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Things to Remember

If you participate in the Tax Installment Payment Plan (TIPP), *no additional payment on your taxes is required* when you receive your annual tax notice. Your monthly payment will be adjusted in July to ensure payment in full by year end.

When making tax payments or inquires, always refer to your tax roll number. This is a unique number that refers to the property address and can be found on the top of your tax assessment, the top of your tax notice, or it can be requested from the Town's Tax & Utility Clerk.

Your Property Taxes cover the period from January 1 to December 31 of the current year.



All information provided in accordance with
Town of Black Diamond Bylaws
To view our bylaws visit
www.town.blackdiamond.ab.ca

For more information about Property Tax

Visit our website
and [Create an Account](#)

or



Town of Black Diamond

301 Centre Ave W
Box 10

Black Diamond, AB T0L 0H0

Phone: 403.933.4348

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www.town.blackdiamond.ab.ca

Town of Black Diamond



Property Tax Information

Phone: 403.933.4348

Town of Black Diamond Property Tax

Your Property Taxes

Your Property Tax bill is calculated by multiplying the Assessed Value of your property by the Municipal Tax Rate and the tax rates required to raise the amount requisitioned by the Province. These figures together determine your total property tax due.

How the tax rate is calculated?

Each year, Administration forecasts the total amount of money required to operate the Town for the upcoming year. Using this amount, other sources of revenue, such as license fees, user fees, grants and permits are deducted.

The remainder is the amount which needs to be acquired through property taxes in order to provide services to residents for the year. Town Council analyzes this budget, and after any required adjustments, provides final approval by passing a resolution in a Council meeting.

Municipal Tax Rate

The tax rate is the percentage of assessed value at which each property is taxed in a municipality. This rate is set annually by Bylaw, and is posted to the Town's website.

Provincial Tax Rate

Alberta municipalities are required to collect Provincial requisitions for both Education and Seniors and submit those payments to the Province of Alberta on your behalf. These two requisition amounts are included in your property tax bill.

Payment Options

Tax Installment Payment Plan (TIPP)

This is a monthly electronic fund transfer (EFT) program authorized by Bylaw. Your monthly payment amount is determined by the amount of your current year's taxes, and is recalculated twice per year. Information and Application to enroll are available on the Town's website.

PIT (Principal, Interest and Taxes)

If you have set up PIT payments when you applied for your mortgage, your mortgage institution will be sent a copy of your tax notice, which they pay on your behalf. You will receive the original tax bill for your records. Please ensure that the name of your mortgage company appears on your tax bill, and verify that you are making PIT payments to your mortgage company.

Online Banking

Banks and financial institutions allow you to set up online banking to make your payments. The Town of Black Diamond is listed in "Payees" as **Black Diamond (Town of)** and some banks will ask you to specify either tax or utilities. Your Roll Number is your account number, and it can be found on your tax notice. The bank will require an 11-13 digit account (roll) number to set up your transaction. Add zeros to the beginning of your tax roll number to make the required number of digits.



Payment Options (Cont.)

Debit/Interac/Cash

Payments can be made at the Town Office, 301 Centre Avenue W (Upper Level), 8:00am - 4:00pm, Monday to Friday.

Credit Card

Credit card payments can be made online, using the Option Pay system. Visit the Town's website to make your payment. The applicable **transaction fees** are the responsibility of the payor. The fee schedule is available on the Town's website.

Cheques/Money Orders

Cheques or money orders may be delivered or mailed to the Town Office. For after-hours payments, a deposit slot is located to the left of the upper level doors of the Town Office. Do not leave cash in the night depository. Write your Roll Number on your cheque and include the return portion of your bill. **To avoid penalties** when mailing payments, both the cheque date and the postmark must be dated on or before the due date. The Town is not responsible for lost or late payments, and penalties will be charged where applicable.

Dishonoured Payments (NSF)

If your payment is not honored by the bank, resulting in your taxes not being paid on time, a late payment penalty will be added to your account.

A service charge (authorized by Council) will be added to your account for dishonoured cheques or TIPP payments.

Late Payment Penalties

Property taxes are due July 31. Accounts not paid in full before August 1 are penalized 15% on the current year's tax balance.

On January 1 any outstanding amounts are penalized 15%.