

## **How Much Tax Does Everyone in HRM Pay**

The HRM tax rate is applied on the [assessed value](#) of a home. Assessed values in turn vary dramatically with home size, location and a host of other market factors. So even though many homes have similar [tax rates](#), the actual tax bill can differ significantly between properties. Currently, HRM collects \$260m in Residential and \$180m in commercial property taxes.

### **How Much is the Average or Typical Tax Bill?**

Everyone has to pay property tax - vacant land, trailers, apartments, farms, cabins and the single family home. Renters pay tax indirectly through their rent.

- An average single family home will pay about \$2,060, including general rate and area rate taxes. A typical home (about 1,200 square feet) would pay about \$2,150.
  - Municipal Tax bills can range from one hundred dollars to over \$25,000.
  - About one-third pay under \$1,000 in municipal taxes, 50% pay between \$1,000 and \$2,000 and almost 15% pay over \$2,000. Provincial property taxes are in addition to these amounts. Nearly 5% of taxpayers pay \$250, the cost just to provide solid waste service.
- Apartments and condos receive almost identical levels of municipal services. It is more [cost effective](#) for HRM to provide services to them than to other homes.
  - As part of their rent, an apartment pays about \$600 per year in tax
  - Condos, on average, pay about \$1,800, almost as much as a single family home.
- Across HRM tax bills can also vary dramatically. For example,
  - The highest and lowest residential tax bills are on the Peninsula of Halifax.
  - Homes on waterfront pay about 25% more than homes elsewhere.

### **What About Commercial and Other Taxpayers?**

[Commercial tax bills](#) tend to be far higher than residential bills.

- Commercial tax rates are on average 3.5 times as high as residential tax rates.
- Commercial tax bills range as high as several million dollars.
- While commercial taxpayers pay about 40% more than the [cost of services](#), over 80% of homes (both urban and rural) pay less than the cost of services.
- Many other taxpayers (universities, schools, hospitals and churches) pay little or almost no tax but still use municipal services.

### **How Do Taxes in HRM Compare to Elsewhere in Canada?**

[Comparing taxes across Canada](#) means looking at the average or typical tax bill (not simply at the tax rate). Keeping in mind that services often differ.

- For a single family home taxes are around the bottom third for Canadian cities.
- Residential [Deed Transfer Taxes](#) are considered high compared to other cities.
- [Commercial taxes](#) are more difficult to benchmark.

### **For more information**

- See HRM's Tax Reform website at: <http://www.halifax.ca/taxreform/>, or
- Call HRM's Tax Reform phone line at: (902) 490-4886, or
- Email us at: [taxreform@halifax.ca](mailto:taxreform@halifax.ca)