

PROPERTY TAXES REIMAGINED

The Village of Delburne and all municipal governments across Alberta are facing significant challenges in how they pay for local services that their residents want and need. For example:

- Just like your household, inflation is making things more expensive for our Village.
- Over the last 15 years, the Alberta government has lowered how much money it gives to municipal governments to help pay for local programs and community infrastructure like roads, water and sewer systems, and recreational facilities.
- The province has created new rules and downloaded costs onto municipal governments, like election rules and policing.

	Municipal Tax Rates		% Increase Over Previous Year	
	Residential	Non-Residential	Residential	Non-Residential
2026	7.2760	19.2120	0	0
2025	7.2760	19.2120	0	0
2024	7.2760	19.2120	3.0	3.0
2023	7.0598	18.6525	0	0
2022	7.0598	18.6525	0	0
2021	7.0598	18.6525	-2.64	-1.02
2020	7.2514	18.8441	0	0
2019	7.2514	18.8441	0	0
2018	7.2514	18.8441	0	0
2017	7.2514	18.8441	0	0
2016	7.2514	18.8441	0.42	0
2015	7.2214	18.8449	0	0

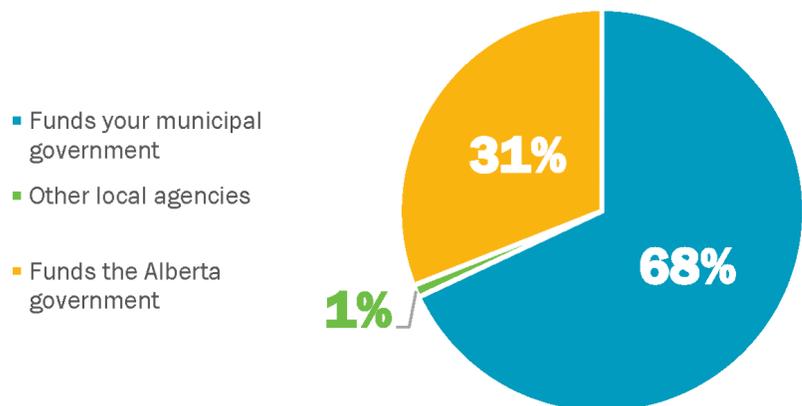
These changes are making it more costly for the Village to provide the services you rely on. The municipal levy has only increased once (in 2024) in the last 10 years, but other factors are contributing to the increase in property taxes. One reason is that property values have risen.

**IN 2025,
DELBURNE'S ASSESSMENT
BASE INCREASED BY
4.7%**

The Alberta government is also increasing its property tax, which the Village collects on their behalf. The municipality and council have no control over the provincial property tax. The provincial requisitions reflected on your property tax notice are Police Funding, Seniors Housing, and School Funding.

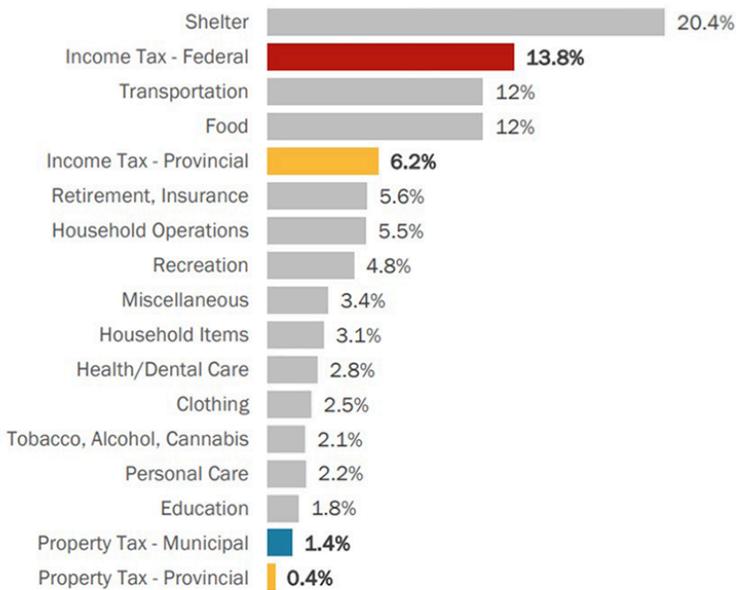
In 2025, the Government of Alberta **increased its tax on homes and property** by **14%**. **Another 10% increase** in provincial property tax **is planned in 2026**.

Average property tax bill on Alberta home (2023)



Where you pay your taxes

Average Monthly Household Spending, Figure 1
(Alberta, 2023)



The taxes by level of government (red, yellow, and blue bars) only includes the main taxes Albertans pay. Some taxes and fees are included in other categories because of how the data is reported.

Over the past 15 years, the Alberta government has been giving less money to municipal governments, while also asking them to do more. In 2009, municipalities got about \$635 per person from the Alberta government. By 2023, that dropped to \$327 per person, after inflation.

Every municipal government has to balance their budget, so when we get less money from the provincial or federal government, or when we have to take on new costs and deal with inflation, your council has 2 choices:

1. Cut back on services like fixing roads or running programs, or
2. Find money somewhere else, usually by raising municipal property taxes.

The non-partisan association, Alberta Municipalities, which represents the province's summer villages, villages, towns, cities, and specialized municipalities, has conducted considerable research around property taxes and community funding.

They are sharing their findings through an information project called [Property Taxes Reimagined](#). It explains what is happening and raises questions about whether Alberta needs to change how local services are funded.

What services are provided by each government?

Each level of government is responsible for different types of public services but in some cases, there is some overlap in responsibility. For example the provincial and federal governments provide transfers to help municipalities pay for high costs of roads, water lines, and other local infrastructure. There are also some services where the provincial and municipal governments share responsibilities in paying for policing in small communities, social support programs, and libraries.

Municipal Government	Provincial Government	Federal Government
Roads, sidewalks, transit	Highways	Airports
Water, sewer, wastewater	Hospitals, ambulances	Foreign affairs
Waste collection	Schools	Immigration
Parks, trails, playgrounds	Universities and colleges	Borders and passports
Recreation facilities	Courts, prisons, justice	Criminal law
Local policing	Sheriffs & provincial police	Military and national RCMP
Fire services	Homelessness	Banking
Bylaw enforcement	Social services, childcare	Child benefits
Land, building permits	Affordable housing	Employment insurance
	Local policing in smaller communities	Postal service
	Social support services	Telecommunications
	Libraries	

What do you think?

- Should the Alberta government keep shifting more taxes onto property owners and renters?
- Should Alberta change how local services are funded?
- If things stay the same, will life in your community be better or worse?

Learn more: www.abmunis.ca/advocacy-priorities/spotlight/property-taxes-reimagined