



May 15th, 2008

Clerk of Committees

249 Legislative Building
Winnipeg MB R3C 0V8

Re: Bill 36 – The Municipal Assessment Amendment Act

The AMM is pleased to provide support for Bill 36 – The Municipal Assessment Amendment Act. The AMM believes the proposed changes will be of significant benefit to municipalities.

Bill 36, and the subsequent regulation, will move Manitoba to a two year assessment cycle, which is beneficial to municipalities as property taxes are the single largest municipal revenue source. Reducing the time between assessment cycles will provide a more realistic and predictable revenue stream for municipalities. As municipalities look toward addressing the ever-growing municipal infrastructure deficit, a more predictable revenue stream will be required. A two year cycle will also make property taxes more realistic while avoiding the large fluctuations that can exist with the current four year cycle. More frequent assessments will smooth both increases and decreases in property value, removing some of the volatility that is inherent in the current system for both municipalities and taxpayers.

The AMM is also pleased to see included in the Bill the ability for the assessor and taxpayer to come to an agreement on changes to a property's assessment prior to the start of the board of revision process. The Bill also allows the Municipal Board to assist in resolving issues. Finding workable solutions for all parties without having to move into a formal process not only will save time and money, but undoubtedly will benefit community relations.

The AMM is pleased to see Bill 36 before this committee and looks forward to it passing in the House.

Sincerely,

Ron Bell
President