

Media Backgrounder

The City distributed more than 440,000 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

Municipal Taxes

- The total 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 an individual property owner's share of the total tax amount, but do not affect the total amount to be collected.
- City Council confirmed a property tax increase of 6.9 per cent, which 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. This year, the overall residential market change was 5.7 per cent while the overall non-residential market change was 2.7 per cent.
- Property taxes fund about 63 per cent of the City's operating budget.
- The typical household will pay \$318 per month in municipal property tax for City services, including police, public transit, fire rescue and roadway maintenance. A full list of services is available [here](#).

Provincial Education Tax

- The property tax notice contains two amounts: municipal taxes that fund City services and the provincial taxes that fund education in Alberta.
- The City of Edmonton collects provincial education property taxes and remits them to the Government of Alberta.

- The provincial education tax makes up approximately one-quarter of the average Edmonton property owner's total property taxes.
- In 2026, the provincial education tax will increase by 10.2 per cent for residential property in Edmonton experiencing the overall market change.
- The 6.9 per cent municipal increase only applies to the roughly 75 per cent of property taxes collected for City services. The provincial education tax increase only applies to the remaining 25 per cent of a 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.

Other Facts

- This year, the City will collect around \$3.1 billion in property taxes; \$2.5 billion for the City's operating budget and \$620 million for education.
- Over 64,000 property owners receive their notices electronically via the MyProperty portal.
- More than 160,000 (more than one third of) property owners pay their taxes monthly via the Monthly Payment Plan.
- Taxes must be paid by June 30, 2026. 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.

Tax Increase History

- This year's municipal tax increase was 6.9 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 (2017-2026) was 3.9 per cent.
- The highest tax increase in the last 20 years was in 2008 at 11.9 per cent.