

MINISTER'S ORDERS/ARRÊTÉS MINISTÉRIEL***The Assessment Management Agency Act***[*clause 12.1(4)(a)*]SASKATCHEWAN ASSESSMENT MANUAL – 2029 REVALUATION BASE DATE
SASKATCHEWAN ASSESSMENT MANUAL – MARKET VALUE EVIDENCE**WHEREAS:**

- 1 Clause 12(1)(d) of *The Assessment Management Agency Act* (the Act) provides that the agency shall:
“(d) subject to section 12.1, prepare and establish, by order, any assessment manuals, guidelines, handbooks and other materials required for the valuation of property that:
 - (i) in the opinion of the agency, are appropriate; or
 - (ii) are required by a municipal Actand make orders governing the use of such manuals and materials”.
- 2 Subsection 12.1(1) of the Act requires ministerial approval of orders of the Board of Directors of the Saskatchewan Assessment Management Agency (the Board) relating to the establishment of any assessment manuals, guidelines, handbooks, and other materials pursuant to clause 12(1)(d) of the Act.
- 3 The Board has considered and made two orders dated December 12, 2025, (the Board Orders) to establish:
 - (a) January 1, 2027, as the base date to be used to determine property assessments in Saskatchewan for the years 2029 to 2032;
 - (b) January 1, 2027, as the deadline for market value evidence to determine non-regulated property assessments in Saskatchewan for the years 2029 to 2032;
 - (c) that market data for property outside of Saskatchewan shall not be used to determine non-regulated property assessments for the years 2029 to 2032; and
 - (d) that for property owners whose fiscal years end on or before May 31, 2027, the income and expense information on those properties may be used to determine non-regulated property assessments for the years 2029 to 2032.
- 4 The Board has applied to the minister to have the Board Orders approved.
- 5 It is in the public interest to approve the Board Orders.

IT IS HEREBY ORDERED THAT:

Pursuant to subsection 12.1(4) of *The Assessment Management Agency Act*, I hereby approve the 2025 Revaluation Base Date and Market Value Evidence Board Orders of the Saskatchewan Assessment Management Agency dated December 12, 2025, (copies of which are attached).

Dated at Regina, Saskatchewan, this 24th day of February, 2026.

Eric Schmalz,
Minister of Government Relations,
Minister Responsible for First Nations, Métis and Northern Affairs,
Minister Responsible for Provincial Capital Commission.

ESTABLISHMENT OF 2029-2032 QUALITY ASSURANCE STANDARDS RELATING TO
THE MARKET VALUATION STANDARD

WHEREAS:

- 1 Clause 12(1)(d) of *The Assessment Management Agency Act* (the Act) provides that the agency shall:
“(d) subject to section 12.1, prepare and establish, by order, any assessment manuals, guidelines, handbooks and other materials required for the valuation of property that:
 - (i) in the opinion of the agency, are appropriate; or
 - (ii) are required by a municipal Actand make orders governing the use of such manuals and materials”.
- 2 Subsection 12.1(1) of the Act requires ministerial approval of orders of the Board of Directors of the Saskatchewan Assessment Management Agency (the Board) relating to the establishment of any assessment manuals, guidelines, handbooks, and other materials pursuant to clause 12(1)(d) of the Act.
- 3 The Board has made an order dated December 12, 2025 (the Board Order) to establish the quality assurance standards, which will be applied as a test by assessment service providers against non-regulated property assessments in Saskatchewan for the years 2029-2032 including:
 - (a) the acceptable range for the median assessed value to adjusted sale price ratio for all residential property in a municipality shall be 0.950 - 1.050, although the municipality shall strive to achieve a median assessed value to adjusted sale price ratio of 1.000;
 - (b) the acceptable range for the median assessed value to adjusted sale price ratio for all other property valued using the market valuation standard in a municipality shall be 0.950- 1.050, although the municipality shall strive to achieve a median assessed value to adjusted sale price ratio of 1.000; and
 - (c) the median assessed value to adjusted sale price ratio for a property group for a municipality shall be calculated as follows:
 - (i) identify all vacant and improved sales used to develop the assessed value for for vacant and improved properties in the property group in the municipality;
 - (ii) determine for each sale in (a) the assessed value of the property which reflects the property characteristics on the sale date and the adjusted sale price;
 - (iii) for each sale in (a), divide the assessed value by the adjusted sale price to calculate the assessed value to sale price ratio (ASR);
 - (iv) array the ASRs from lowest to highest; and
 - (v) select the median ASR of the sales in (a).
- For certainty, where sales from outside a municipality are used to develop the assessed value for property in the municipality, such sales shall be used in determining the median assessed value to adjusted sale price ratio for the relevant property group.
- 4 The Board has applied to the minister to have the Board Order approved and provided a report on the order, including an analysis of the expected effect of the order.
- 5 It is in the public interest to approve the Board Order.

IT IS HEREBY ORDERED THAT:

Pursuant to subsection 12.1(4) of *The Assessment Management Agency Act*, I hereby approve the Order of the Saskatchewan Assessment Management Agency dated December 12, 2025, (a copy of which is attached) which approves the establishment of quality assurance standards relating to the market valuation standard which will be applied as a test against non-regulated residential and commercial property assessments in Saskatchewan for the years 2029-2032.

Dated at Regina, Saskatchewan, this 24th day of February, 2026.

Eric Schmalz,
Minister of Government Relations,
Minister Responsible for First Nations, Métis and Northern Affairs,
Minister Responsible for Provincial Capital Commission.
