

March 18, 2025

Dear NSBA Members,

Re: Saskatoon property tax ratio

We want to bring to your attention recent changes in Saskatoon's property tax ratio that will impact businesses in our community. You may have seen the recent news that the City of Saskatoon has adjusted the commercial-to-residential property tax ratio in response to the latest property assessment cycle. While we recognize the City's intent to maintain the proportional tax contributions between residential and commercial property owners, this decision raises concerns for the business community.

Commercial property valuations have decreased by approximately 2% overall, while residential properties have seen an increase of roughly 11% since the last assessment. Without an adjustment to the tax ratio, residential taxpayers would have faced a significant increase in their share of municipal tax revenue. However, shifting the burden back to businesses—many of which are already managing increased costs and economic uncertainties—risks undermining Saskatoon's business-friendly climate.

Rather than continuing to rely on an income-based approach to property valuation, we believe this situation highlights the need for a discussion on alternative methods. One such approach could be the utilization of resale market value appraisals, which may provide a more balanced and transparent system for property taxation. We encourage the City and the Province to explore how such a shift could create a fairer taxation framework that supports both business growth and municipal sustainability.

As always, we remain committed to advocating for policies that ensure a competitive and supportive environment for businesses in Saskatoon. We welcome your feedback on this issue and will continue engaging with local officials to seek solutions that work for our members.

Please don't hesitate to reach out with any thoughts or concerns.

Sincerely,



Keith Moen
Executive Director, NSBA