

Attachment A

Taxation Tools and Mechanisms

- (1) **The Current Market-based Assessment Tax System**
 - (i) Keep system as is,
 - (ii) Use Maximum Tax, ***U Legislative Changes reqd***
 - (iii) Support Assessment Cap,
 - (iv) Enhance Temporary Tax Credit,
 - (v) Introduce Circuit Breaker (rebate based on taxes as percent of income), ***U Legislative Changes reqd***
 - (vi) Rely more heavily on area tax rates, not general tax rates.

- (2) **A Modified Assessment System**
 - (i) Base Property Tax on Value of Buildings and Structures only, ***U Legislative Changes reqd***
 - (ii) Use a "Standard Cost" for the Value of Land, ***U Legislative Changes reqd***
 - (iii) Introduce a "Cap" on the Value of Land, ***U Legislative Changes reqd***
 - (iv) Base Property Values on "Acquisition" price, ***U Legislative Changes reqd***
 - (v) Freeze Assessment and allocate future costs based on number of accounts. ***U Legislative Changes reqd***

- (3) **New or Swapped Tax Powers - Reduce Property Tax and ...**
 - (i) Introduce Municipal Sales Tax, ***U Legislative Changes reqd***
 - (ii) Introduce Municipal Income Tax, ***U Legislative Changes reqd***
 - (iii) Introduce Municipal Fuel Tax, ***U Legislative Changes reqd***
 - (iv) Introduce Municipal Liquor Tax, ***U Legislative Changes reqd***
 - (v) Province to raise provincial taxes (in lieu of lower municipal taxes) and provide Unconditional Operating Grants.

- (4) **New/Increased User Fees**
 - (i) Solid Waste, Roads, Recreation and other fees used in lieu of lower municipal taxes.

- (5) **Dwelling Unit and other Charges**
 - (i) Use a high Minimum tax with income-tested rebates,
 - (ii) Dwelling Unit Charges, ***U Legislative Changes may be reqd***
 - (iii) Per Property Charges, ***U Legislative Changes may be reqd***
 - (iv) Acreage Charges, ***U Legislative Changes may be reqd***
 - (v) Frontage Charges, ***U Legislative Changes may be reqd***
 - (vi) Introduce a combination of Dwelling and Frontage Charges, ***U Legislative Changes may be reqd***
 - (vii) Poll Tax, ***U Legislative Changes reqd***
 - (viii) Tax Based on Square Footage of buildings. ***U Legislative Changes reqd***

Note: Many of these tools require provincial legislative changes.