



CANADA – January 2023

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CANADA GENERAL

Canada bans foreigners from buying property after surge in property prices

A law banning foreigners from buying residential property in Canada (with the exception of immigrants and permanent residents who are not citizens) came into force on 1 January 2023. The article considers why it was necessary, why it is possibly too late, and the reasons why the Canadian Real Estate Association opposes it.

The article can be accessed via the following link:

[Canada bans foreigners from buying property after surge in property prices | Business Standard News \(business-standard.com\)](#)

As a Percentage of GDP, Canada Has Some of the Highest Property Taxes in the World

This article looks at a report by Altus Group about the 2022 Global Property Tax Rankings based on property tax revenues as a percentage of GDP and finds that Canada has one of the highest property tax revenues in the world in 2021/22.

The article can be accessed via the following link:

[As a Percentage of GDP, Canada Has Some of the Highest Property Taxes in the World \(storeys.com\)](#)

ALBERTA

Calgary homeowners have second lowest property tax rates in Alberta

A report published in December by Zoocasa found that in terms of the lowest residential tax rates in Alberta, Calgary was second only to Canmore. This article examines the data and compares tax payable in terms of tax rates and average house prices across the province.

The article can be accessed via the following link:

International Property Tax Institute

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[Calgary homeowners have second lowest property tax rates in Alberta | Calgary Herald](#)

BRITISH COLUMBIA

How much is your home worth? B.C. property assessments updated for 2023

With property reassessments in B.C. now available on the B.C. Assessment Authority website, this article warns homeowners that reported values are likely to differ from current market values and explains the reasons why.

The article can be accessed via the following link:

[How much is your home worth? B.C. property assessments updated for 2023 \(but there's a catch\) \(msn.com\)](#)

Experts say foreign-buyer ban won't bite B.C. real estate prices

This article explores commentary on the effects of B.C.'s temporary ban on foreign purchases of residential property.

The article can be accessed via the following link:

[Experts say foreign-buyer ban won't bite B.C. real estate prices | Vancouver Sun](#)

Property tax rates separate from latest assessments

This article advises property owners that although reassessments from BC Assessment were issued on 3 January 2023 based on 1 July 2022 levels of value, the amount that property tax payments will increase will not be known until the municipalities set their budgets. This will inform the amount of tax that needs to be raised and determine the tax rates. Factors that have affected the budgets are also outlined.

The article can be accessed via the following link:

[EDITORIAL: Property tax rates separate from latest assessments - Summerland Review](#)

Local villages see highest property assessment increases in region

This article looks at the village of Slocan which has seen the greatest increase in BC Assessment's 2023 reappraisal. It provides percentage increases for other villages in the region, explains how the statutory valuation date was prior to recent fluctuations in the

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property market, advises that the full picture will not be known until the mill rates are set and gives details on the appeals process.

The article can be accessed via the following link:

[Local villages see highest property assessment increases in region \(yahoo.com\)](#)

Tri-Cities real estate maintained gains despite recent slump, according to 2022 BC Assessment roll

A total of 2,160,828 properties have been reassessed for property tax by BC Assessment this year. This article looks at movements in values between different locations and property types.

The article can be accessed via the following link:

[Tri-Cities real estate maintained gains despite recent slump, according to 2022 BC Assessment roll \(yahoo.com\)](#)

Should BC Property Assessments Be Used For Market Purposes?

This article advises homeowners why there might be a difference between their new assessment and the sale price of their homes, including the valuation date adopted for assessment and the unique nature of a house as a 'home'.

The article can be accessed via the following link:

[Should BC Property Assessments Be Used For Market Purposes? \(storeys.com\)](#)

Contaminated Site Update: Unforeseen impact of a Remediation Order on Property Tax Assessments

The case of *Seaspan ULC v. North Vancouver (District)* 2022 BCCA 433 ruled that the assessed value of contaminated land would not qualify for a reduction in assessed value (and therefore property taxes) derived from the cost of rectifying the contamination if the land is subject to a remediation order. This article looks at the background to the case and considers the effect on the actual value (defined as a sale at open market value assuming a willing seller and buyer) of the remediation order, which fixes the entities named in the order with the responsibility for remediation costs.

The article can be accessed via the following link:

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[Contaminated Site Update: Unforeseen impact of a Remediation Order on Property Tax Assessments | McCarthy Tétrault](#)

MANITOBA

Province delays property tax overhaul

The province of Manitoba has decided to delay its intention to revamp the education funding model by one year from 2023-24 to 2024-25. This article details the lobbying that has taken place by the agricultural sector who believe that farmers face an unfair tax burden for the cost of education.

The article can be accessed via the following link:

[Province delays property tax overhaul - Manitoba Co-operator \(manitobacooperator.ca\)](#)

NEW BRUNSWICK

City of Saint John wants province to rethink property tax structure

This article looks at the relationship between business and residential property tax rates and calls for a review to separate tax categories further to enable a distinction between large retailers and local businesses.

The article can be accessed via the following link:

[City of Saint John wants province to rethink property tax structure - New Brunswick | Globalnews.ca](#)

NOVA SCOTIA

Property values in Nova Scotia climb steeply this year due to hot market, pandemic

The Property Valuation Services Corporation (PVSC) has reported that for the 2022 reassessment, residential values have increased by approximately 20% overall and commercial property values by 7%. This is due to a rapidly rising market in 2021. This article looks at the reasons for the increases and the range of increases across the province.

The article can be accessed via the following link:

[Property values in Nova Scotia climb steeply this year due to hot market, pandemic | CBC News](#)

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N.S. property value assessments in the mail with overall increase

The Property Valuation Services Corporation (PVSC), responsible for property tax reassessment in Nova Scotia has indicated that residential properties are set to rise by an average of 21% with the highest increases in Halifax. This article looks at the valuation date and state date for the 2023 reassessment, who will benefit from the 'cap' and advises that the full outcome of the reassessment will not be known until the budgets are set and the tax rate finalised.

The article can be accessed via the following link:

[N.S. property value assessments in the mail with overall increase \(iheartradio.ca\)](#)

Halifax moving commercial tax burden to business parks

Halifax has a new commercial tax system which is a zoned based system with tiered tax rates. This article looks at the way the tax rates have been structured with the largest rise applying to 3 business parks in an effort to ensure the national chain stores pay more, but also looks at the effects of the change on smaller businesses in these locations.

The article can be accessed via the following link:

[Halifax moving commercial tax burden to business parks | CBC News](#)

ONTARIO

Toronto's Vacant Home Tax Is Now In Effect

The City of Toronto's tax on residential property that is unoccupied for more than 6 months of the tax year is now in effect. The article explores how the tax will be levied, how a declaration of occupancy should be made each year, penalties for late or false declarations, available exemptions and how to file a notice of complaint.

The article can be accessed via the following link:

[Toronto's Vacant Home Tax Is Now In Effect \(storeys.com\)](#)

'Guilty until I prove I'm innocent': Homeowners frustrated by vacant unit tax rollout

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This article details concerns about The City of Ottawa's tax on vacant residential property. The tax does not apply to principal residences, but to opt out on these grounds a box must be checked. Not doing so could lead to penalties being imposed.

The article can be accessed via the following link:

['Guilty until I prove I'm innocent': Homeowners frustrated by vacant unit tax rollout | CBC News](#)

Will you have to pay Toronto's new Vacant Home Tax?

The new vacant home tax in City of Toronto is now in effect and this article considers further information necessary to clarify borderline situations which may be exempt or chargeable.

The article can be accessed via the following link:

[Toronto's new Vacant Home Tax is still a work in progress | The Star](#)

Some GTA homeowners could see major tax hikes under new provincial rules, municipalities warn

There have been cuts to the development charges that local councils in the greater Toronto area (GTA) can levy. These charges often go towards providing things like roads and sewers, public transit, parks and libraries. This has led to fears that property taxes will increase rapidly to compensate for the loss. This article looks at the property tax increases and the cuts in service provision that the local authorities are considering whilst exploring claims that the development charges have been stored in reserve funds.

The article can be accessed via the following link:

[Property tax hikes loom in wake of provincial housing rule changes, GTA municipalities warn | CBC News](#)

Toronto's New Vacant Home Tax – Deadline Fast Approaching

This article looks at Toronto's new Vacant Homes Tax which came into effect on 1 January 2022. It provides commentary on how the revenue collected will be used, the aim of the tax, how it will work, how it is calculated, how to make a declaration of Vacancy Status together with the time limits and penalties, how to dispute a notice, how to pay, and the exemptions available etc.

The article can be accessed via the following link:

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[Toronto's New Vacant Home Tax – Deadline Fast Approaching - Property Taxes - United States \(mondaq.com\)](#) [Toronto's property tax to go up 5.5% as part of 2023 budget: Tory | CBC News](#)

Toronto's property tax to go up 5.5% as part of 2023 budget

The mayor of the city has unveiled the budget for 2023. His re-election campaign pledged to keep tax increases below the rate of inflation and he claims that this has been achieved with a property tax increase of 5.5% and \$50 to the City Building Fund. This article explains the views of opponents to the budget making process and the increases proposed, and urges taxpayers to have their say.

The article can be accessed via the following link:

[Toronto's property tax to go up 5.5% as part of 2023 budget: Tory | CBC News](#)

Inflation, pandemic costs driving Ontario property tax hikes as upkeep backlogs grow

Ontario is expected to see higher property tax bills in 2023 as a result of inflation, costs relating to the pandemic and recent provincial changes to development charges. This article provides expert commentary on the way forward, the problems the municipalities are facing and the property tax increases being considered across the province.

The article can be accessed via the following link:

[Ont. homeowners can expect higher tax bills this year: experts | CP24.com](#)

The property tax squeeze is not what you think it is

This article looks at statistics which show the way in which property tax, as a percentage of salary, has increased in the city of Guelph, and suggests that the municipal council is being squeezed by e.g., provincial government, a utility company, the University of Guelph, who are “downloading” on the city.

The article can be accessed via the following link:

[The property tax squeeze is not what you think it is - Guelph News \(guelphtoday.com\)](#)

PRINCE EDWARD ISLAND

For 2nd straight year, inflation pushes P.E.I. property tax up to the max

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P.E.I. residential property tax assessments are being increased by 5% (the legislated maximum increase) for the second year in succession. This article considers the reasons for increasing assessments, looks at the assistance given for property taxpayers last year and examines the problems facing municipalities.

The article can be accessed via the following link:

[For 2nd straight year, inflation pushes P.E.I. property tax up to the max | CBC News](#)

SASKATCHEWAN

Business community packs city hall in quest for fairer property assessments

Two business owners are pressing Saskatchewan Assessment Management Agency (SAMA) to undergo a secondary audit of their latest revaluation and garnered healthy support at a council meeting on 9 January 2023. They are questioning why businesses are assessed in different ways leading to changes in value, upwards and downwards, of properties in the same location. This article provides greater detail of the reasons for the disparities, the legislation surrounding the matter, and the outcome of the meeting.

The article can be accessed via the following link:

[Business community packs city hall in quest for fairer property assessments - MooseJawToday.com](#)

'I don't have any faith;' business owners have mixed views on real change with property assessments

This article considers the Moose Jaw Council's decision to contact SAMA's Quality Assurance Division to determine whether there should be a secondary audit of the agency's assessment work. This follows campaigning by two commercial property owners who consider that the agency is incorrect in its valuations, has too many property classifications in Moose Jaw compared to other municipalities and uses incorrect data.

The article can be accessed via the following link:

['I don't have any faith;' business owners have mixed views on real change with property assessments - MooseJawToday.com](#)

SAMA releases fact sheet about its assessment process in Moose Jaw

Following a public council meeting in Moose Jaw on 9 January 2023, in response to 2 business owners urging the council to request a secondary audit of SAMA's reassessment of commercial properties, SAMA have released a fact sheet advising how they value and audit

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valuations in Moose Jaw. This article goes into detail on the contents of the fact sheet and addresses the criticisms that have been made.

The article can be accessed via the following link:

[SAMA releases fact sheet about its assessment process in Moose Jaw - MooseJawToday.com](#)

SAMA defends commercial property assessments in Moose Jaw

SAMA has produced an information sheet to defend its cap rate model for assessing commercial properties in Moose Jaw. This follows criticism of the way different types of properties have been reassessed. This article looks at the details included on the information sheet.

The article can be accessed via the following link:

[SAMA defends commercial property assessments in Moose Jaw | 980 CJME](#)

SAMA's local property reassessment values from 2020 boggle minds

This article looks at the request for a secondary audit of SAMA's reappraisal and considers that the problem may be changes to the cap rate and the lack of property sales.

The article can be accessed via the following link:

[SAMA's local property reassessment values from 2020 boggle minds - MooseJawToday.com](#)

SAMA further clarifies commercial property assessments to city council

This article looks at the information letter that SAMA have provided to the city council explaining their policies and procedures following the request for a secondary audit of SAMA's reappraisal.

The article can be accessed via the following link:

[SAMA further clarifies commercial property assessments to city council - DiscoverMooseJaw.com - Local news, Weather, Sports, Free Classifieds and Job Listings](#)

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