

PROPERTY ASSESSMENT AND TAXATION ACT

R-007-2013

Registered with the Registrar of Regulations

2013-03-01

PROPERTY ASSESSMENT REGULATIONS, amendment

The Commissioner, on the recommendation of the Minister, under section 117 of the *Property Assessment and Taxation Act* and every enabling power, makes the annexed amendment to the *Property Assessment Regulations*, R.R.N.W.T. 1990, c.P-7, as duplicated for Nunavut by section 29 of the *Nunavut Act* (Canada).

1. The *Property Assessment Regulations*, R.R.N.W.T. 1990 c.P-7, as duplicated for Nunavut by section 29 of the *Nunavut Act* (Canada), are amended by these regulations.

2. The definition “Alberta Schedule” in section 1 is repealed and the following definitions are substituted in alphabetical order:

“Alberta Schedule” means Schedules 1 to 6 of the Assessment Manual; (*annexe de l’Alberta*)

“Assessment Manual” means the Alberta Assessment Manual, 1984 First Edition, produced by the Assessment Standards Branch of Alberta Municipal Affairs, Government of Alberta, as amended to September 30, 2000, with such modifications as the circumstances require; (*manuel d’évaluation*)

3. The following is added after section 1:

1.01 The Assessment Manual is adopted with the changes set out in Schedule E under paragraph 117(1)(f) of the Act for the purposes of these regulations.

4. Section 1.2 is repealed.

5. (1) The heading before section 6 is amended by striking out “, MOBILE UNITS AND RAILWAYS” and substituting “ AND MOBILE UNITS”.

(2) The definition of “closed” in section 6 is repealed and the following substituted:

“closed” means,

- (a) in respect of an improvement or mobile unit located on a hydrocarbon or mineral property, or an improvement located outside of a municipal boundary, an improvement or mobile unit that is not being used by its assessed owner and includes an improvement or mobile unit that has been abandoned;
- (b) in respect of property located within a municipal boundary other than hydrocarbon or mineral property, improvements or mobile units
 - (i) abandoned and condemned; or
 - (ii) derelict and not capable of use. (*fermée*)

(3) The definition of “1983 replacement cost new” in section 6 is amended by striking out “, mobile unit or railway” wherever it appears and substituting “ or mobile unit”.

6. Section 7 is amended by striking out “, mobile units and railways” and substituting “ and mobile units”.

7. Subsection 8(1) and sections 9 and 15 are amended by striking out “, mobile unit or railway” wherever it appears and substituting “ or mobile unit”.

8. The following is added after section 9:

9.1. Despite section 1.200.045 of Alberta Schedule 1, where a building or structure is described in Column 1 of Schedule F labeled “MODEL TYPE” and is of the class of construction described in Column 2 of Schedule F labeled “CLASS OF CONSTRUCTION”, the age life shall be determined in accordance with Column 3 of Schedule F labeled “ANTICIPATED AGE LIFE”.

9. Section 10 is amended by

- (a) striking out “subsection (4)” in subparagraph (1)(c)(i) and substituting “subsections (4) to (4.2)”;** **and**
- (b) repealing subsection (4) and substituting the following:**

(4) Sections 1.200.035 to 1.200.037, 1.200.040, 1.200.045, 1.200.050, 1.200.061, 1.200.080 to 1.200.097 and 1.200.120 to 1.200.123 of Alberta Schedule 1 and sections 5.019.000 to 5.019.400 of Alberta Schedule 5 must be used as a guide in determining the amount of depreciation attributable to normal physical deterioration and normal functional obsolescence.

(4.1) Despite subsection (4), when determining the amount of depreciation attributable to normal physical deterioration and normal functional obsolescence in respect of an improvement that is classified as machinery, equipment, an appliance or a thing listed in Column 2 of Schedule G labeled as “Improvement” the amount of depreciation shall be determined in accordance with Column 3 of Schedule G labeled as “Determination Method”.

(4.2) Despite subsection (4), when determining the amount of depreciation attributed to normal physical deterioration and normal functional obsolescence in respect of an improvement that is classified in Alberta Schedule 4, the amount of depreciation shall be determined as follows:

- (a) the anticipated age life of each model, quality and structure that forms the improvement shall be considered in accordance with section 1.200.045 of Alberta Schedule 1;
- (b) the chronological age of each model, quality and structure that forms the improvement shall be considered;
- (c) each model, quality and structure that forms an improvement shall be assigned a condition, desirability and utility rating in accordance with sections 1.200.060 and 1.200.061 of Alberta Schedule 1;
- (d) the amount of depreciation shall be determined in accordance with sections 1.200.080 to 1.200.097 of Alberta Schedule 1.

10. Subsections 10(5.3), 13(7) and 14(6) are amended by striking out “shall” and substituting “shall, unless the Director has indicated otherwise,”.

11. Subsections 10(5.2), 10(5.3), 13(6) to 13(7) and 14(5) are amended by striking out “located on hydrocarbon or mineral property” wherever it appears.

12. Sections 11 and 12 are repealed.

13. Section 14 is amended by

- (a) striking out “subsection (2)” in subparagraph (1)(c)(i) and substituting “subsections (2) and (2.1)”;** **and**
- (b) adding the following after subsection (2):**

(2.1) Despite subsection (2), when determining the amount of depreciation attributable to normal physical deterioration and normal functional obsolescence in respect of an improvement that is classified as machinery, equipment, an appliance or a thing listed in Column 2 of Schedule H labeled as “Improvement” the amount of depreciation shall be determined in accordance with Column 3 of Schedule H labeled as “Determination Method”.

14. Schedule D is repealed and Schedule D set out in the schedules attached to these regulations is substituted.

15. Schedules E, F, G and H as set out in the schedules to these regulations are added after Schedule D.

SCHEDULE

SCHEDULE D

*(Subsection 10(5.4) and paragraphs 13(8)(c)
and 14(7)(c))*

**NUMBER OF
CONSECUTIVE
MONTHS CLOSED**

CLOSURE ALLOWANCE FACTORS

	Improvements (Other than Machinery & Equipment)	Machinery & Equipment	Mobile Units
12 to 23 months	30	100	30
24 to 35 months	60	100	60
36 to 47 months	90	100	90
48 to 71 months	95	100	95
72 months or more	98	100	98

SCHEDULE E

(Section 1.01)

CHANGES TO THE ASSESSMENT MANUAL

Alberta Schedule 1

1. **The following sections of Alberta Schedule 1 do not apply:**
 - (a) sections 1.000.000 to 1.000.100 “Property Assessment in Alberta”;
 - (b) sections 1.010.000 to 1.010.050 “The Assessor”;
 - (c) sections 1.020.000 to 1.020.060 “Court of Revision, Appeal Hearings”;
 - (d) sections 1.030.000 to 1.030.017 “The Assessment Manual”;
 - (e) sections 1.040.000 to 1.040.010 “Assessment Card”;
 - (f) sections 1.060.000 to 1.060.081 “Urban Land Valuation”;
 - (g) sections 1.200.000 to 1.200.022 “Depreciation”;
 - (h) sections 1.200.112 “Abnormal depreciation” as applied to Remaining Life: Machinery and Equipment.

2. **Section 1.200.040 of Alberta Schedule 1 is replaced by the following:**

1.200.040 AGE LIFE TABLE: MOBILE HOMES

CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE	
	Without Permanent Foundation	With Permanent Foundation or Basement
Single Wide Units		
Substandard	20 years	30 years
Fair	25 years	35 years
Standard	30 years	40 years
Double Wide Units		
Fair	30 years	40 years
Standard	35 years	45 years
Semi-Custom	40 years	50 years

3. **Section 1.200.050 of Alberta Schedule 1 is changed by adding the following in alphabetical order:**

Base Metal Mine	20 years
Precious Metal or Stones Mine	20 years
Fish Processing Plant	20 years
Gold Mine	20 years
Telecommunications System	20 years

4. **The following definitions in section 1.200.130 of Alberta Schedule 1 do not apply:**

- (a) **Abnormal Depreciation;**
- (b) **Depreciation;**
- (c) **Economic Life;**
- (d) **Economic Obsolescence.**

Alberta Schedule 5

5. **Section 5.019.100 of Alberta Schedule 5 is changed by adding the following after “Aviation Equipment”:**

Hoists (other than vehicle hoists)
Cranes

6. The following is added after section 5.019.100 of Alberta Schedule 5:

5.019.100A COMMUNICATION EQUIPMENT

35 YEAR LIFE

Guyed Steel Tower

Alberta Schedule 7

7. Alberta Schedule 7 does not apply.

General

8. The note appearing at the end of the index page in each of Alberta Schedules 1 to 6 does not apply.

SCHEDULE F (Section 9.1)

MODEL TYPE	CLASS OF CONSTRUCTION	ANTICIPATED AGE LIFE
405 Fast Food Restaurant	Custom	70
870 Relocatable Office	Fair	35
870 Relocatable Office	Standard	40
875 Relocatable Communication	Standard	40
876 Relocatable Metal Oilfield	Standard	40
880 Frame & Fabric Building	Fair	10
880 Frame & Fabric Building	Standard	15
880 Frame & Fabric Building	Custom	20
881 Air Supported Building	Standard	15
882 Post-Tension Buildings	Standard	15
890 Quonset Type Greenhouse	Substandard	15
890 Quonset Type Greenhouse	Fair	20
890 Quonset Type Greenhouse	Standard	25
891 Bowrib Type Greenhouse	Substandard	15
891 Bowrib Type Greenhouse	Fair	20
891 Bowrib Type Greenhouse	Standard	25
891 Gable Type Greenhouse	Substandard	15
891 Gable Type Greenhouse	Fair	20
891 Gable Type Greenhouse	Standard	25

SCHEDULE G (Subsection 10(4.1))

	Improvement	Determination Method
1	<p>Where the improvement forms an integral part of any activity or use conducted from:</p> <p>(a) a residence, garage or outbuilding to which sections 1.200.035 to 1.200.037 of Alberta Schedule 1 apply;</p> <p>(b) a mobile home to which section 1.200.040 of Alberta Schedule 1 applies; or</p> <p>(c) a commercial or industrial building or structure to which section 1.200.045 of Alberta Schedule 1 applies,</p>	<p>the improvement shall be assigned the same age life and the same condition, desirability and utility rating that is assigned to the type of building or structure referred to in Column 2 in respect of which the improvement forms an integral part of any activity or use conducted from that building or structure and the amount of depreciation shall be determined in accordance with sections 1.200.080 to 1.200.097 of Alberta Schedule 1.</p>
2	<p>Despite Item 1 of this Schedule, where the improvement is used in connection with a processing, manufacturing or mining operation listed in section 1.200.050 of Alberta Schedule 1,</p>	<p>the improvement shall be assigned the age life that corresponds to the type of processing, manufacturing or mining operation in respect of which the improvement is used in accordance with section 1.200.050 of Alberta Schedule 1 and the amount of depreciation shall be determined in accordance with sections 1.200.120 to 1.200.123 of Alberta Schedule 1.</p>
3	<p>Despite Items 1 and 2 of this Schedule, where the improvement is classified as machinery, equipment, an appliance or a thing under sections 5.019.000 to 5.019.400 of Alberta Schedule 5, if the improvement is not used in connection with a processing, manufacturing or mining operation listed in section 1.200.050 of Alberta Schedule 1,</p>	<p>(a) the improvement shall be assigned the age life that corresponds to the type of machinery, equipment, appliance or thing in accordance with sections 5.019.000 to 5.019.400 of Alberta Schedule 5;</p> <p>(b) the improvement shall be assigned a condition, desirability and utility rating in accordance with section 1.200.061 of Alberta Schedule 1;</p> <p>(c) the amount of depreciation shall be determined in accordance with sections 1.200.080 to 1.200.097 of Alberta Schedule 1.</p>

SCHEDULE H (Subsection 14(2.1))

	Improvement	Determination Method
1	Where the improvement forms an integral part of any activity or use conducted from: (a) a residence, garage or outbuilding to which sections 1.200.035 to 1.200.037 of Alberta Schedule 1 apply; (b) a mobile home to which section 1.200.040 of Alberta Schedule 1 applies; or (c) a commercial or industrial building or structure to which section 1.200.045 of Alberta Schedule 1 applies,	the improvement shall be assigned the same age life and the same condition, desirability and utility rating that is assigned to the type of building or structure referred to in Column 2 in respect of which the improvement forms an integral part of any activity or use conducted from that building or structure and the amount of depreciation shall be determined in accordance with sections 1.200.080 to 1.200.097 of Alberta Schedule 1.
2	Despite Item 1 of this Schedule, where the improvement is used in connection with a processing, manufacturing, mining operation or telecommunication system listed in section 1.200.050 of Alberta Schedule 1,	the improvement shall be assigned the age life that corresponds to the type of processing, manufacturing, mining operation or telecommunication system in respect of which the improvement is used in accordance with section 1.200.050 of Alberta Schedule 1 and the amount of depreciation shall be determined in accordance with sections 1.200.120 to 1.200.123 of Alberta Schedule 1.