

Assessment Bulletin

Phone: 780-422-1377
Fax: 780-422-3110
aismail@gov.ab.ca
www.municipalaffairs.gov.ab.ca
15th Floor Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L4

EQUALIZED ASSESSMENT PANEL TECHNICAL COMMITTEE

EAP Technical Committee Recommendation

Bulletin No. 04-12

ASSESSMENT REPORTING DATE FOR 2005

Executive Summary: Considerable progress was made in the past year in putting the ASSET (Assessment Shared Services Environment) system into place. With a view to this progress, the EAP Technical Committee was asked to provide a recommendation on the timelines and “next steps” to take in 2005 towards full implementation of ASSET and related recommendations of the municipal-provincial Equalized Assessment Panel.

The committee has recommended that:

- It is not yet time to move to the use of current property assessments for the equalized assessment process. Therefore, for the 2005 tax year, the new January 31 reporting date will not be put into effect for the submission of municipal assessments to the province.
- It is, however, time to implement the panel’s recommendation to audit each municipality’s assessment data prior to its use for property tax purposes. Therefore, for the 2005 tax year, municipalities are to submit and declare their assessments through the ASSET process by the legislated assessment roll preparation date of February 28, 2005.

The following is the full text of the recommendation of the EAP Technical Committee.

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Item: 29

Title: Assessment reporting date for 2005

EAP Recommendation: 4Ai, 4Aii

Question: Now that the ASSET system is in place, what “next steps” and timelines should be put into place for the 2005 tax year in order to continue to implement the recommendations of the Equalized Assessment Panel (EAP)?

Background: In the past year, major progress was made in implementing the ASSET system and related recommendations of the Equalized Assessment Panel:

- All except four municipalities submitted their 2003 assessment year/2004 tax year data through the ASSET process.
- Ninety-seven percent of Alberta’s municipalities qualified for ASSET funding.
- Alberta Municipal Affairs is using ASSET to audit the municipal assessments and calculate the equalized assessments. As this is the first year of operation, the department is also conducting an additional review for completeness and accuracy of the ASSET submissions.

The ASSET system has brought greater openness and transparency into Alberta’s assessment system, as recommended by the Equalized Assessment Panel. Municipal officials and assessors can go online to see:

- assessment information reported by municipalities;
- results of the assessment auditing process for municipalities;
- results of the equalized assessment process for municipalities (later this year); and
- province-wide information on property sales.

Although the ASSET system is now in place, there are still some important steps to be taken and timelines to be adjusted so that the new system can be used to implement other key recommendations of the panel.

In particular, the panel recommended that:

- Current, up-to-date assessment data should be used to calculate each municipality’s equalized assessment.
- Each municipality’s assessment data should be audited by the province (and if necessary corrected by the municipality to adhere to assessment quality standards) before the municipality levies taxes on those assessments.

At its meeting on September 3, 2005, the EAP Technical Committee discussed the “next steps” and timelines for the 2005 tax year, with a view to the panel’s recommendations and the achievements made to date in implementing ASSET.

Recommendation: The EAP Technical Committee recommends that Municipal Affairs act as follows:

- 1) Do not move at this time to the use of current assessments for the equalization process. Continue to monitor the ASSET process in 2005, and consult with municipalities and assessors, to determine whether this step should be taken for 2006.

This means that, for the 2005 tax year, municipalities will not be required to report and declare their assessment data by January 31, 2005.

- 2) Proceed to implement the EAP’s recommendation to audit each municipality’s assessment data before the municipality uses the data for assessment notices and property tax purposes.

This means that, for the 2005 tax year, municipalities will need to submit their assessment data through the ASSET process — and declare their assessments compliant with the assessment regulations — no later than February 28, 2005. (This is the date by which municipalities are required under legislation to prepare their assessment rolls.)

Recommended

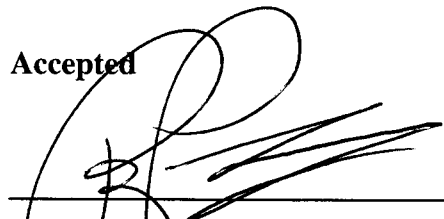


Steve White
EAP Technical Committee Chair

Date

September 22/04

Accepted



Brad Pickering
ASSET Steering Committee Chair

Date

Sept 24/04