

# The Scoop on Rocky View's Residential Property Taxes

When the Council majority talks about taxes, they boast about Rocky View's low property tax rate. They also love to brag about Rocky View having the 5th largest assessment base in Alberta. We're not sure if they don't understand how those two pieces fit together or are just hoping you don't understand.

Here's the real story on Rocky View's property taxes that puts the pieces together.

The amount you pay in property tax each year is the bottom line. That amount is calculated by multiplying the tax rate by the assessed value of your property. Rocky View does have the lowest residential property tax rate when compared with our regional neighbours. Because our properties have high assessed values, the average property tax paid by Rocky View residents is actually the third highest in the region - see Table 1 and Table 2 below for the rankings.

What determines the amount of property taxes each municipality collects is the cost of the services it delivers - not its tax rate or the value of its properties. Because of that, the property taxes paid by the average household should reflect the value of services they receive.

**Table 1 - 2020 Residential Property Tax Rates**

Community	Property Tax Rate per \$1,000 Assessed Value
High River	\$6.82
Okotoks	\$5.40
Chestermere	\$5.12
Cochrane	\$4.84
Airdrie	\$4.78
Calgary	\$4.78
Foothills County	\$3.71
Wheatland County	\$3.63
Kneehill County	\$2.97
Mountain View County	\$2.96
<b>Rocky View County</b>	<b>\$2.54</b>

Source: [open.alberta.ca/opendata/municipal-financial-and-statistical-data](https://open.alberta.ca/opendata/municipal-financial-and-statistical-data)

Note: excludes provincial education taxes since they are not controlled by the municipalities.

The average household in Calgary, Airdrie, Cochrane - Rocky View's immediate neighbours - all pay less property tax than the average Rocky View household. The key difference is that they are all urban centres where residents benefit from significantly more services.

The services Rocky View residents receive are much more comparable to those in Mountain View and Wheatland Counties. But, the average Rocky View household pays about twice the property tax. Why?

The obvious question is - what are we getting for our money? The answer is just as obvious - Rocky View households are paying more and getting less for their property tax dollars than in neighbouring municipalities.

The municipal election is on October 18th. When you're deciding who to vote for, keep these comparisons in mind. We need a Council that will put our finances in order - not one that will continue wasting our money.

**Table 2 - 2020 Residential Property Tax Paid by Average Household**

Community	Property Tax per Dwelling
Foothills County	\$2,627
Chestermere	\$2,594
<b>Rocky View County</b>	<b>\$2,337</b>
Okotoks	\$2,285
High River	\$1,889
Cochrane	\$1,879
Calgary	\$1,828
Airdrie	\$1,670
Wheatland County	\$1,339
Mountain View County	\$1,036
Kneehill County	\$285

Source: [open.alberta.ca/opendata/municipal-financial-and-statistical-data](https://open.alberta.ca/opendata/municipal-financial-and-statistical-data)

## Get Informed - Vote!

The election is October 18th

Together we can make a difference!

Rocky View Forward - your grassroots residents' advocacy group

[www.rockyviewforward.com](http://www.rockyviewforward.com)