

## BYLAW NO. 9756

### The Property Tax Phase-In Plan Bylaw, 2021

The Council of the City of Saskatoon enacts as follows:

#### Short Title

1. This Bylaw may be cited as *The Property Tax Phase-In Plan Bylaw, 2021*.

#### Definitions

2. In this Bylaw:
  - (a) **“Agricultural class”** means the Agricultural class of property established by section 14 of *The Cities Regulations* for the purpose of tax phase-in pursuant to subsection 250(4) of *The Cities Act*;
  - (b) **“City Assessor”** means the person appointed as the City Assessor pursuant to *The City Administration Bylaw, 2003*;
  - (c) **“Commercial and Industrial class”** means the Commercial and Industrial class of property established by section 14 of *The Cities Regulations* for the purpose of tax phase-in pursuant to subsection 260(4) of *The Cities Act*.

#### Purpose

3. The purpose of this Bylaw is to implement a plan to phase in changes in taxes for the Agricultural class and the Commercial and Industrial class resulting from the revaluation under *The Assessment Management Agency Act* that took effect on January 1, 2021.

#### Tax Phase-In Plan Established

4. The tax phase-in plan described in this Bylaw is established.

### **Application**

5. This Bylaw applies to the Agricultural class and the Commercial and Industrial class.

### **Length of Tax Phase-In Plan**

6. The tax phase-in plan shall be in effect for the years 2021 and 2022.

### **Limit on Percentage of Tax Increases and Decreases**

7. The percentage of tax increase or decrease resulting from the revaluation that took effect on January 1, 2021 shall be limited to 50% in each year of the tax phase-in plan.

### **Method of Funding Deferred Tax Increases**

8. The method of funding the difference in each year of the plan between the limit on the tax increase set out in section 7 and the tax increase that would otherwise result from the revaluation shall be a reduction of the tax decrease that would otherwise result from the revaluation.

### **Increases or Decreases Not Resulting from Revaluation Excluded**

9. Tax increases or decreases resulting from any change in assessed values that are not the result of revaluation are excluded from the tax phase-in plan.

### **Tax Phase-In Plan Complete**

10. The full amount of any tax increase or decrease resulting from revaluation must be in effect after the completion of the tax phase-in plan.

### **Mixed Use Property**

11. If the City Assessor determines that portions of any property include more than one distinct use and that the fair value assessment of the property must be apportioned among different classes established under *The Cities Regulations*, the tax phase-in plan shall only be applied to the Agricultural class portion and the Commercial and Industrial class portion of the assessment of the property.

