

Media Backgrounder

The City announced the mailout of more than 430,000 tax notices to Edmonton property owners today. Property owners will see the notices in their mailboxes or on their MyProperty account this week.

Key Facts

- The amount of property taxes collected each year is determined by the City budget. The City collects only as much in taxes as required by the budget, regardless of assessment values; assessment values determine individual property owners' share of the total tax amount, but do not affect the total amount to be collected.
- The 5.7 per cent increase refers to the total municipal tax amount collected. Each property owner may see a higher or lower increase depending on whether their assessment change was higher or lower than the overall market change for their assessment category.
- The 5.7 per cent municipal increase only applies to the roughly 75 per cent of property taxes collected for the City's use. The provincial education tax went up by 6.9 per cent on average for a residential property in Edmonton and that increase only applies to the remaining 25 per cent of a typical residential property's tax bill. The increases do not add together, nor do they get divided equally; they only apply to the respective amounts of municipal and provincial education tax.
- This year, the City will collect around \$2.9 billion in property taxes; \$2.3 billion for the City's operating budget and \$580 million collected on behalf of the Government of Alberta to fund provincial education.
- Over 43,000 property owners receive their notices electronically via the MyProperty portal.
- More than 150,000 (more than one third) property owners pay their taxes monthly via the Monthly Payment Plan.
- Taxes must be paid by June 30, 2025. Payment can be made through financial institutions, via telephone or online banking or by mail.
- For more information, go to edmonton.ca/taxes or call 311.

Municipal Taxes

- Property taxes fund about 60 per cent of the City's operating budget.

- The typical household will pay \$296 per month in municipal property tax for 70 City services, including police, public transit, fire rescue and roadway maintenance. A full list of services is available [here](#).

Tax Increase History

- This year's municipal tax increase was 5.7 per cent overall.
- During the pandemic, the City kept tax increases below inflation, including no increase in 2021 and a 1.9 per cent increase in 2022, which was the lowest increase among major cities in Canada.
- The average annual tax increase in the last decade (2015-2024) was 3.5 per cent.
- The highest tax increase in the last 20 years was in 2008 at 11.9 per cent.

Provincial Education Tax

- The property tax notice contains two amounts: municipal taxes that fund City services and the provincial education tax that funds education in Alberta.
- This tax is collected by the City and remitted to the Government of Alberta.
- The provincial education tax makes up approximately one-quarter of the average Edmonton property owners' total property taxes.
- In 2025, the provincial education tax will increase by an average of 6.9 per cent for the median residential property in Edmonton.

Potential Canada Post Service Disruption

- The City is aware that there could be a Canada Post service disruption starting May 23. Please pay close attention to the mail for your notices.
- We recommend you use the MyProperty access code from your assessment notice to sign up to view your tax balance and information online.
- We also recommend, when making your payment, using online or telephone banking, or by paying in person at your financial institution. Please do not mail cheques, as they may not reach us before the payment deadline.
- Another option is to sign up for our monthly payment plan by June 15 to start paying monthly in July. Contact 311 or download your application form from MyProperty and send it in to us via email at monthlypaymentplan@edmonton.ca.