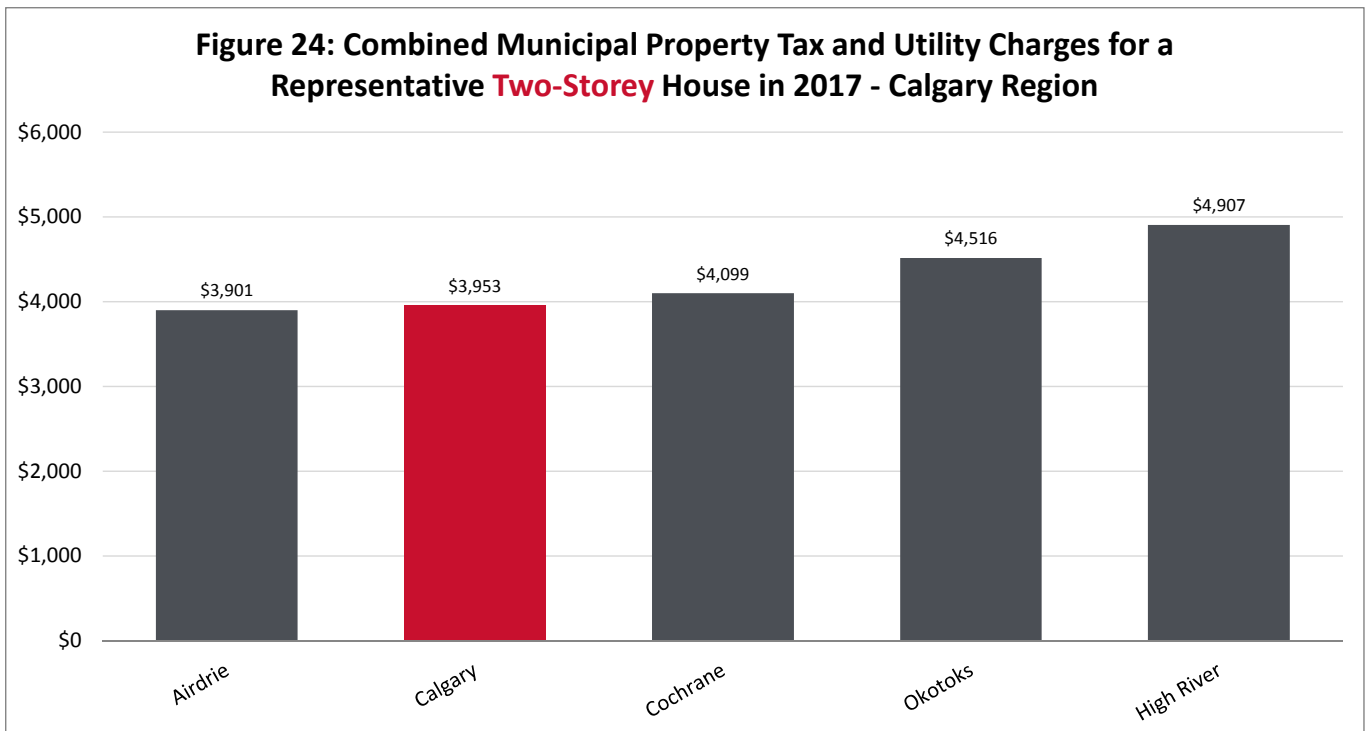


Figure 24: Combined Municipal Property Tax and Utility Charges for a Representative **Two-Storey House in 2017 - Calgary Region**



2017 Residential Property Taxes and Utility Charges Survey

Table 15

**Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2017
(Selected Canadian Cities)
(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Leduc	2,390.64	2,231	4,621.64	7	9
Lethbridge	1,975.20	2,507	4,482.20	5	11
Medicine Hat	1,932.00	1,673	3,605.00	1	3
Saskatoon	2,316.00	N/A	N/A	N/A	N/A
Regina	3,000.00	1,585	4,585.00	6	2
Winnipeg	2,148.00	1,694	3,842.00	3	4
Halifax	2,220.00	1,512	3,732.00	2	1
Vancouver	2,624.52	2,102	4,726.52	10	8
Calgary	2,342.32	1,881	4,223.32	4	5
Edmonton	2,673.72	2,096	4,770.02	11	6
Toronto	2,252.64	2,399	4,651.64	9	10
Victoria	2,528.52	2,097	4,625.65	8	7
Average	2,366.96	1,980*	4,351.36*	-	-

* Average of those reporting

Table 16

**Municipal Property Tax and Utility Charges for a Representative Bungalow House in 2017
(Calgary Region)
(dollars)**

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,448.00	1,654	4,102.00	1	1
Cochrane	2,436.00	1,960	4,396.00	4	4
High River	2,340.00	2,089	4,429.00	5	5
Calgary	2,342.32	1,881	4,223.32	2	2
Okotoks	2,396.52	1,932	4,328.57	3	3
Average	2,392.57	1,903	4,295.78	-	-

2017 Residential Property Taxes and Utility Charges Survey

Table 17

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017
(Selected Canadian Cities)
(dollars)**

City	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Leduc	2,390.64	2,922	5,312.64	10	10
Lethbridge	1,975.20	2,554	4,529.20	6	9
Medicine Hat	1,932.00	1,667	3,599.00	1	2
Saskatoon	2,316.00	2,036	4,352.00	5	4
Regina	3,000.00	2,114	5,114.00	9	6
Winnipeg	2,148.00	1,694	3,842.00	2	3
Halifax	2,220.00	2,088	4,308.00	4	5
Vancouver	2,624.52	N/A	N/A	N/A	N/A
Calgary	2,342.32	1,611	3,953.32	3	1
Edmonton	2,673.72	2,159	4,833.09	8	7
Toronto	2,252.64	2,389	4,641.64	7	8
Victoria	2,528.52	N/A	N/A	N/A	N/A
Average	2,366.96	2,123 *	4,448.49 *	-	-

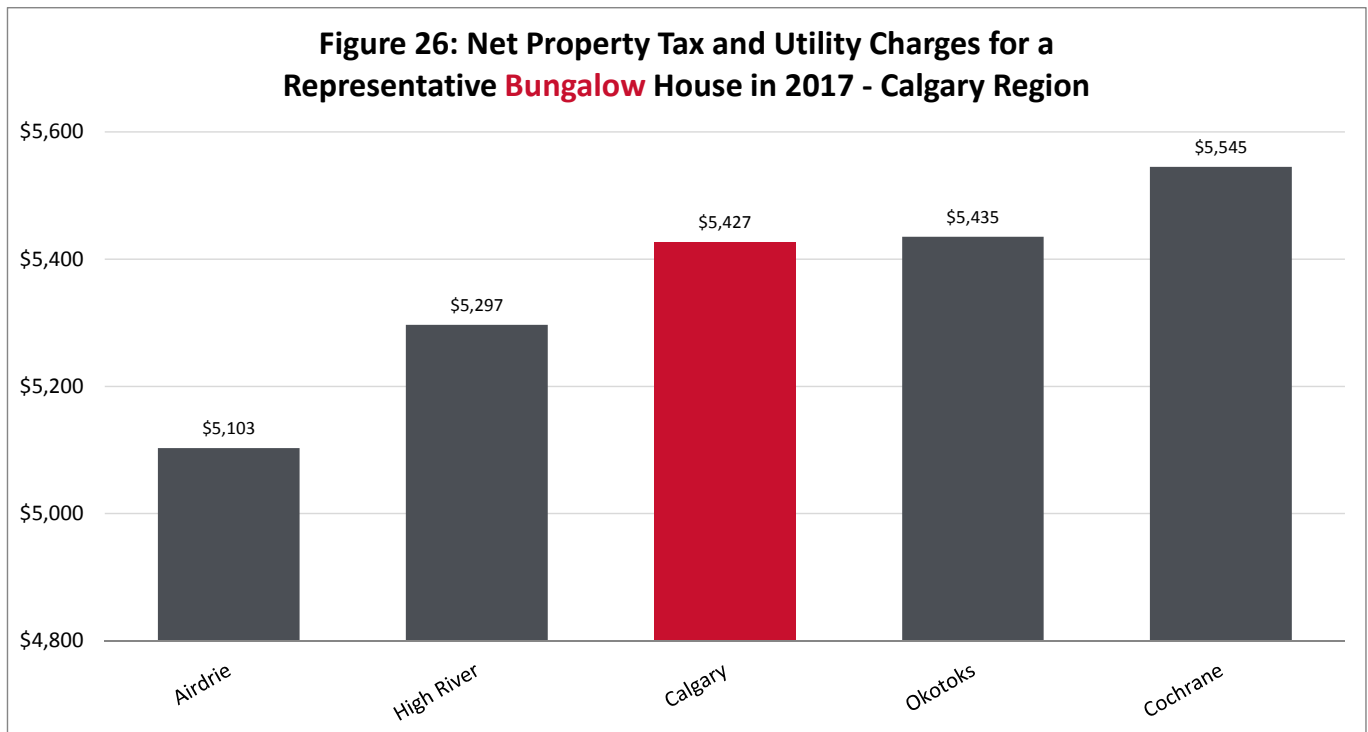
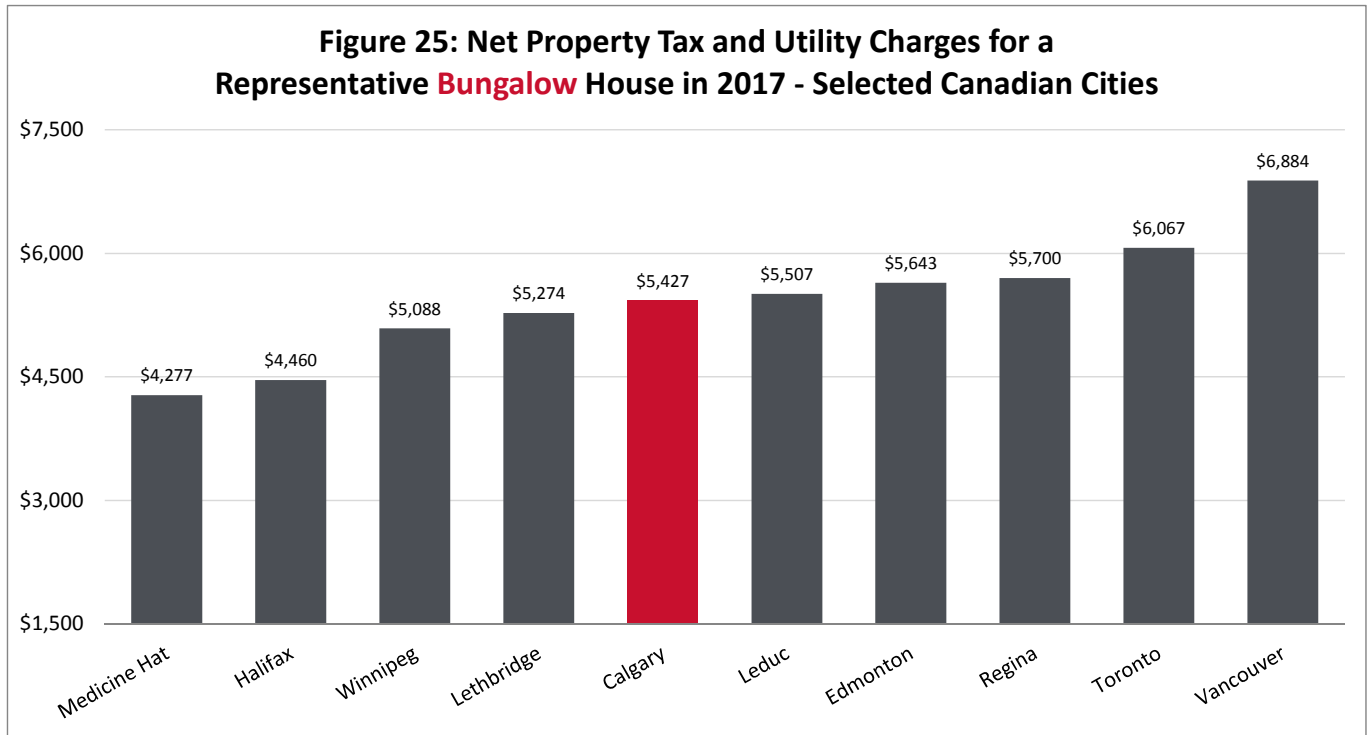
* Average of those reporting

Table 18

**Municipal Property Tax and Utility Charges for a Representative Two-Storey House in 2017
(Calgary Region)
(dollars)**

Calgary Region	Utility Charges	Municipal Property Tax	Total	Rank	
				Total	Municipal Tax
Airdrie	2,448.00	1,453	3,901.00	1	1
Cochrane	2,436.00	1,663	4,099.00	3	3
High River	2,340.00	2,567	4,907.00	5	5
Calgary	2,342.32	1,611	3,953.32	2	2
Okotoks	2,396.52	2,120	4,516.20	4	4
Average	2,392.57	1,883	4,275.30	-	-

I. Combined Net Property Tax and Utility Charges



2017 Residential Property Taxes and Utility Charges Survey

Figure 27: Net Property Tax and Utility Charges for a Representative **Two-Storey House in 2017 - Selected Canadian Cities**

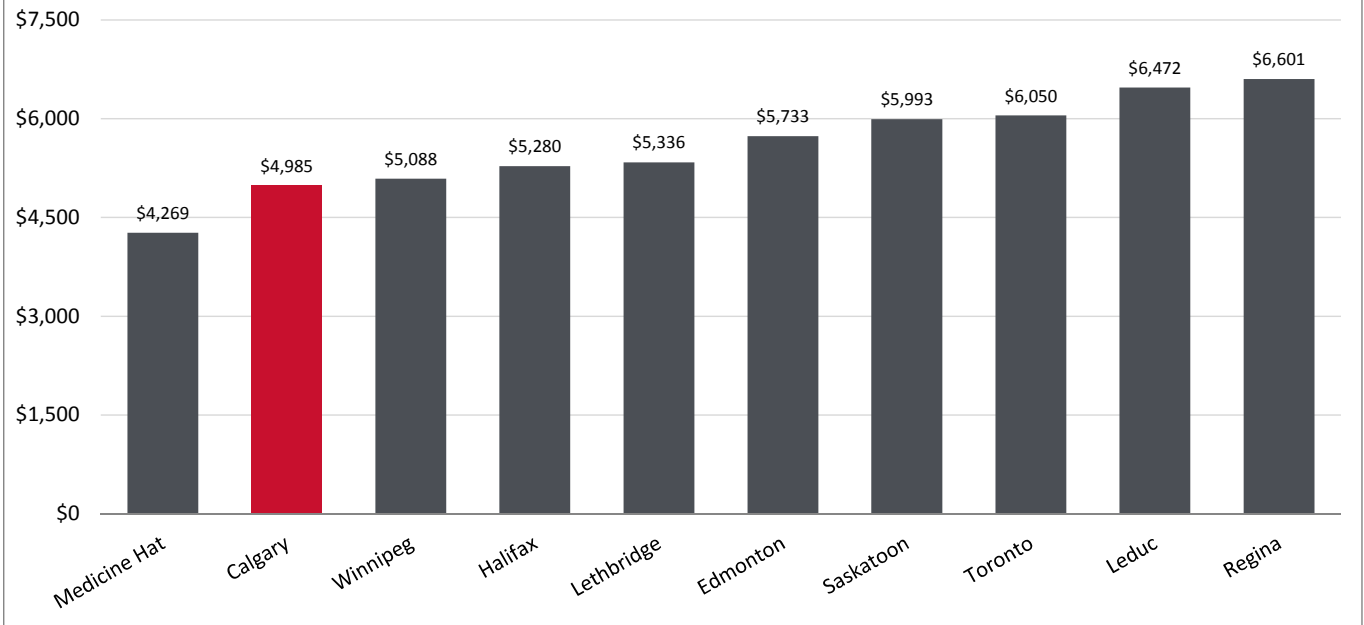
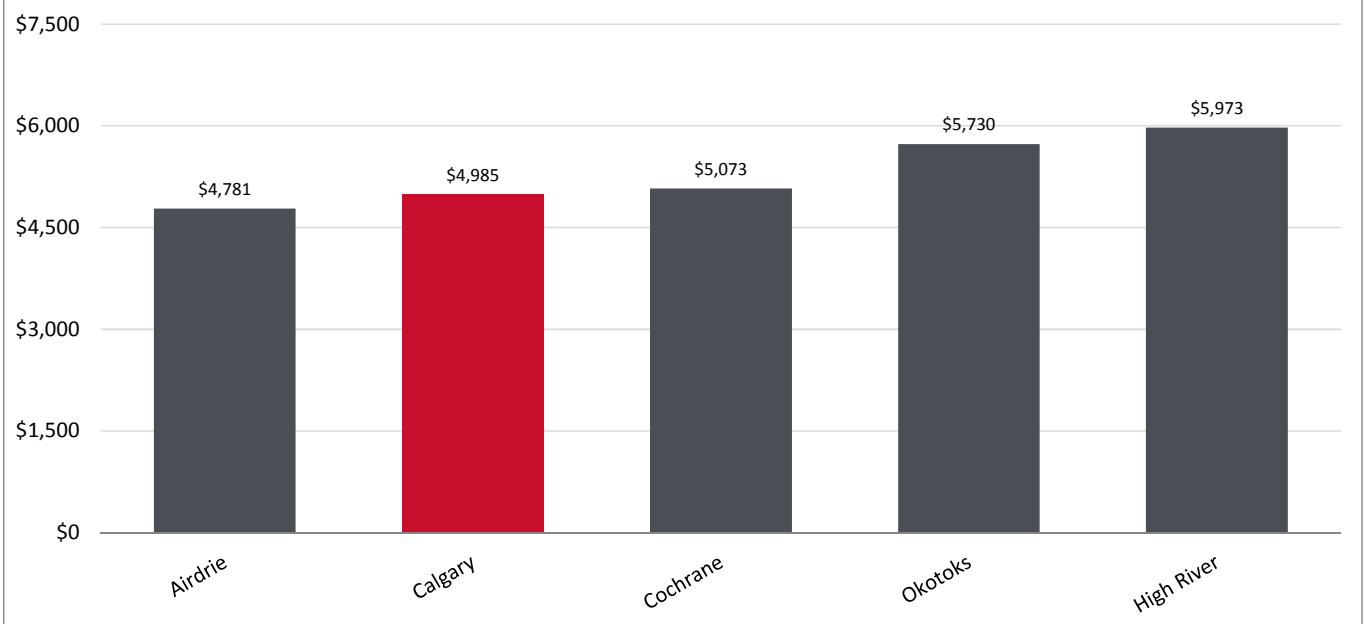


Figure 28: Net Property Tax and Utility Charges for a Representative **Two-Storey House in 2017 - Calgary Region**



2017 Residential Property Taxes and Utility Charges Survey

Table 19
Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2017
(Selected Canadian Cities)
(dollars)

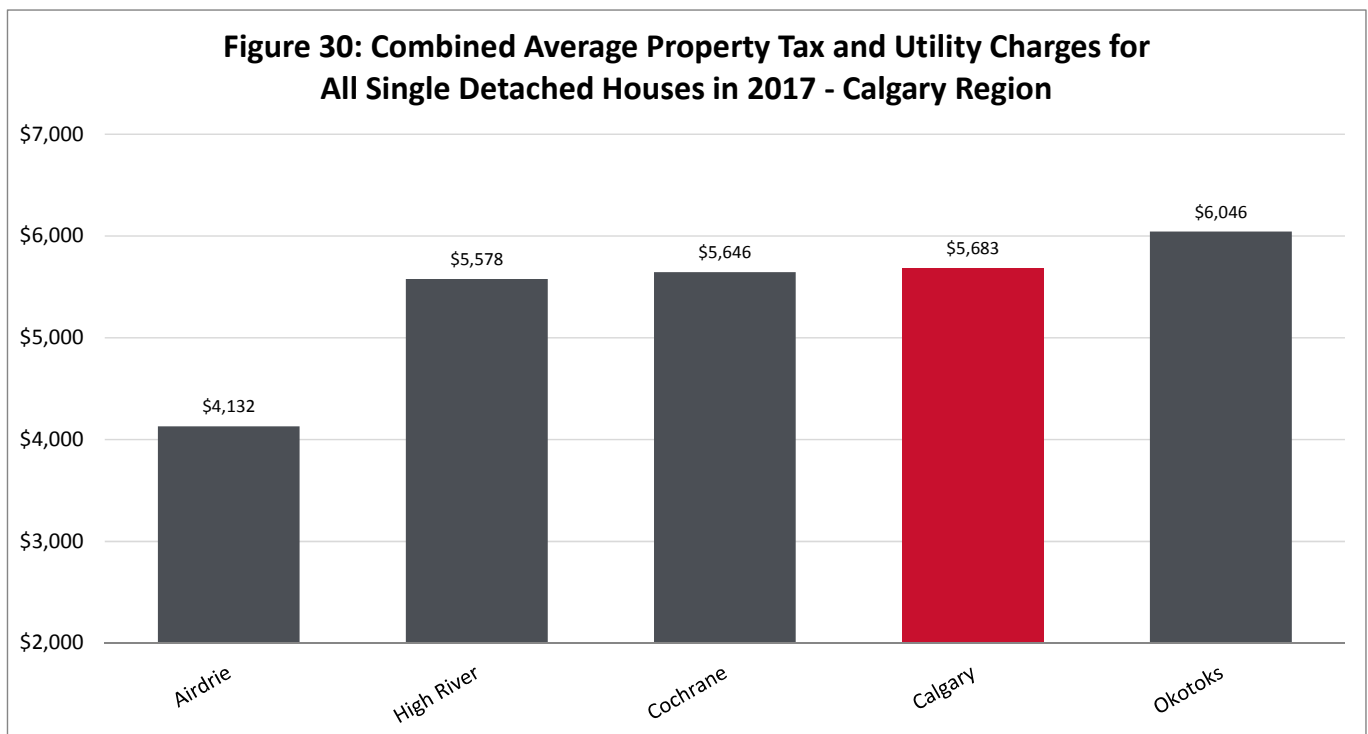
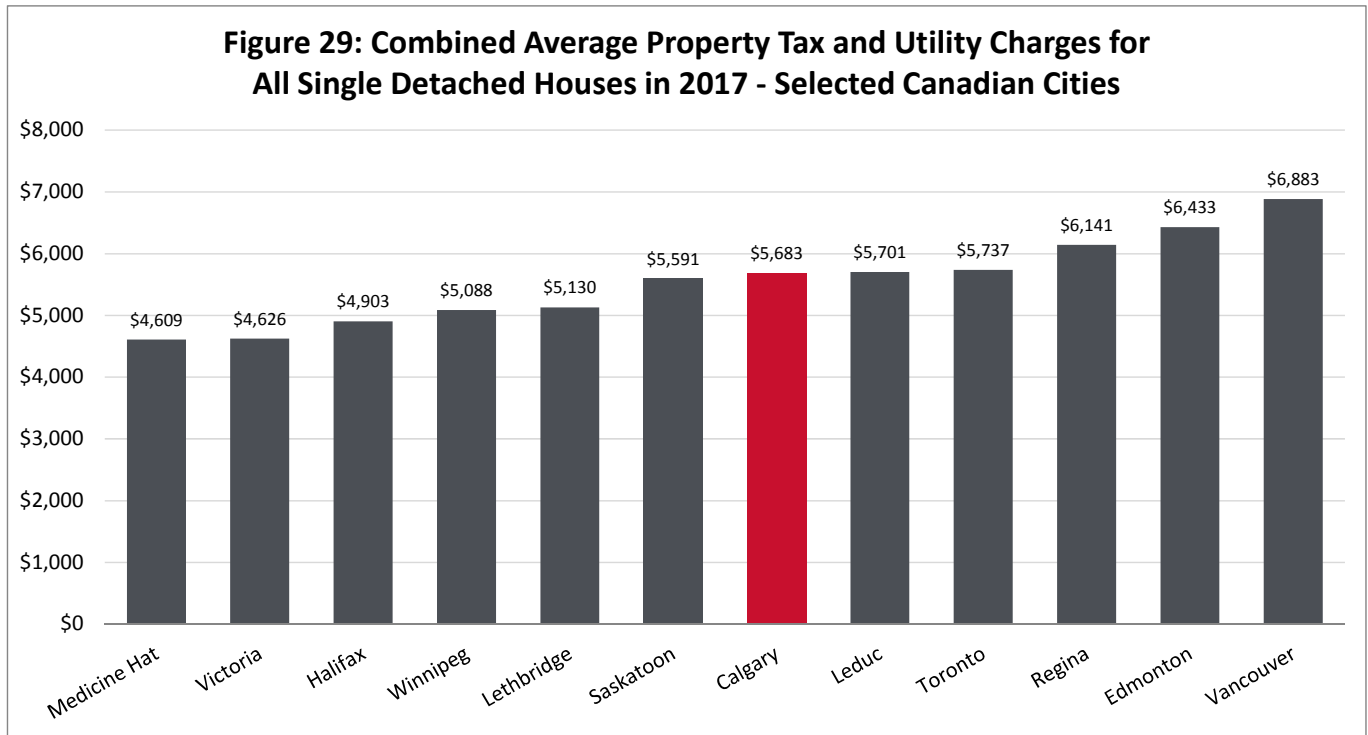
City	Utility Charges	Bungalow			Two-Storey		
		Net Property Tax Levy (After Grants)	Total	Rank	Net Property Tax Levy (After Grants)	Total	Rank
Leduc	2,390.64	3,116	5,506.64	6	4,081	6,471.64	9
Lethbridge	1,975.20	3,299	5,274.20	4	3,361	5,336.20	5
Medicine Hat	1,932.00	2,345	4,277.00	1	2,337	4,269.00	1
Saskatoon	2,316.00	N/A	N/A	N/A	3,677	5,993.00	7
Regina	3,000.00	2,700	5,700.00	8	3,601	6,601.00	10
Winnipeg	2,148.00	2,940	5,088.00	3	2,940	5,088.00	3
Halifax	2,220.00	2,240	4,460.00	2	3,060	5,280.00	4
Vancouver	2,624.52	4,259	6,883.52	10	N/A	N/A	N/A
Calgary	2,342.32	3,085	5,427.32	5	2,643	4,985.32	2
Edmonton	2,673.72	2,970	5,643.24	7	3,059	5,732.59	6
Toronto	2,252.64	3,814	6,066.64	9	3,797	6,049.64	8
Victoria	2,528.52	N/A	N/A	N/A	N/A	N/A	N/A
Average	2,366.96	3,077*	5,432.66*	-	3,256*	5,580.64*	-

* Average of those reporting

Table 20
Net Property Tax and Utility Charges for a Representative Bungalow / Two-Storey House in 2017
(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	2,448.00	2,655	5,103.00	1	2,333	4,781.00	1
Cochrane	2,436.00	3,109	5,545.00	5	2,637	5,073.00	3
High River	2,340.00	2,957	5,297.00	2	3,633	5,973.00	5
Calgary	2,342.32	3,085	5,427.32	3	2,643	4,985.32	2
Okotoks	2,396.52	3,038	5,434.99	4	3,334	5,730.07	4
Average	2,392.57	2,969	5,361.46	-	2,916	5,308.48	-

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



2017 Residential Property Taxes and Utility Charges Survey

Table 21

Average Property Tax and Utility Charges for All Single Detached Houses in 2017

(Selected Canadian Cities)

(dollars)

City	Average Property Tax	Utility Charges	Total	Rank
Leduc	3,310	2,390.64	5,700.64	8
Lethbridge	3,155	1,975.20	5,129.80	5
Medicine Hat	2,677	1,932.00	4,609.00	1
Saskatoon	3,275	2,316.00	5,591.00	6
Regina	3,141	3,000.00	6,141.00	10
Winnipeg	2,940	2,148.00	5,088.00	4
Halifax	2,683	2,220.00	4,903.00	3
Vancouver	4,258	2,624.52	6,882.52	12
Calgary	3,341	2,342.32	5,683.32	7
Edmonton	3,759	2,673.72	6,432.72	11
Toronto	3,484	2,252.64	5,736.64	9
Victoria	2,097	2,528.52	4,625.65	2
Average	3,177	2,366.96	5,543.61	-

Table 22

Average Property Tax and Utility Charges for All Single Detached Houses in 2017

(Calgary Region)

(dollars)

Calgary Region	Average Property Tax	Utility Charges	Total	Rank
Airdrie	1,684	2,448.00	4,132.00	1
Cochrane	3,210	2,436.00	5,646.00	3
High River	3,238	2,340.00	5,578.00	2
Calgary	3,341	2,342.32	5,683.32	4
Okotoks	3,649	2,396.52	6,045.52	5
Average	3,024	2,392.57	5,416.97	-

Acknowledgements

We would like to thank the following municipalities for providing their property tax information through this survey:

- City of Leduc
- City of Lethbridge
- City of Medicine Hat
- City of Saskatoon
- City of Regina
- City of Winnipeg
- City of Halifax
- City of Vancouver
- City of Calgary
- City of Edmonton
- City of Toronto
- City of Victoria
- City of Airdrie
- Town of Cochrane
- Town of High River
- Town of Okotoks

Who We Are

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.

For media inquiry, please contact:

The Media Line at 403.828.2954 or media.relations@calgary.ca

For the technical questions, please contact:

Clyde Pawluk

403.268.2643

clyde.pawluk@calgary.ca

Estella Scruggs

403.268.5556

estella.scruggs@calgary.ca

Oyin Shyllon

403.268.1590

oyinola.shyllon@calgary.ca

Many of our publications are available on the internet at www.calgary.ca/economy.

The City of Calgary provides this information in good faith. However, the aforementioned organization makes no representation, warranty or condition, statutory express or implied, takes no responsibility for any errors and omissions which may contained herein and accepts no liability for any loss arising from any use or reliance on this report.