

# Splitting Assessment and Tax notices

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Regular Council Meeting  
Feb 11, 2025



Sturgeon  
C O U N T Y



# Introduction

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- Administration is considering splitting assessment and tax notices and related impacts on County operations.
- Legislative framework (i.e. MGA) allows for assessment and tax notices to be sent separately to residents.



# Agenda

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- **Process change considerations**
- **Implementation options**
- **Decisions and Options**
- **Recommendations**
- **Next Steps**

# Process Change Considerations

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**Helps the public distinguish between property value (i.e. assessment) and property taxes.**

*- Focuses inquiries on assessment quality rather than annual tax impact.*



**Opportunity to add certainty to anticipated tax revenue prior to tax rate bylaw.**

*- Aligns assessment complaints deadlines for all properties.*



**Additional considerations.**

*- Separate notices require additional costs and ongoing future funding.*



# 2025 Implementation Option

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## 2025 Considerations

- Administration sought to extend this as an option for Council consideration.
- Implementing change for 2025 required tight logistic and data quality control decision gates to enable implementing change for 2025.
- CAMA software vendor derisking owner data migration prior to January decision gate was not possible.



# 2026 Implementation Options

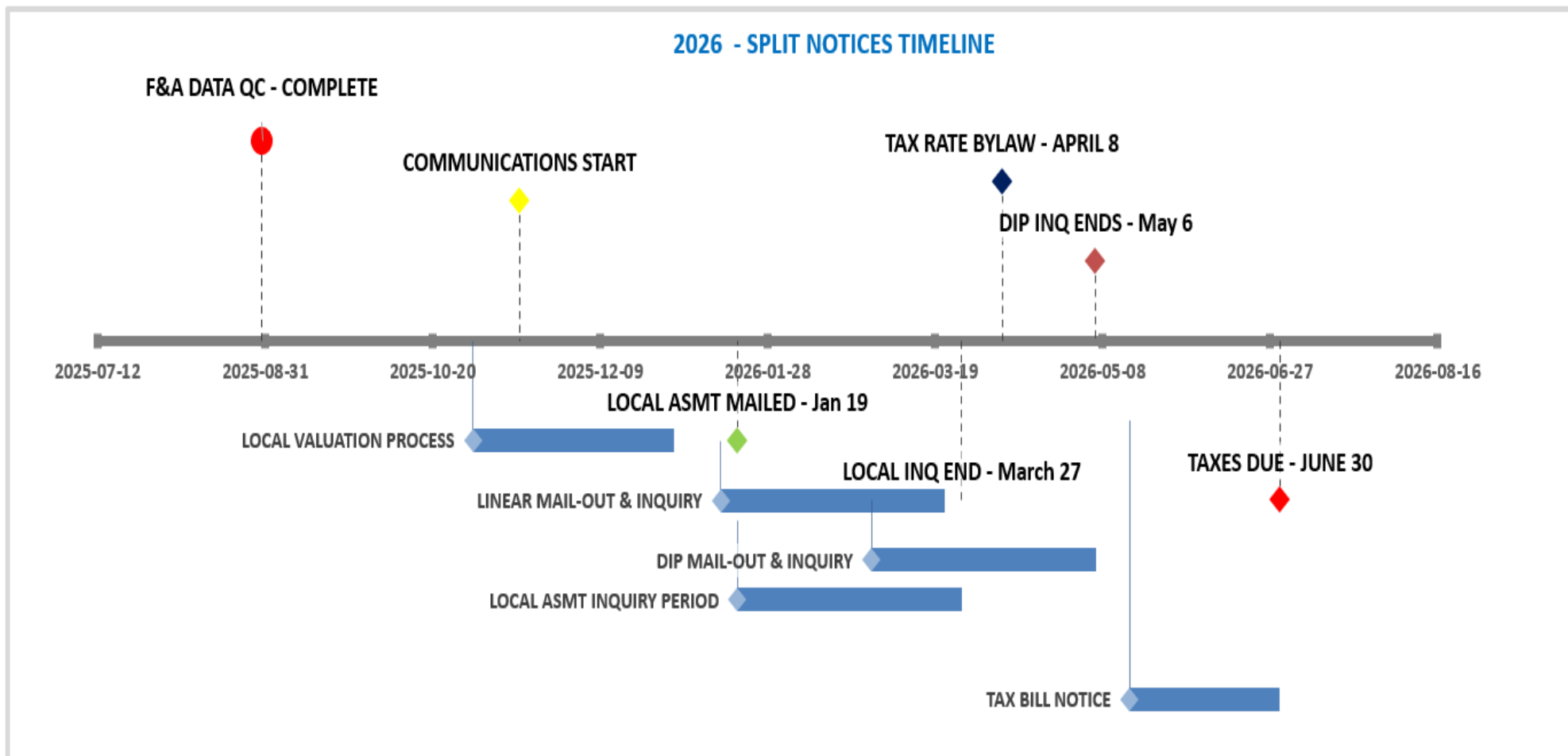
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## 2026 Considerations

- Allows for optimal quality control to be completed on an important public item and minimize errors.
- Suitable advanced public notice of this important change can be provided to residents.
- Reduces risk of public confusion with earlier assessment complaint deadlines.



# Anticipated 2026 Implementation





# Recommendations

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1. **Split assessment and tax notices**
  - Supports enhanced resident understanding of property taxes
  - Improves budgeting accuracy for tax revenues
2. **Implement change in 2026**
  - Supports providing clear advance notice to residents
  - Reduces risk of resident confusion on earlier timelines to file formal complaints on their assessments





# Next steps

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**If Council supports:**

- 1. Administration will take the necessary steps to implement the change for 2026.**
- 2. Estimated \$35K of ongoing budget support for this enhancement will be proposed for approval in the 2026 operational budget.**



Questions?

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**Thank you!**