

SAMA Assessment Governance/Policy Update



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SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

SAMA AGM
April 9th, 2025

Discussion Topics:

- SAMA's Assessment Governance Role
- Our Assessment Consultation Model
- Assessment System Basics
- SAMA's Revaluation Role / Revaluation Basics
- Assessment Versus Taxation
- Property Tax System Review (IPTI Report)
- Assessment System Issues / Risks



SAMA's Assessment Governance Role

- Consult with Stakeholders
- Research and Policy Development
- Assessment Manual, Guide, Handbook
- Report Assessment Trends
- Supervise Assessment Provisions of the Act
- Provide Information and Education
- New Technology and Methodologies
- Advise the Board and Ministry

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SAMA's Governance Oversight

\$272 Billion in Provincial
Assessment

\$2.48 Billion in Municipal
and Education funding

865,000 Properties

- 761 Municipalities
- 4 Independent Cities

SAMA's Consultation Model



CONNECT- Meet with stakeholders and industry groups



RESEARCH- Review valuation models, industry trends, exchange information



MODEL- Propose model and rate updates. Share trends with stakeholders.



CONSULT- Consult with SAMA's Advisory Committees



APPROVAL- Request Board approval of assessment publications, models and rates



GOVERNMENT- Obtain Ministerial approval of Regulated Manual

Assessment System Basics

- Our system has a strong history of progressive improvements
- All property valued using “ad valorem” (according to value) standard
- Built on mass appraisal and industry standard approaches
- The methodology for valuing properties using market data is similar across all Canadian provinces
- Two legislated standards of valuation: Regulated / Market Valuation:



Regulated Standard = Railway, Pipeline, Mine and Oil and Gas Resource Equipment, Heavy Industrial, Agricultural Land (use 2023 Manual)



Market Valuation Standard = Three recognized approaches to value for Residential, Multifamily, Commercial properties (use Market Data)



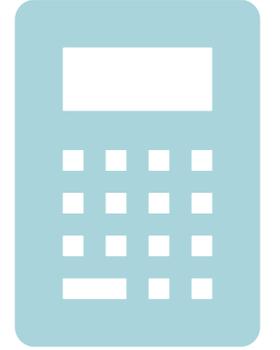
SAMA's Revaluation Role

- Legislation contains requirement for a revaluation every 4 years
- SAMA's Technical Standards and Policy (TS&P) Division updates the province's assessment policies and manuals
- SAMA's Assessment Services Division updates assessments for our client municipalities
- Independent Cities prepare their own assessments (Prince Albert, Regina, Saskatoon, Swift Current)
- TS&P provides revaluation oversight for the province

Revaluation Basics

- Equity is legislated as the dominant and controlling factor in assessment.
- Revaluations keep values current and improve equity
- Revaluations update assessments to a more current “base date” level of value
- 2025 Revaluation - Updates values from Jan 1, 2019 to Jan 1, 2023
- SAMA’s TS&P provides revaluation oversight:
 - ✓ City Assessor/SAMA Committee
 - ✓ Provincial Market Analysts Team
 - ✓ Quarterly Revaluation Reports and Risk Log
 - ✓ Provincial Quality Coordination Program and Audit
 - ✓ Reporting of Assessment Trends

Assessment Versus Taxation



- Assessments are value estimates for the distribution of property taxes
- Assessments are only the first part of the equation. Followed by:
 1. Provincial Tax Policy - Percentages of Value.
 2. Municipal Tax Policy - Local tax tools and mill rate determine municipal property tax
 3. Education Property Tax Mill Rate
- A municipal budget can be “revenue neutral”. No additional tax revenue is generated due to changes in property assessments.
- In a revaluation year, an increase in assessment may be confused with a property tax increase.
- SAMA has no authority in determination of provincial or municipal tax policy



Report prepared for the Saskatchewan Urban
Municipal Association

Review of the Property Tax System in
Saskatchewan

April 2022

IPTI Review of Property Tax System in Saskatchewan

Property Tax System Review

- Review of the Property Tax System in Saskatchewan commissioned by SUMA City Mayors' Caucus
- Comprehensive report prepared by the International Property Tax Institute (IPTI).
- Periodic system reviews are constructive and positive.
- “Options for Change” versus recommendations.
- Comparisons to other assessment jurisdictions:
 - Canada- British Columbia, Alberta, Ontario.
 - International- New York, England, The Netherlands

IPTI Report – Options for Change

- SAMA is responsible for consulting and recommending assessment on policy for the Province
- The Province has authority for taxation and legislation related changes
- SUMA established an Assessment and Legislation Policy Working Group to review the report
- Working Group Mandate- Investigate ways to move forward with four main options for change
- Working Group also recommended “other” appeal system improvements

SUMA Working Group – IPTI Report Recommendations:

Remove	Recommend eliminating the Provincial Percentages of Value (Provincial Government)
Shorten	Shorten the 4-year Revaluation Cycle. Review a 2-year cycle.
Change	Change the Base Date (from 24 months prior to Revaluation). Review 12 or 18-month options
Market	Recommend against using True Market Value for Regulated Properties (retain Regulated Property Standard)

Assessment System Issues / Risks



- IPTI Review by SUMA- SAMA is working on a plan and budget for a two-year revaluation cycle and 12-month base date period
- 2025 Revaluation Education- Training of municipal and elected officials; need for accurate communication of Assessment and Taxation system with the public.
- Staff/Computer Systems- Assessment Service Providers report a lack of trained staff and end of life computer assisted mass appraisal (CAMA) systems

Assessment System Issues / Risks



- Assessment Appeals- Increasing complexity, staff, and solicitor costs for assessment appeals. \$4.8B in assessment before Court of Appeal and Kings Bench
- Appeal Legislation- Government is considering recommendations from the City Assessors/SAMA Committee for appeal related legislative amendments
- Next Revaluation- SAMA is preparing for 2029 revaluation policy work (January 1, 2027 base date)



Thank you

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