

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 \$1,800 as part of the general tax rate plus other taxes such as area rates.
 - Tax bills can range from a few hundred dollars to over \$35,000.
 - About 20% pay under \$1,000, 50% between \$1,000 and \$2,000 and 30% over \$2,000.
- 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 pay an average \$1,600, 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 in 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