

Things to Remember

If you currently participate in the Tax Installment Payment Plan (TIPP), no additional payment on your taxes is required. 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 your tax assessment, the top of your tax notice, on any tax bill and can be requested from the town tax and utility clerk.

Your Property Tax Bill covers 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 bylaw 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

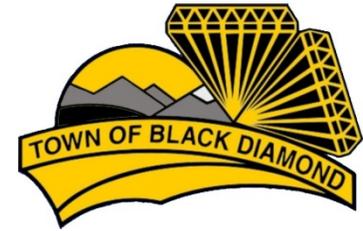
Phone: 403.933.4348

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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 your tax bill 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 business taxes, 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 the budget, and after any required adjustments, provides final approval.

Municipal Tax Rate

The tax rate is the percentage of assessed value at which each property is taxed in a municipality. To determine this rate, municipalities use the following formula:

$$\text{Revenue required} \div \text{Total Assessment}$$

Provincial Tax Rate

Municipalities within Alberta are required to collect Provincial requisitions as determined by the Province. The Town of Black Diamond collects the Education & Seniors requisitions, and submits these payments to the Province of Alberta on your behalf.

Payment Options

Mortgage Company

If you have set up PIT (principal, interest and taxes) payments when you applied for your mortgage, they will get an invoice for the amount due on taxes, 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.

Tax Installment Payment Plan (TIPP)

This is a monthly electronic fund transfer (EFT), done by the tax clerk at the Town office. The amount you pay each month is determined by the amount of your current year's taxes, and is adjusted accordingly twice per year. A void cheque or a copy of your banking information and a signed authorization form are required for this option.

Online Banking

Telebanking payments can be done through your online banking. The Town of Black Diamond is listed in your payees as **Black Diamond (Town of)** and some banks have the choice for tax and utilities. Your bank will require your tax roll number which can be found on your tax notice or by calling the town office. The bank may require an 11-digit number to proceed with your transaction. This can be done by adding zeros to the beginning of your tax roll number.

Paying by postdated cheques

Post-dated cheques are accepted for payment of property taxes. To avoid late payment penalties, cheques must be dated no later than July 15. Please ensure your cheque is signed and dated, and completed correctly. The Town of Black Diamond is not responsible for errors or omissions.

Financial Institutions

Payments can be made at most financial institutions. If paying your bill at an ATM, remember to keep your receipt as proof of the time and date of your payment.

In person

Payments can be made at the Town Office, 301 Centre Avenue W, between 8:00am and 4:00pm, Monday to Friday. Cash, cheques or debit cards are accepted.

The Town does not accept credit card payments

A deposit box is located on the left hand side of the main upper level doors of the Town office building for your afterhours convenience.

Mail

Please send payments by cheque or money order. **Do not send cash in the mail.** Write your Roll Number or property address on your correctly dated cheque, and send with the return portion of your bill. To avoid late penalties when mailing tax payments, they must be postmarked on or before the due date. The Town cannot be responsible for lost payments, and late penalties will be applied.

Service charge penalties on payments not honored by your bank

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

If your bank does not honor your cheque or TIPP installment, a service charge of \$25.00 (subject to change) will be added to your account.

Late Payment Penalties

Property taxes are due July 15. Any account not paid in full before July 16 is penalized 15% on the current year's tax balance.

On January 1 any amounts owing will be penalized 15%.