

Tax notices in the mail



Leduc County property assessments and tax notices will be in mailboxes early next week.

If you haven't received this information by May 21, please contact:

- ▶ Email assessment@leduc-county.com
- ▶ Call **780-955-6412**

CONTACT US

leduc-county.com / leduccountybusiness.com / yoursayleduccounty.com

[f leduccounty](#) / [@leduccounty](#) / [in Leduc County](#)

If you no longer want to receive a printed copy of the County Chronicle newsletter, email us at communications@leduc-county.com.

DEPARTMENT CONTACT INFORMATION

**Assessment and Land
Management Services**
780-955-6412

County Manager's Office
780-979-2389

Finance
780-955-3555

COUNCIL CONTACT INFORMATION

Division 1
Rick Smith
780-920-0671

Division 4
Larry Wanchuk
780-920-0674

Division 6
Glenn Belozar
780-920-0676

Division 2
Kelly-Lynn Lewis
780-920-0672

Division 5
Mayor Tanni Doblanko
780-920-0675

Division 7
Ray Scobie
780-920-0677

Division 3
Dal Virdi
780-920-0673

Return undeliverable items to:
101-1101 5 St.,
Nisku, AB T9E 2X3

phone: 780-955-3555
fax: 780-955-3444

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SPECIAL EDITION

CHRONICLE



Budget 2025



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YOUR 2025 BUDGET BREAKDOWN

Leduc County Council approved a **\$111,903,630** operating budget, which covers day-to-day municipal operating expenses. This operating budget also includes tax dollars that are collected on behalf of the Government of Alberta and the Leduc Regional Housing Foundation.

- ▶ Municipal services — **\$77,457,301**
- ▶ Provincial education property tax requisition increase of 15.48 per cent — **\$32,888,079**
- ▶ Designated Industrial properties* increase of 16.54 per cent — **\$152,357**
- ▶ Leduc Regional Housing Foundation increase of 396 per cent — **\$1,253,295**

**Designated Industrial properties tax levy is set by the Government of Alberta and applies to linear properties, such as pipelines, powerlines and sometimes their machinery and equipment.*

Budget highlights

- ▶ More than **\$18.5 million** for road projects and maintenance
- ▶ **\$4.2 million** for public transit
- ▶ **\$3.7 million** for bridge projects
- ▶ **\$2.25 million** in cost-share recreation support to five partner municipalities
- ▶ **\$422,000** for support to not-for-profit facilities and community recreation and cultural grants

- ▶ **\$283,290** to support libraries

The final 2025 budget outlines a **\$26,670,045** capital budget, which includes key infrastructure projects to cover costs for roads, bridges, buildings and equipment.

YOUR 2025 TAX BREAKDOWN

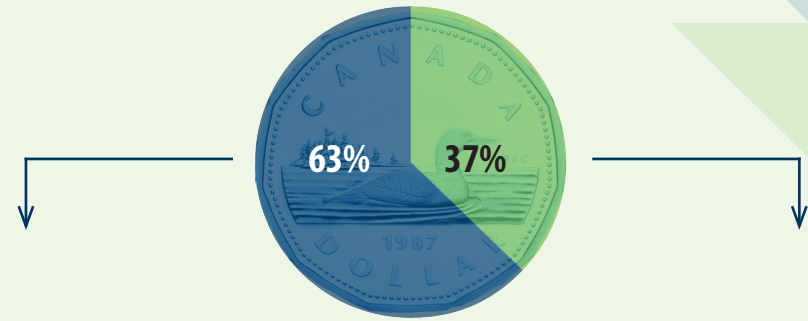
No change in 2025 municipal tax rates

Like 2023 and 2024, Leduc County experienced more growth within its boundary than forecasted. What does this mean?

Taxable assessment values grew from \$9.86 billion to \$10.7 billion, or 8.48 per cent, resulting in \$4,719,956 million in additional tax dollars for 2025.

Considering the additional tax dollars, no change to our tax rates (residential and non-residential) is required to meet our budget requirements for 2025. This allows us to continue providing the high-quality services our citizens and businesses expect.

2025 property taxes



Municipal property taxes

Municipal property taxes fund services such as:

- ▶ Agricultural services
- ▶ Family and Community Support Services (FCSS)
- ▶ Parks and Recreation services
- ▶ Planning and Development
- ▶ Protective Services (fire and enforcement)
- ▶ Revenue sharing with the City of Leduc for property taxes collected from Edmonton International Airport (YEG) properties
- ▶ Road maintenance
- ▶ Infrastructure maintenance and upgrades
- ▶ Provincial Police Funding model
- ▶ Transit

Total: \$59,179,098
(2024 was \$54.5 million)

Requisitions

Each year, Leduc County collects tax dollars on behalf of the **Government of Alberta** and the **Leduc Regional Housing Foundation**. These funds are called requisitions.

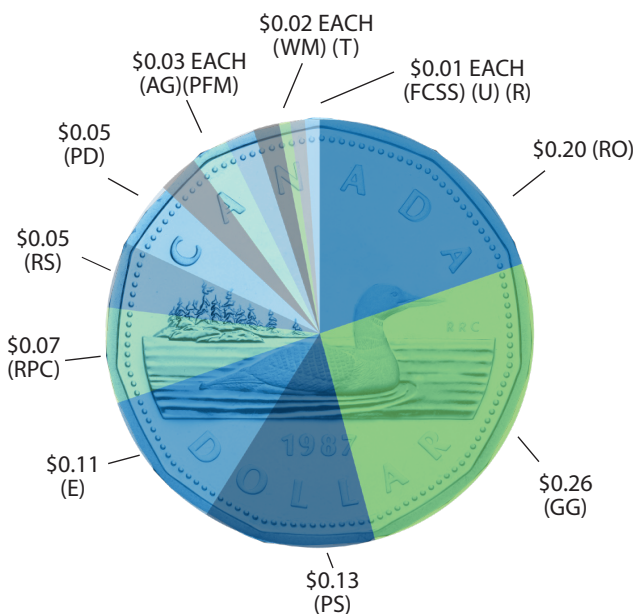
Leduc County has no control over this amount and is obligated to collect taxes on behalf of these organizations. Once collected, the funds are forwarded to the Government of Alberta and housing foundation.

For 2025, Leduc County is collecting:
Government of Alberta:

- ▶ Alberta School Foundation Fund \$32,888,079
- ▶ Designated Industrial properties \$152,357

Leduc Regional Housing Foundation
\$1,253,295

Total: \$34,293,731
(2024 was \$28.5 million)



Where are your municipal tax dollars going?

Distribution of operating and capital expense budget

General government (GG)	\$0.26
Road Operations (RO)	\$0.20
Protective services (Fire and Enforcement Services) (PS)	\$0.13
Engineering (E)	\$0.11
Recreation, parks and culture (RPC)	\$0.07
Revenue sharing with the City of Leduc (RS)	\$0.05
Planning and Development (PD)	\$0.05
Agricultural Services (AG)	\$0.03
Provincial police funding model (PFM)	\$0.03
Public transit (T)	\$0.02
Waste management (WM)	\$0.02
Family and Community Support Services (FCSS)	\$0.01
Reserve contributions (R)	\$0.01
Utilities and other (U)	<\$0.01
TOTAL	\$1.00

Residential and commercial assessments

Your assessment reflects your property's market value as of July 1, 2024

Understanding your assessment

In Alberta, residential and most commercial properties are assessed at market value using mass appraisal. Your property assessment is a reflection of your property's market value as of July 1, 2024, and its physical condition as of Dec. 31, 2024.

A valuation date ensures all properties in a municipality are valued as of the same date. The valuation date is set by legislation from the *Municipal Government Act (MGA)*.

In any given year, property assessment values change based on a few factors:

- ▶ Market value changes
- ▶ Physical changes to a property, such as new construction, renovations and significant improvements
- ▶ Change in property use

If you have questions regarding your assessment, please contact Leduc County's Assessment and Land Management department by email at assessment@leduc-county.com or by phone at **780-955-6412**.

Property tax change from 2024 to 2025 for all Leduc County properties

All properties tax dollar changes from 2024 to 2025	# of properties	% of properties	% of properties impacts
Will see a decrease	252	2%	9%
No change	790	7%	
Increase of up to \$100	4,092	35%	77%
Increase of \$101 to \$500	5,076	42%	
Increase of \$501 to \$2,000	1,144	10%	14%
Increase over \$2,001	499	4%	
Leduc County total properties	11,853	100%	

TIPP option available to eligible property owners

Make paying your property taxes easier by setting up a pre-authorized tax instalment payment plan (TIPP).

We offer eligible property owners TIPP as a convenient way of paying property taxes in monthly instalments instead of one lump sum. *There is no cost to enrol in the TIPP program.* Monthly instalments are withdrawn automatically from a bank account, so there is no need to write a cheque, mail your payment or visit County Centre. Before enrolling, confirm with your mortgage provider that property tax payments aren't already being deducted from your account.

How does TIPP work?

Taxes are based on a calendar year. If you enrol mid-year, you must pay the taxes owing on a pro-rated basis for the current calendar year. For the first five months of the year, your monthly instalment is based on the amount of tax levy from the previous year. The instalment amount is then adjusted in June for the last seven months of the year based on your current tax levy amount. If an adjustment is made to your instalment amount, you will be notified. Bank withdrawals are on the first day of every month. The plan automatically continues year-

to-year until you submit a notification of cancellation to the County.

To qualify for enrolment:

- ▶ Any outstanding balances and taxes owing on a pro-rated basis for the current calendar year must be paid in full.
- ▶ You must have a chequing account at a Canadian bank.
- ▶ You must not be paying your property taxes through your mortgage provider.

To enrol for TIPP:

Visit leduc-county.com/taxes to apply online. A VOID cheque or pre-authorized debit (PAD) form is required and can be attached when completing the application.

Application forms are also available online to download and complete to submit by email or mail.

More information:

- ▶ Email: tax@leduc-county.com
- ▶ Phone: **780-955-3555**
Fax: **780-955-3444**
- ▶ Web: leduc-county.com/taxes

Updating our mailing list

We use direct mail as a main source of reaching every Leduc County household, landowner and business.

This spring, we're looking for your assistance to share updated mailing information so that County residents don't miss essential municipal information. If you received this County Chronicle Special Edition newsletter, that means we have your accurate mailing information. If any neighbours or family and friends (who live in Leduc County) haven't received this newsletter, that means we do not have their up-to-date mailing address.



Here's where we could use your help! Please direct them to one of the following:

- ▶ Email assessment@leduc-county.com
- ▶ Call **780-955-6412**
- ▶ Visit our website for 'Change of address' online form leduc-county.com/change-address



Tax payment options and deadlines

- ▶ **Mailed** payments must be postmarked by Canada Post before **June 30, 2025**.
- ▶ **Online** payments must be made on or before **June 25, 2025** (NOTE: online payments are not processed on weekends).
- ▶ **In-person** payments must be made at the County Centre on or before **June 30, 2025**.
- ▶ **Drop-off payments** (cheque only; no cash) in the County Centre mailbox, north side of the building on or before **June 30, 2025**.