

2023 SAMA Annual Meeting

Assessment Governance Policy Update

Presenter- Shaun Cooney





Assessment Governance - Policy Update



SAMA's Assessment Policy Governance Role

- SAMA's Goal = stable, cost-effective assessment system
- Policy objectives: Accurate, up to date, universal, equitable and understandable
- SAMA Board approves all assessment policy. Minister approves regulated policy (Manual).
- Assessment Governance of \$265B in Property Assessment, \$2.32B in Revenue for Municipalities and Education



SAMA's Policy Consultations

- ✓ SAMA's Technical Standards and Policy has a stakeholder liaison role
- ✓ Consultation is the basis for assessment policy
- ✓ Every revaluation involves extensive stakeholder meetings
- ✓ AMA Act Section 11- sets out SAMA Advisory Committees
- ✓ Committees review assessment policies and practices and make recommendations to SAMA's Board



Advisory Committees to the SAMA Board

Rural Advisory Committee	Urban Advisory Committee	City Advisory Committee	Commercial Advisory Committee
Responsible for rural municipalities	Responsible for urban and northern municipalities, excluding cities with a population exceeding 30,000	Responsible for cities with a population exceeding 30,000	Responsible for reviewing policies and practices respecting assessment especially as they relate to commercial property

- Membership= SARM, RMAA, SSBA, PARCS, SUMA (Cities, Towns, Villages), UMAAS, City Representatives, CAPP, Pipelines, RAC, SMA, ITAC, WGEA, NGCOA, CFIB, CPTA, PWGSC, BOMA, RDBID, Saskatoon/Regina CoC, AIC, SRA, SAAA, Government, SAMA Board, Administration.

Assessment Policy - Two Legislated Valuation Standards

Regulated Property Assessment Valuation Standard

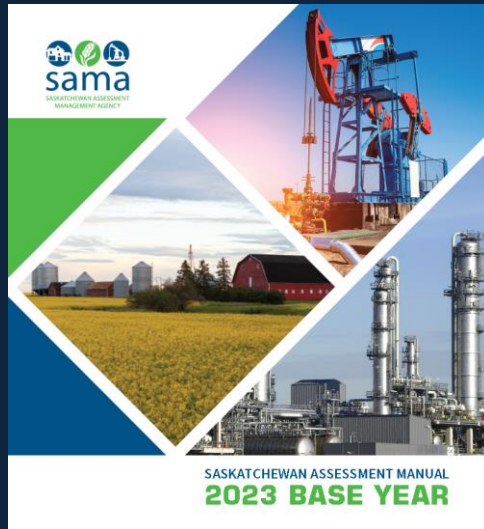
- Achieved by application of regulated standard uniformly and fairly **(Manual)**
 - Railways, Pipelines, Oil and Gas, Heavy Industrial, Agricultural Land

Market Valuation Standard

- Achieved by application of standard so that assessments bear a fair and just proportion to the market value of similar properties as of the base date **(Guide/Handbook)**
 - Commercial, Light Industrial, Residential, Multi-Unit Residential, Seasonal Residential

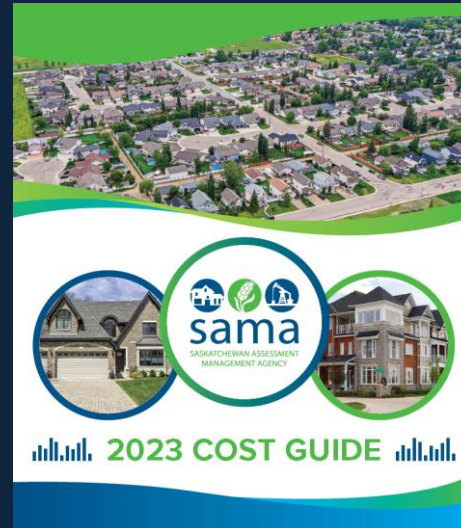
2025 Assessment Publications

Updated Every Revaluation – AMA Act 12(1.1)(a)



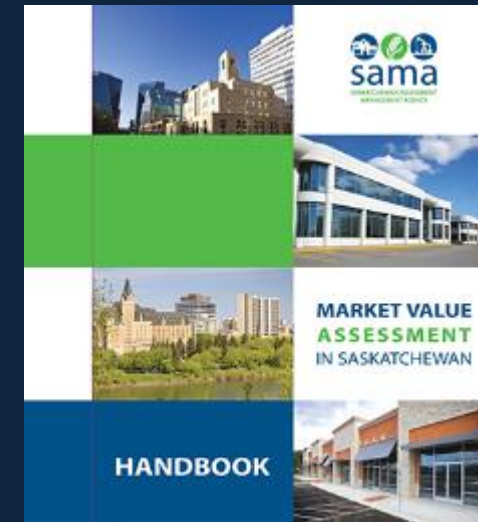
“Provincial Manual”

- Regulated Standard Property (Force of Law)
- Formulas, Rules and Principles



“Cost Guide”

- Market Standard Property
- Cost Approach

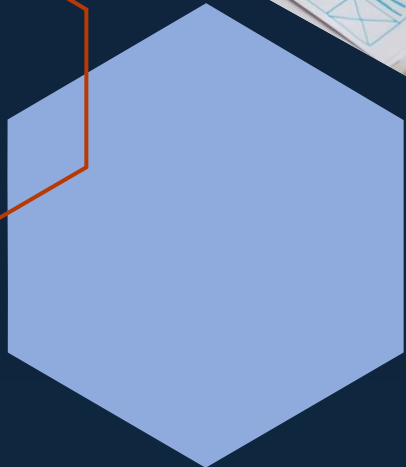


“Handbook”

- Market Standard Property
- Income Approach

2025 Assessment Policy Review

1. Major Arable Agricultural Land Model Review (U of S). Stakeholder committee.
2. Major Oil and Gas Model Review. Stakeholder committee.
3. Pipeline Model Review. Industry committee.
4. New Solar Farm mass appraisal model.
5. Updating of all models and rates for the January 1, 2023 base date.
6. Updating of publications, computer system and trends for 2025 revaluation.



2025 Revaluation Board Orders

(Updated Every Revaluation – AMA Act 12(1.1)(b))

Revaluation Base Date	Market Value Evidence	Quality Assurance Standards	Saskatchewan Assessment Manual
<p>Establishes the point in time that assessment values relate to.</p> <p>January 1, 2023 for 2025 Revaluation</p>	<p>Determines the market evidence cut-off.</p> <p>Market data up to January 1, 2023</p>	<p>High level quality standards for all municipalities.</p> <p>Overall residential and Other ASR of 0.95 to 1.05</p>	<p>Board Order approved by Minister (AMA Act 12.1)</p> <p>Gives force of law to Regulated Manual</p>



In Progress

2025 Provincial Revaluation Oversight



Revaluation Oversight

- City Assessors / SAMA Committee
- Provincial Market Analyst Meetings
- SAMA Steering Committee / Analyst Team



Quality Assurance Measures

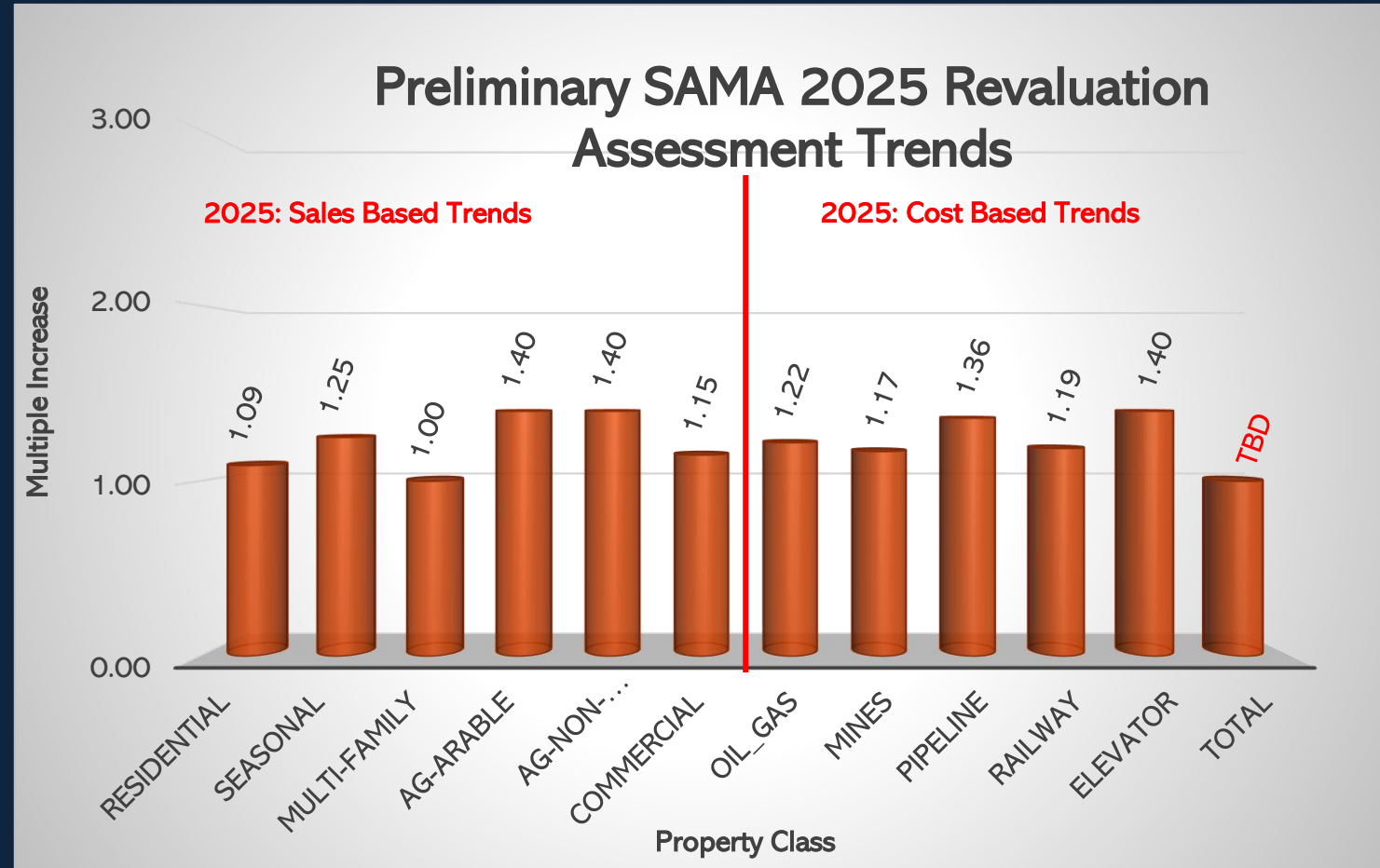
- Quarterly Revaluation Reports and Risk Log
- Provincial Quality Coordination Audit of all ASP's
- Quality Assurance Standards Posted to Website



Assessment Trends for Stakeholders

- Provide SAMA and Provincial Trends – AMA Act 12(1)(f)
- Preliminary Values by April 1, 2024 for Provincial Tax policy
- Future trends based on preliminary values are more accurate

Assessment Trends



Assessment Policy Look Ahead

2023 Oil and Gas Land Review

- Policy for Leased Versus Owned Land Valuation
- SAMA Oil and Gas Land Review Committee in 2023

Assessment Appeals Stabilizing

- Milestone Court Precedents (Affinity/Southland/Brandt)
- Court of Appeal Decisions = Better Guidance
- Fewer Leave Applications Granted this Cycle

International Property Tax Institute (IPTI) Report

- 8 Main “Options for Change”
- SUMA has a Working Team reviewing 4 Options
- Will discuss possible post-2025 revaluation impacts later today





Thank you

Shaun Cooney

www.sama.sk.ca

shaun.cooney@sama.sk.ca