

YOUR 2018 PROPERTY TAXES



Lac La Biche County
welcoming by nature.

Enclosed in this envelope are your property assessment and tax notices for 2018.

Lac La Biche County Council approved the County's official budget for the year on March 12, 2018 and approved the Tax Rate Bylaw on May 8, 2018. There is an increase to the municipal residential rate this year, but the municipal rates for urban and rural non-residential properties have each been reduced slightly.

Other variables affect the overall tax rates, and these are outside the County's control. For example, provincial requisitions to fund education and seniors' lodges have increased for residential properties in 2018. When all factors are taken into account, most residential properties will see a five to eight per cent increase in their total taxes this year.

LAC LA BICHE COUNTY TAX RATES

	2017	2018	Percent Change
County: Residential and Farmland	2.5259	3.0000	18.77
Urban Non-Residential	10.1688	10.0000	-1.66
Rural Non-Residential	18.5585	18.3647	-1.04
School: Residential and Farmland	2.6285	2.6580	1.12
School: Non-Residential	3.9620	3.6737	-7.28
Greater North Foundation (seniors' lodges)	0.2371	0.2753	16.11
Total Residential and Farmland	5.3915	5.9333	10.05
Total Urban Non-Residential	14.3679	13.9490	-2.92
Total Rural Non-Residential	22.7576	22.3137	-1.95

PROVINCIAL REQUISITIONS

The Government of Alberta sets a budget for education each year, and then requisitions funding from the province's municipalities. Your portion of this education tax is included in the municipal tax bill.

Lac La Biche County is also a member of the Greater North Foundation, which operates seniors' lodges in Lac La Biche, Athabasca and Boyle. The Foundation's requisition and tax rate have also increased slightly in 2018.

Refer to the Tax Account Details on your Property Assessment and Tax Notice to see how the total amount of your taxes is broken down.

ASSESSMENT

Another factor that impacts your tax bill is the assessed value of your property. The 2018 property assessments are based on typical property values as of July 1, 2017. Actual sales of similar properties are used for reference. In light of the current economic conditions, market values for all types of properties are down this year, generally speaking.

DESIGNATED INDUSTRIAL PROPERTY

Alberta Municipal Affairs has taken over the assessment of designated industrial properties in Lac La Biche County in 2018. For these properties, there is an additional 0.0341 mills levied to recover assessment costs. Owners of designated industrial properties may contact Alberta Municipal Affairs at (780) 422-1377 for further information.

SEPARATE SCHOOL DISTRICT

If you reside within the Lakeland Catholic School District, you have the ability to choose whether your property taxes will fund the Catholic or public school systems, starting in the next fiscal year. The necessary form is available on the County's website and is also available at the reception desk at the County Centre office. Please call (780) 623-1747 for more information.

PAYMENTS

The deadline to pay taxes without penalty is **Tuesday, July 3, 2018**. Lac La Biche County accepts property tax payments using the following methods:

- In person at the County Centre office (13422 Highway 881) with cash, cheque, Visa or MasterCard. Payments cannot be made at McArthur Place.
- Cheques by mail at:
Lac La Biche County
P.O. Box 1679
Lac La Biche, Alberta T0A 2C0
- Internet and telephone banking (please contact your financial institution to arrange payment). Please allow five to seven business days before the penalty deadline to ensure payments are processed on time. Select Lac La Biche County - Taxes as the payee for online banking and use your roll number as the account number.
- Autopay: The County has a program that allows tax payments to be electronically debited to your bank account monthly without penalty. Please call the County's Finance department at (780) 623-1747 for more information.

Questions?

If you have questions about your assessment and tax notice, please contact the County's Finance department at (780) 623-1747 or via e-mail at taxes@laclabichecounty.com.

If you have specific questions about how your 2018 property assessment was set, please contact the County's assessor, Mr. Ian Ferguson of Municipal Assessment Services at (780) 939-3310.

Formal assessment appeals must be made to Lac La Biche County within 60 days of the date listed on the assessment and tax notice.

The deadline for property tax payment is Tuesday, July 3, 2018.

Taxes that are outstanding after July 3 will start to accrue penalties. A five (5) per cent penalty will be levied on all unpaid taxes on July 4, 2018 and a further seven (7) per cent penalty will be levied on all unpaid taxes after November 15, 2018.