

2025 Property Tax and BID Levy Bylaws

ISSUE

City Council approval for the 2025 Property Tax Bylaws and Business Improvement Districts (BIDs) Levy Bylaw are required to issue Property Tax Notices in May 2025.

RECOMMENDATION

1. That Bylaw No. 10073, The Saskatoon Property Tax Bylaw, 2025 attached at Appendix 1 be considered;
2. That Bylaw No. 10076, The Property Tax Phase-In Plan Bylaw, 2025 be considered;
3. That Bylaw No. 10074, The School Division Property Tax Bylaw, 2025 be considered; and
4. That Bylaw No. 10075, The Business Improvement District Levy Bylaw, 2025 be considered.

BACKGROUND

Each year in accordance with *The Cities Act*, City Council approves the property tax bylaws which authorize the Administration to issue the annual tax notices to all taxable properties. Bylaws are prepared to include the tax rates sufficient to raise the amount of funds as approved in the budget and include the decisions of City Council regarding the City of Saskatoon's (City) municipal tax policy and appeal loss contingencies.

On [March 26, 2025](#), City Council directed Administration to implement a revenue-neutral property tax ratio of 1.88, effective for the 2025 to 2029 period. This decision was intended to preserve the 2024 property tax revenue split, with 32% collected from non-residential properties and 68% from residential properties. However, on [April 9, 2025](#), the Governance and Priorities Committee recommended that City Council rescind the March 26 directive and adopt a revised ratio of 1.71. This updated ratio was necessary due to amended assessment notices which were issued on March 27, 2025 that have a material impact on the original intent of the 1.88 ratio to maintain the 68% to 32% property tax revenue split.

DISCUSSION/ANALYSIS

The Saskatoon Property Tax Bylaw

The 2025 municipal and library tax rates in Bylaw No. 10073, The Saskatoon Property Tax Bylaw, 2025 (Appendix 1), include previous City Council decisions regarding budget requirements and the recommended 1.71 revision to the tax policy. Based on these inputs, the uniform mill rates sufficient to raise the required tax revenue for the City is 8.5858 mills and the library mill rate required is 0.8627 mills. The prior City Council decisions are as follows:

- A municipal budget increase of 4.96% and a library budget increase of 2.82%, approved at City Council's Business Plan and Budget Review meeting on December 2, 2024.
- The recommendation that a \$40,000 appeal loss contingency for the residential/condominium subclass, a \$250,000 appeal loss contingency for the multi-residential property subclass, and a \$3,000,000 appeal loss contingency for the commercial and industrial property class be added to the property tax levy for 2025 was approved on March 26, 2025. These contingency amounts are included in the uniform mill rate but are redistributed through the mill rate factors which ensures that the contingency levy is applied to the appropriate property subclasses.

For this reassessment cycle (2025-2028), City Council originally approved a tax ratio of 1.88 (after contingency). However, after consideration of the increase in commercial taxable assessment, due to amended assessment notices issued on March 27, 2025, a revised revenue neutral tax ratio of 1.71 (before contingency) has been recommended. Appendix 1 represents the revised revenue neutral tax ratio of 1.71 (before contingency).

City Council may decide to uphold the tax policy decision made on March 26, 2025, setting the non-residential to residential tax ratio to 1.88 (after contingency). If City Council proceeds with the 1.88 ratio, the 2025 municipal and library tax rates are outlined in Bylaw No. 10073, The Saskatoon Property Tax Bylaw, 2025 (Appendix 2). While the uniform mill rate remains unchanged, the Mill Rate Factors section 5 (Appendix 2) have been revised to reflect the 1.88 ratio.

Property Tax Phase-in Bylaw

On March 26, 2025, City Council approved that the tax impact of the 2025 reassessment for the multi-residential subclass and the non-residential classes be phased-in equally over a four-year period; and that there be a two-year phase in of property tax changes for the remainder of the residential property class. This plan distributes the change in property tax due to reassessment over four years for commercial and multi-residential properties, with 25% being phased in each year; and over two years for the remainder of the residential class with 50% being phased in in 2025 and the remaining 50% in 2026. For clarity, the calculations for the approved plan included the agricultural property tax class with the commercial and industrial property tax class; this is reflected in *Bylaw No. 10076, The Property Tax Phase-In Plan Bylaw, 2025* (Appendix 3).

The School Division Property Tax Bylaw

The City is responsible to bill and collect education property tax on behalf of the school boards. The City does not keep the education property tax portion for the provision of civic services. The education mill rates are set by the Province of Saskatchewan (Province) which are included in Bylaw No. 10074, The School Division Property Tax Bylaw, 2025 (Appendix 4). On March 19, 2025, the Province announced a decrease to the education mill rates for all property classes. The Saskatoon Separate School

Division sets its own mill rates and has adopted the provincial rates. The overall education mill rate decreases result in an overall 3.10% increase to the education property tax that will be collected by the City for 2025.

The Business Improvement Districts (BIDs) Levy Bylaw

The BIDs' budget requirements determine the levy amount to be charged to commercial properties within the respective BID areas. At its meeting on [March 26, 2025](#), City Council approved the 2025 budget submissions for all five BIDs. The rates sufficient to raise the budget requirements are included in Bylaw No. 10075, The Business Improvement Districts Levy Bylaw, 2025 (Appendix 5).

2025 Typical Single-Family Home Property Tax Increase

A typical single-family home with an assessed value of \$394,200 will see an increase in total property tax (municipal, library and education) of \$185 or 4.9% from 2024 to 2025, as shown in the following table.

	2024 Tax	2025 Budget	2025 Tax Policy	2025 Tax
City	\$2,241	\$112	(\$5)	\$2,348
Library	\$ 230	\$ 7	(\$1)	\$ 236
Education	\$1,267	\$ 75	(\$3)	\$1,339
Total Taxes	\$3,738	\$194	(\$9)	\$3,923
<i>% increase 2025 final tax compared to 2024 final tax</i>				<i>4.95%</i>

FINANCIAL IMPLICATIONS

The financial implications are outlined within this report.

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications identified.

COMMUNICATION PLAN

A strategic communication plan has been developed to support the 2025 Property Tax mail-out to residents. Communication activities will include the following:

- The 2025 Property Tax Notices will be mailed in an envelope marked "This is your Property Tax Notice." A direct link to the 2025 Property Tax information webpage and phone number will also be printed on the envelope.
- An informative 2025 Property Tax guide will accompany the 2025 Property Tax Notice mailing and will also be available online at saskatoon.ca/propertytax.
- The online **Property Assessment and Tax Tool** will be updated with the 2025 tax information in early May 2025. This tax tool allows the viewer to review their property's current and historical assessment and property tax details for their specific address including how their portion of municipal property tax is distributed to key civic services in 2025.
- Social media support will continue throughout May and June to promote the mail-out of tax notices to residents, our TIPPS program where residents can pay their

property tax bill in 12 monthly instalments, the Seniors Property Tax Deferral Program for low-income property owners and the June 30, 2025 payment deadline.

- Public Service Announcements will be sent before 2025 Property Tax Notices are mailed and again prior to the property tax payment deadline of June 30, 2025.
- The City's website will be updated with the 2025 Tax Rates and 2025 Mill Rate Bylaws, the 2025 Property Tax timeline, Property Tax FAQs, and information on the late payment penalty fees for 2025.

NEXT STEPS

Approval of the attached bylaws will facilitate production of the 2025 Property Tax Notices, the mailing of which will commence the second week of May 2025.

APPENDICES

1. Bylaw No. 10073, The Saskatoon Property Tax Bylaw, 2025 (Tax Ratio 1.71)
2. Bylaw No. 10073, The Saskatoon Property Tax Bylaw, 2025 (Tax Ratio 1.88)
3. Bylaw No. 10076, The Property Tax Phase-in Plan Bylaw, 2025
4. Bylaw No. 10074, The School Division Property Tax Bylaw, 2025
5. Bylaw No. 10075, The Business Improvement Districts Levy Bylaw, 2025

REPORT APPROVAL

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