



# PROPERTY TAXES

403-233-5500

<http://www.taber.ca>

## How Is My Tax Bill Calculated?

In its budget, Town Council approves the amount of expenditure required to support Town services. From this amount, sources of revenue other than property taxes, such as provincial grants, license fees, and user fees, are subtracted. The balance is the amount raised by property taxes.

The Education tax rate and the Taber & District Housing Authority tax rate are set once the Town receives the annual requisitions from the Government of Alberta and the Authority. The amounts of the Education and Seniors Housing requisitions are not subject to review or approval by Town Council.

## What Other Information Could Be On My Bill?

### School Declaration

The Town of Taber is required by legislation to bill and collect taxes on behalf of the provincial government (Alberta School Foundation Fund) and the Holy Spirit Roman Catholic Separate Regional Division No. 4 School District. While the Town bills and collects school taxes, the municipality has no jurisdiction or control over school board budgets or operations.

School support on a property is shown as "undeclared" unless a declaration of school support is filed by the owner. If you wish to change your school support designation, a declaration may be obtained at our offices. The change does not take effect until the following calendar year.

### Local Improvements

Property owners can petition the Town for improvements specific to their area (e.g. lane paving). These additional charges are reflected on your tax bill as "local improvements". Local improvement levies include the cost of financing, but may be paid out in any year during the amortization period to avoid further interest charges.

### Supplementary Tax Bills

If a new building or an addition to an existing building is completed in the calendar year, a supplementary tax bill will be issued by the end of the year. The supplementary tax bill will reflect the number of months the building was completed or occupied during the year. To avoid penalties, supplementary tax bills must be paid by the due date, noted on the tax bill.

## Should I Pay My Taxes If I Have Filed An Assessment Complaint?

Yes. If you have filed a complaint against your assessment you must still pay your taxes by the due date to avoid penalties. Similar rules apply for appeals to the Municipal Government Board. If the Assessment Review Board makes a decision on your complaint that will result in a lower tax bill, a refund cheque will be issued to the taxpayer on record.

Refunds are made to the owner-on-record at the time the refund is issued. If you sell your property before your refund is mailed, it will be mailed to the new owner unless the new owner specifically gives written instruction to the Tax Department to issue the refund to you. If you are on the Tax Installment Payment Plan (TIPP) your account will be adjusted before year-end.

## What Methods of Payment are available to me?

In all instances, please allow sufficient time for your payment to arrive by the due date.

**Mail:** Send a cheque or money order (do not send cash). Record your roll number or your property address on the cheque and enclose the return portion of your tax bill. The envelope must be postmarked by Canada Post on or before the due date; otherwise late payment penalties will be added.

**Post-dated cheques:** Post-dated cheques will be accepted by the Town of Taber; but the cheque must be dated for the due date or earlier.

**In person:** Payment may be made at 4900A 50 Street between 8:30 a.m. and 4:30 p.m., Monday to Friday (Interac debit card service is available - credit cards not accepted.)

**After hours:** Night deposit box located at 4900A -50 Street.

**Online banking** may be available from your financial institution for payment of property taxes. Check with your bank/financial institution for further information.

**Pre-Authorized Payments:** Property owners have the option to enter into an agreement with the Town of Taber to pay property taxes through monthly installments. These payments are debited from the applicant's financial institution on the last day of each month. Call 403-223-6001.

*Your property tax bill covers the period January 1 to December 31.*

## Mortgage Company Payments

If you are paying PIT (principal, interest and taxes) to your mortgage company, the company will receive an invoice for your taxes, and you will receive the original tax bill for your records. The property tax bill will show an abbreviated version of the name of your mortgage company. If the mortgage company name does not appear on the bill and you believe you pay PIT, contact your mortgage company immediately.

## Manufactured Home Property Tax

Manufactured homes are assessed and taxed in the same manner as real property. Property tax on manufactured homes is based on the assessed value of the home only. The land is assessed separately and notices are mailed to the owner of the land.

Liability for payment of the annual property taxes is the responsibility of the owner-on-record at the time of billing as reflected on the tax notice. When buying or selling a manufactured home that is already on a site in a manufactured home park, the annual taxes should be adjusted between the seller and purchaser.

## What Penalties Are Applied?

Taxes are due June 30. Any account not paid as of July 1 will be penalized 6% of the unpaid current taxes. The penalty is a fixed percentage, not a daily interest charge. For example, if your taxes of \$1,000 are unpaid as of July 1 the penalty will be \$ 60.00.

If the taxes on your account are still unpaid as of August 1, an additional penalty of 6% of the unpaid current taxes will be added to the account. Any unpaid taxes and penalties that may accrue from previous years will be charged a penalty of 12% on the total outstanding balance on the first working day of January.

If your bank does not honor your cheque or monthly TIPP payment, a service charge of \$30 will be added to your account. Please ensure your cheque is completed accurately, as the Town is not responsible for errors and omissions. If the taxes are not paid before the penalty date as a result of a returned cheque, penalties will be added to the account.

If there are arrears on your account, your payment will be applied first to arrears penalties, then to arrears, then to current penalties, and finally to current taxes.