CONTACT US

ASSESSMENT AND TAXATION CUSTOMER SERVICE CENTRE

Main Floor, Chancery Hall
3 Sir Winston Churchill Square
Edmonton, AB T5J 2C3

Hours of operation are 8:30 a.m. to 4:30 p.m.
Monday through Friday

The customer service centre is scheduled to move to Edmonton Tower on February 27, 2017. It will be located at:
2nd Floor, Edmonton Tower
10111 104 Avenue
Edmonton, AB T5J 0J4

PHONE 311 (780-442-5311, if outside Edmonton)
FAX 780-496-1986
EMAIL assessment@edmonton.ca

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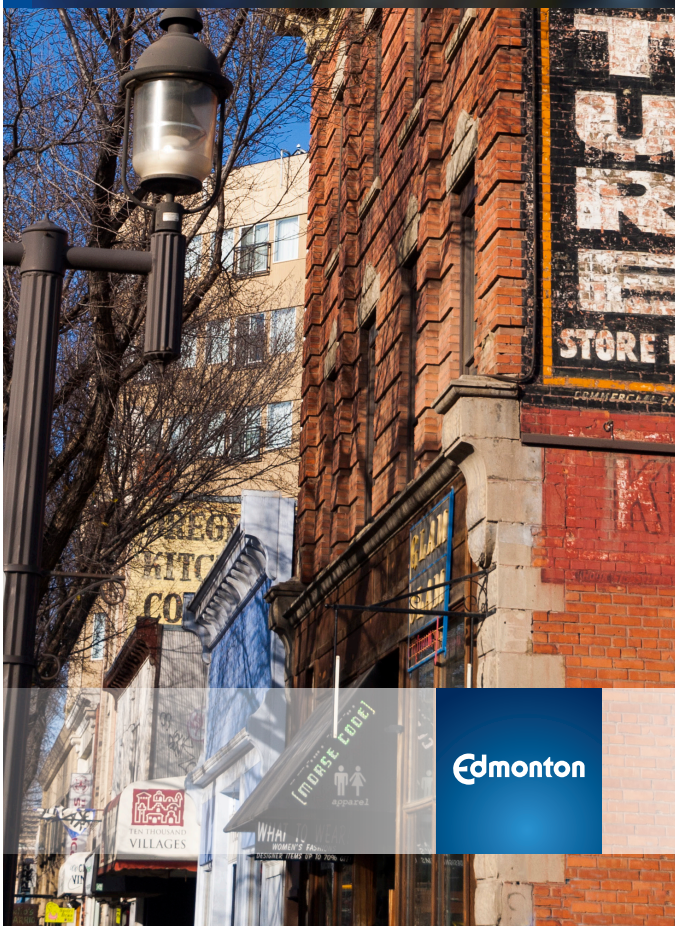
Business Improvement Area (BIA)

Your BIA assessment and taxes



WHAT IS A BIA?

A Business Improvement Area (BIA) is a commercial area within Edmonton where business owners have combined efforts to enhance and promote their business area. Through services, programs and event production, BIAs help promote their areas as business and shopping destinations.

The membership of a BIA consists of local business owners, with each BIA association governed by a member-appointed board. All businesses within a BIA, including professional corporations, pay a BIA tax.

HOW ARE BUSINESSES ASSESSED FOR THE BIA TAX?

The City of Edmonton prepares assessments annually for all businesses within a BIA by placing a value on any space occupied or used for the operation of the business.

The value is determined using typical market rents paid for similar space within the BIA. Analysis of rental information collected from landlords, tenants and building managers is used to determine the value of different types of space. The resulting market net rental value is based on factors recognized in the market such as space type, location, quality of space and size.

The typical market net rental value is based on averages in the market and may not necessarily be the same as the actual rent paid for the space.

HOW DO BUSINESSES BENEFIT FROM THE BIA TAX?

BIAs operate as non-profit corporations. Programs, services and operations in support of each business district are financed by the BIA tax. BIA associations submit operating budgets annually, for review and approval by City Council.

The City of Edmonton is required by provincial legislation to collect BIA taxes and distribute these funds to each BIA association for the purpose of implementing the specific improvements approved by the membership within each zone.

WHAT SHOULD I DO WITH MY BIA ASSESSMENT AND TAX NOTICES?

1. Review your assessment notice carefully.
2. Use the online resources at **edmonton.ca/BIAassessment** to learn how assessment relates to taxes.
3. Email assessment@edmonton.ca or call 311 (780-442-5311, if outside Edmonton) if you have questions about your BIA assessment or tax notice. Most assessment-related concerns can be resolved over the phone so that you don't need to file a formal complaint with the Assessment Review Board.
4. If you disagree with your assessment, you can file a formal complaint with the Assessment Review Board. For more information about the formal complaint process, visit **edmontonarb.ca**.
5. Call your BIA association if you require information about how your BIA taxes are used.

124 Street	780–413–6503
Alberta Avenue	780–471–2602
Beverly	780–413–6244
Chinatown	780–423–2628
Downtown	780–424–4085
Fort Road	780–472–2562
French Quarters	587–524–9399
Inglewood	780–705–0250
Kingsway	780–454–9716
North Edge	780–288–0139
Northwest Industrial	780–905–2322
Old Strathcona	780–437–4182
Stony Plain Road	780–477–5169

BIA TAXES DUE BY MARCH 31

Ensure you pay your BIA taxes by the due date of March 31 even if you choose to file a formal complaint with the Assessment Review Board.