

## SAMA 2011 Annual Meeting

The Saskatchewan Assessment Management Agency (SAMA) will be holding its 2011 Annual Meeting on **Thursday, April 14 at the Conexus Arts Centre in Regina.**

Registration information for the Annual Meeting is available on SAMA's website, [www.sama.sk.ca](http://www.sama.sk.ca), or by contacting SAMA directly.

This year's Annual Meeting will provide a forum for delegates and participants to debate submitted resolutions, and review the Agency's achievements and plans for the future.

The 2011 Annual Meeting will offer three information sessions:

1) Hotel and Motel Assessment Changes for 2011

With the 2009 revaluation and implementation of a market value standard for residential and commercial property, the income approach to value was made available as a technique for the valuation of commercial property, including hotels and motels. The income approach is well suited to the valuation of hotel and motel property, but hotels and motels are also one of the most difficult property types to assess. SAMA is revising hotel and motel income approach valuation models for 2011 to ensure that they are more understandable to property owners, with particular regard for adjustments to non-realty components. SAMA's goal is for non-realty components to be appropriately identified and removed to ensure that assessments reflect land and building value only. This session will outline the various changes that will affect hotel and motel properties in 2011 and beyond.

2) 2013 Assessment Trends – An Initial Report

Due to a strong real estate market, and substantial economic activity in the Province, the 2013 Revaluation will likely bring with it increases to property assessments across the province. SAMA is committed to providing information to the public well in advance of the 2013 Revaluation so municipalities and government can anticipate and plan for the eventual changes to assessed values. This session will outline current trend information regarding the upcoming Revaluation, and outline the expected changes to assessed values in 2013.

3) Board of Directors Open Forum – Looking Ahead to 2013

The SAMA Board is interested in your views leading up to the 2013 revaluation, and the future of assessment in Saskatchewan. What do you think about SAMA's assessment policy direction, or how well the Agency is delivering assessment valuation services? Do you have any problem areas that SAMA needs to address before the 2013 Revaluation? This open forum will provide delegates a venue to ask questions and make comments to the SAMA Board, and look to the future and the 2013 Revaluation.

We look forward to your participation at the April 14<sup>th</sup> Annual Meeting. In partnership with you, SAMA strives to improve and enhance the services we provide.

For more information please contact SAMA at:

Tel: 800-667-SAMA (7262) or 306-924-8000 ; Fax: 306-924-8070

Email: [info.request@sama.sk.ca](mailto:info.request@sama.sk.ca) ; Mail: #200 – 2201-11<sup>th</sup> Avenue Regina, SK S4P 0J8

To: All Municipalities

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March 10, 2011

From: Irwin Blank, Chief Executive Officer

**Re: SAMA 2011 Annual Meeting  
Resolution 2011-1 and Background Information**

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Pursuant to section 19 of SAMA's *Annual Meeting Bylaw* (the "Bylaw"), attached is a copy of Resolution 2011-1 (Appendix A), which will be considered at SAMA's Annual Meeting on April 14, 2011. As required by section 19 of the Bylaw, Appendix B is the background information prepared by SAMA respecting the Resolutions.

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Appendix A

Submitted by the  
RM of Lakeland No. 521

**Resolution 2011-01**

WHEREAS the provincial re-evaluations have resulted in large increases in the total assessed values of property in the province; and

WHEREAS the values of resort properties have increased at a much higher rate than the balance of residential property in the province; and

WHEREAS the increased assessments have resulted in a huge shift of taxation to resort properties; and

WHEREAS the current "Seasonal Residential" assessment class is no longer useful in providing information to local or provincial governments:

**THEREFORE BE IT RESOLVED that SAMA be requested to replace the existing "Seasonal Residential" assessment class with a new class called "Resort Residential".**

The definition of "seasonal residential" is contained in the Municipal Act regulations as follows:

Seasonal Residential, which includes:

- (i) Only land and improvements:
  - (A) used or intended to be used for, or in conjunction with, both residential and recreation purposes;
  - (B) located in communities predominately of a resort nature, in parks, or in rural areas;
  - (C) normally used for a maximum of six months in any year, as determined by the assessor; and
  - (D) not being the principal residence in Canada of the occupant; and
- (ii) land and improvements for seasonal camps

Many years ago the definition of residences that used on a seasonal basis was very clear. Now assessors have to make many judgement calls on properties based on the above definition. We do not believe that this class provides useful information to anyone!

Resort properties have seen huge increases in assessed value over that last two province wide re-evaluations and the next one (values at December 31, 2010) could result in as much as doubling these values again. It is important that governments know exactly how much just "resort properties" changed in comparison to all other property classifications.

The reason that SAMA records property in various classifications is to allow government policy in assigning "taxable values" to each classification. This allows governments to cushion the blow when wild fluctuations occur.

This resolution is not requesting that a different taxable value be assigned to resort properties – but at least the provincial government would have good information if such a move was justified.

## Appendix B

### **Background Information from SAMA**

- Establishment or modification of property assessment tax classes and associated percentages of value is a provincial government function.
- The resolution is closely enough related to assessments that the SAMA Board has agreed to have the resolution discussed at our 2011 SAMA Annual Meeting.
- If passed SAMA would not have the authority to enact a change of this nature, however, the Agency would be able to forward the resolution on to the provincial government for their consideration and response.