

General Tax & Assessment Information

Will the City get more money in taxes because of the 2025 Revaluation?

No. A reassessment does not increase or decrease the total taxes collected by the City, School Boards or the Library Board. Only through the annual budget can the total taxes be increased or decreased.

Will everyone's property taxes change in 2025 because of the 2025 Revaluation?

Virtually all properties will see a change in their taxes. Some properties will have a tax increase and some properties will have a tax decrease. The amount of your tax change depends on:

- whether your change in assessment is above or below the average change in assessment for other properties in your property subclass in Regina; and
- what tax policies are adopted by City Council and other taxing authorities.

What tax policies will be adopted?

City Council reviews tax policy options and will set new mill rates and mill rate factors, during a reassessment year.

The Province is responsible for School Property Tax and has not announced the level of funding required, mill rate, or the tax policy choices.

When will I find out what my 2025 taxes are?

2025 tax bills will be mailed in late May of 2025 after the City, Library and Province approve their annual budgets and mill rates. Your tax amount can be viewed online using the property search feature after May 2025.

Why are my taxes different from my neighbour's?

Property characteristics - such as the size, construction quality, style, condition or effective age of any buildings on your property; the location of your property; or your lot size - can influence your property's assessed value assessment, which in turn may impact the amount of taxes you pay. Other property characteristics that can influence your assessed value assessment include a finished basement, fireplace, street type etc.

My taxes are too high this year. I want to appeal.

You cannot appeal your taxes or the services you receive. You can only appeal to the Regina Board of Revision if there is an error with your assessment. If you have a concern about your assessment, contact a Customer Service Clerk at 306-777-7000 option 2. If you appeal your assessment, you must still pay your taxes by the tax deadline or incur penalties.

What is the deadline to pay my property taxes?

Unless you are enrolled in the Tax Installment Payment Plan Service (TIPPS), property taxes are due June 30. If your current year's taxes remain unpaid after June 30, you will be charged a monthly penalty of 1.50% compounded. If property taxes are not paid by December 31, the City can pursue other penalties and actions.

What is a Supplementary Tax Notice?

If you build an addition to your current home or build a new home, you may receive a Supplementary Tax Bill. This bill represents your taxes for the new construction for the portion of the year in which changes were made. Supplementary notices are also sent to properties that have demolitions, tax status changes or mill class changes effective for part of an assessment year.

What are the additional charges that sometimes appear on my tax bill?

Under *The Cities Act* and other legislation, the City can add charges to your tax account, such as:

- **Laneway Maintenance**
Gravel and paved alleys in Regina are maintained through a special tax charged to owners of properties that border them.
- **Local Improvements**
These include replacement of the City's infrastructure, such as water mains, sidewalks and curbs which are charged to owners of properties that border them.
- **Other Charges**
Overdue water and sewer balances can be transferred to your tax account. As well, if the City must do work on your property due to bylaw violations (e.g. untidy/unsightly land, noxious weeds, junked vehicles, or fire damage) the cost for this work can be added to your tax account.

Why do I pay school taxes when I don't have children or I am a senior?

All property owners - whether they have children attending school or not - are required by Provincial law to pay school tax.

Provincial legislation specifies that the funds for schools are to be collected by municipalities. While the City of Regina bills and collects school taxes, the municipality has no jurisdiction or control over budgets or operations.

An assessor visited my property to inspect it. Why must the City inspect my property?

To ensure its property assessment records are current, the City of Regina follows a regular inspection program. Each year assessors visit each property in certain areas in Regina to update records relating to the property's characteristics and building(s). When inspecting properties, all City of Regina assessors carry photo identification and will show it to property owners upon request.

Assessors may also visit and inspect a property when:

- a property owner requests that an assessor inspects their property.
- a property's assessment is being appealed. Assessors may inspect the property to review issues raised in the appeal.
- a building permit has been issued for the property.

During an inspection, assessors may examine both the interior and exterior of any buildings on a property. If the assessors cannot view a building's interior, they may leave a letter asking the property owner to contact the Assessment Branch or make inferences based on information obtained from viewing properties from the outside.

For more information about 2025 Revaluation:

Web: Regina.ca (Assessment & Tax)

Call: 306-777-7000 option 2