

Resolution and Response

Resolution 2011-01

Submitted by the RM of Lakeland No. 521

WHEREAS the provincial re-evaluations have resulted in large increases in the total assessed values of property in the province; and

WHEREAS the values of resort properties have increased at a much higher rate than the balance of residential property in the province; and

WHEREAS the increased assessments have resulted in a huge shift of taxation to resort properties; and

WHEREAS the current "Seasonal Residential" assessment class is no longer useful in providing information to local or provincial governments:

THEREFORE BE IT RESOLVED that SAMA be requested to replace the existing "Seasonal Residential" assessment class with a new class called "Resort Residential".

PASSED

Response

The establishment or modification of property assessment tax classes and associated percentages of value is the responsibility of the provincial government. SAMA had indicated at the Annual Meeting that if this resolution was passed, it would have no authority to enact a change of this nature, however would forward the resolution to the Ministry of Municipal Affairs for their consideration.

SAMA administration provided the Ministry of Municipal Affairs with a copy of the resolution as well as some comments to add context to the resolution in a letter dated June 2, 2011. This letter clarified that SAMA understands that the establishment of property assessment tax classes is the responsibility of provincial government.

The Ministry responded in a letter dated June 30, 2011. The Ministry confirmed that a property's property tax class is not a factor in determining assessed values and thus not the responsibility of SAMA.

The Ministry also clarified that they already receive property specific assessment data from assessment service providers and have the capability to analyze this data in any manner that is necessary for the study of property tax classes. This includes the resort residential grouping suggested by the resolution. The suggestion by the resolution to establish a new class for collection of information is not required by the Ministry to perform its work and thus will not be pursued further.

The Ministry also noted that they will be performing formal consultations in 2012 as part of the decision making process regarding percentages of value for the upcoming 2013 revaluation. As part of their general consultation process the Ministry will be considering all feedback received leading to and during the formal consultation process.