Taxes and Sources of Capital in the Edmonton Metropolitan Region

Information brief
This brief is broken into two sections:

1. Tax Environment
2. Sources of Capital and Incentives

Part 1- Tax Environment

Tax Summary Overview
This brief is for investors investigating the tax environment and sources of capital and incentives within the Edmonton Metropolitan Region. Figures contained within this brief assume that companies that are incorporated, with income over $500,000, and operating in the Edmonton Metropolitan Region.

Corporations in Alberta pay taxes on income, property, fuels and payroll. Employers may also provide disability and liability coverage for work-related injury and illness.

<table>
<thead>
<tr>
<th>Name</th>
<th>Reference in this document (hyperlink)</th>
<th>Level of government that is collecting the tax</th>
<th>Who must pay</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Business Tax</td>
<td>Combined Federal and Provincial Corporate Income Tax</td>
<td>Federal &amp; Provincial</td>
<td>Corporation</td>
</tr>
<tr>
<td>Value Added Tax</td>
<td>Federal Goods and Services Tax</td>
<td>Federal</td>
<td>Consumer; Corporation claims an input tax credit</td>
</tr>
<tr>
<td>Taxes on Property, Machinery, Equipment &amp; Fuel</td>
<td>Non-Residential Property Tax</td>
<td>Municipal</td>
<td>Property owner</td>
</tr>
<tr>
<td>Education Property Tax</td>
<td>Municipal</td>
<td>Property owner</td>
<td></td>
</tr>
<tr>
<td>Taxes on Machinery and Equipment</td>
<td>Municipal</td>
<td>Property owner</td>
<td></td>
</tr>
<tr>
<td>Taxes on Fuel</td>
<td>Federal &amp; Provincial</td>
<td>Fuel purchaser</td>
<td></td>
</tr>
<tr>
<td>Employment Insurance (EI) and Canada Pension Plan (CPP)</td>
<td>Federal</td>
<td>Employer &amp; Employee</td>
<td></td>
</tr>
<tr>
<td>Disability and Liability Coverage</td>
<td>Provincial</td>
<td>Employer</td>
<td></td>
</tr>
<tr>
<td>Other Taxes</td>
<td>Other Municipal Taxes</td>
<td>Municipal</td>
<td></td>
</tr>
<tr>
<td>Tourism Levy</td>
<td>Provincial</td>
<td>Traveller</td>
<td></td>
</tr>
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<td>Permits and Fees</td>
<td>Provincial/Municipal</td>
<td>Corporation</td>
<td></td>
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<td>Corporate Tax Incentives</td>
<td>Federal Incentives</td>
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<td></td>
<td>Provincial Incentives and Grants</td>
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<tr>
<td></td>
<td>Municipal Incentive Programs</td>
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</tr>
</tbody>
</table>

Note: Current as of February 2021.
General Business Tax

Combined Federal and Provincial Corporate Income Tax

As of January 15, 2021, the combined federal and provincial corporate income tax rate in Alberta is 23%.

- The current net federal corporate income tax rate is 15%\(^1\)
- The current provincial corporate income tax rate is 8%\(^2\)

For corporations residing in Canada, Federal income tax is levied on worldwide income whereas non-resident corporations pay tax on income earned in Canada (subject to certain tax treaty concessions)\(^3\). Figure 1 shows the combined federal and state/provincial tax rates for select North American jurisdictions. There are six jurisdictions in North America with lower combined tax rates than Alberta: Washington, Wyoming, Ohio, Texas, South Dekota and Nevada. For a list of all North American Jurisdictions see Appendix A.

![Combined Corporate Tax Rates (%) by Select North American Jurisdiction (January 2021)](image)

Source: Edmonton Global based on various data sources
Value Added Tax

Federal Goods and Services Tax

- As of January 15, 2021, there are no consumption, retail or sales taxes at the provincial or municipal level in Alberta.
- The Good and Services Tax (GST) is a federal tax paid on most goods and services sold or provided in Canada. The consumer bears the ultimate tax liability. To achieve this result, businesses that purchase goods and services claim input tax credits.
- Businesses operating in Alberta and that are providing non-exempt goods and services must charge the GST.
- The business must register with the Canada Revenue Agency (CRA) as GST registrants to claim the input tax credit.
- The GST in Alberta/Canada is currently 5% and has not changed since January 1, 2008.
- For more information on how to register for a GST account, and how to claim credits please visit the Government of Canada website.

Figure 2.
Goods and Services Tax Rates by Canadian Province
Note: includes Federal Goods and Services tax (GST), Provincial Sales taxes (PST) and harmonized sales taxes (HST) which is a combination of GST and PST.
Source: Retail Council of Canada⁶
Taxes on Property, Machinery, Equipment & Fuel

Non-Residential Property Tax

- Businesses pay property taxes based on the value of their non-residential property.
- The tax rate can be expressed as a mill rate, which is equal to the amount of tax paid per $1,000 of assessed value; or a percentage rate, depending on the municipality.
- Current municipal tax rates are available in the Tax Rate Bylaws and published by Alberta Municipal Affairs, in the Audited Financial Statements and Tax Rate Bylaws\(^7\).
- Instructions for how to access the rate from the website above: 1) go to Tax Rate Bylaws; 2) Select Municipality Type; Check the Tax Rate Bylaws option. A business that is leasing property would pay based on the terms in their lease.
- Table 2 lists the non-residential property tax rates for jurisdictions comprising the Edmonton Metropolitan Region.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Non-Residential Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leduc County</td>
<td>0.006464</td>
</tr>
<tr>
<td>Stony Plain</td>
<td>0.007443</td>
</tr>
<tr>
<td>Parkland County</td>
<td>0.008384</td>
</tr>
<tr>
<td>Devon</td>
<td>0.008621</td>
</tr>
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<td>Spruce Grove</td>
<td>0.008718</td>
</tr>
<tr>
<td>Leduc</td>
<td>0.008792</td>
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<td>Strathcona County</td>
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<td>Beaumont</td>
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<td>Sturgeon County</td>
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<td>St. Albert</td>
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</tr>
<tr>
<td>Gibbons</td>
<td>0.012587</td>
</tr>
<tr>
<td>Morinville</td>
<td>0.017790</td>
</tr>
<tr>
<td>Edmonton</td>
<td>0.018504</td>
</tr>
<tr>
<td>Bon Accord</td>
<td>0.019041</td>
</tr>
</tbody>
</table>

Education Property Tax

- Property owners in Alberta must also pay education taxes (with some exceptions, such as non-profit organizations and seniors’ lodge facilities).
- Each year the Government of Alberta determines the amount of education tax that is to be requisitioned from municipalities.
- The individual municipality is responsible for collecting the education tax dollars from property owners.
• The education property tax is levied on the value of non-residential buildings.
• Machinery and equipment property are exempt from the education tax.

**Taxes on Machinery and Equipment**

Some, but not all, municipalities in Alberta charge an assessed-value tax on equipment.

• The tax the property owner pays is based on the value of machinery and equipment.
• The tax rate for machinery and equipment at the level of the municipality is available from the *Alberta Municipal Affair Tax Rate Bylaws*.
• Instructions for how to access the rate from the website above: 1) go to Tax Rate Bylaws; 2) Select Municipality Type; Check the Tax Rate Bylaws option.

**Taxes on Fuel**

Alberta’s fuel tax is applied to purchases of fuel, including gasoline, diesel, propane (for motive purposes), aviation fuel, locomotive fuel and renewable fuels. Note fuels are also subject to GST (see above). There is also a Federal Excise on some fuels which is levied on consumption but not businesses specifically.

<table>
<thead>
<tr>
<th>Table 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fuel Taxes by Fuel Type</strong></td>
</tr>
<tr>
<td>Fuel type</td>
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<tr>
<td>Gasoline, ethanol, biodiesel and bunker fuel</td>
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<tr>
<td>Diesel</td>
</tr>
<tr>
<td>Aviation gas and jetfuel</td>
</tr>
<tr>
<td>Locomotive</td>
</tr>
<tr>
<td>Propane, LPG</td>
</tr>
</tbody>
</table>

Source: Government of Alberta, Government of Canada

**Taxes on Payroll and Employment**

**Employment Insurance (EI) and Canada Pension Plan (CPP)**

All businesses in Canada with employees must pay EI and CPP. The employer is responsible for submitting employer and employee premiums for EI and CPP to the Canada Revenue Agency.

• The rate is set annually and covers up to an annual earnings maximum.
• As of January 2021 the EI rate is 1.58% with a maximum annual employer premium for EI in 2021 of $1,245.36.
• The maximum annual insurable earnings for an employees is $56,300.
• For CPP, the maximum yearly employee and employer contributions in 2020 are $3,166.45. The maximum annual pensionable earnings in 2021 are $61,600. The employer and employee contribution rate is 5.45%. 
Disability and Liability Coverage

- The Alberta Workers Compensation Board (WCB-Alberta) administers the Workers’ Compensation Act for the province’s workers and employers.
- WCB-Alberta is funded by employers and provides disability and liability coverage for work-related injury and illness.
- Most employers are required by law to have worker’s compensation protection for their workers if they are operating in a compulsory industry. More information is available from the website of WCB-Alberta (https://www.wcb.ab.ca/).

Other Taxes

**Other Municipal Taxes**

In addition to general property taxes, municipalities may generate revenue through additional forms of taxes including:

**Business Revitalization Tax**

Municipalities may establish a business revitalization zone (BRZ) upon the request of at least 25 percent of the businesses in the area. Upon establishment, the businesses operating in the BRZ will be required to pay the business revitalization tax to help fund local improvements in the area.

**Business Tax**

Municipalities have the ability to impose other taxes on businesses based on factors such as rental value, floor space or storage capacity. Such taxes are payable by the operator of the building, not the property owner (if the property owner is also the operator then the owner would pay both property and business taxes).

**Other Special taxes**

Examples of other special taxes that municipalities are able to charge include supplementary property taxes, local improvement taxes, community aggregate payment levies, and well drilling equipment taxes.

**Tourism Levy**

The province also collects a levy of 4% on the price of accommodation, though the Alberta Government has temporarily allowed lodging providers to keep the levy as a result of Covid 19.

**Permits and Fees**

The provincial and federal governments may also charge fees (cost recovery) related to business permits and applications, utilities, and transportation.
Part 2- Sources of Capital and Incentives

Various sources of capital are available in the Edmonton region including private sources of venture capital, debt or equity as well as non-dilutive capital in the form of federal and provincial government grants.

Private Capital

Like in other Canadian jurisdictions, organizations operating in the Edmonton Metropolitan Region may consider accessing various sources of capital from the private sector. Of course companies can access capital from national or international banks. In addition, there are a number of local financial institutions that may be of interest to private sector companies investing in the region.

Local Financial Institutions

There are a number of financial institutions headquartered in the Edmonton Metropolitan Region including:

1. ABCU Credit Union - [https://www.abcu.ca](https://www.abcu.ca)
2. Alberta Enterprise Corporation - [https://www.alberta-enterprise.ca](https://www.alberta-enterprise.ca)
3. Alberta Investment Management Corporation - [https://www.aimco.ca/](https://www.aimco.ca/)
4. ATB Financial - [https://www.atb.com](https://www.atb.com)
5. Canadian Western Bank - [https://www.cwbank.com](https://www.cwbank.com)
6. Peace Hills Trust - [https://www.peacehills.com/](https://www.peacehills.com/)
7. Servus Credit Union - [https://servus.ca/](https://servus.ca/)
Private Investment

Companies headquartered in the Edmonton Metropolitan Region and those organizations operating in the region can access private investment both locally and from around the world. 2020 proved to be a particularly successful year for local companies for raising private sector funds. Figure 3 shows that companies based in the Edmonton region raised over $168 million in private investment in 2020.

**Figure 3.**
Value of Select Deals in the Edmonton Metropolitan Region by Year (CAD Millions). 2021 figures reflect the month of January, 2021.

Source: Edmonton Global, data from Crunchbase, Betakit and others
Note: 2021 data is for January only.

**Corporate Tax Incentives**

There are several programs that may be relevant to corporations operating in Alberta:

Federal:

- The Accelerated Capital Cost Allowance;
- The Scientific Research and Experimental Development program;
- Canada Alberta Job Grant
Provincial:

- The Alberta Petrochemicals Incentive Program (APIP);
- Film and Television Tax Credit (FTTC); and
- Innovation Employment Grant.

Municipal:

- Property Tax Incentives.

Federal Incentives

A catalogue of subsidies and incentives available to corporations is available from the web application Business Benefits Finder.21

Accelerated Capital Cost Allowance

The Accelerated Capital Cost Allowance came into effect on November 21, 2018. The incentive is scheduled to expire in 202822. There are three categories of the allowance:

1. Immediate Expensing for Manufacturers and Processors. This incentive allows businesses to immediately write off the cost of machinery and equipment used for the manufacturing or processing of goods.
2. Immediate Expensing for Clean Energy Investments. This incentive allows businesses to immediately write off the full cost of specified clean energy equipment.
3. The Accelerated Investment Incentive is an accelerated capital cost allowance (i.e., the larger deduction for depreciation) for businesses of all sizes, across all sectors of the economy, that are making capital investments.

Scientific Research and Experimental Development (SR&ED) Program

The Scientific Research and Experimental Development (SR&ED) Program23 is a federal tax incentive program designed to encourage Canadian businesses of all sizes and in all sectors to conduct research and development (R&D) in Canada.

The investment tax credit is at least 15% and can be as much as 35% of qualified SR&ED expenditures. Generally, Canadian-controlled private corporations can earn an investment tax credit of 35% on their qualified expenditures up to a maximum of $3 million. The investment tax can be refundable or applied against taxes the corporation owes24, 25

Federal Grants

There are a number of federal grant programs which may or may not be applicable based on the nature of the proposed project. Examples include:

- Sustainable Development Technology Canada26
- Strategic Innovation Fund27
- Green Municipal Fund (for municipalities)28
For more information of potential sources of grant funding please contact an Edmonton Global staff member.

**Provincial Incentives and Grants**

**The Alberta Petrochemicals Incentive Program (APIP)**
The program was launched in July 2020 to support investment in the chemical and petrochemical sectors. APIP is a 10-year grant program. Every project that meets the program criteria will receive funding once built and operational.  

**The Film and Television Tax Credit (FTTC)**
The Film and Television Tax Credit offers a refundable Alberta tax credit certificate on eligible Alberta production and labour costs to corporations that produce films, television series and other eligible screen-based productions in the province.  

**The Innovation Employment Grant**
Companies can receive a grant of up to 20% toward qualifying research and development expenditures.  

**Canada Alberta Job Grant**
The Canada-Alberta Job Grant is a training program where an employer applies on behalf of their present or future employees for eligible training costs. Employers decide who gets training and what type of training may be needed for their employees.  

**Property Tax Incentives**
Alberta government passed the Municipal Government (Property Tax Incentives) Amendment Act and the Municipalities Government Amendment Act (Machinery and Equipment Tax Incentives) in 2019. The intent is to help municipalities attract investment and development by giving them the power to offer stronger property tax incentives to business and industry.  

**Municipal Incentive Programs**

**City of Edmonton Economic Incentive Construction Grant Program**
On January 25, City Council approved the 2021 Edmonton Economic Incentive Construction Grant Program. The program will support projects built within the city center that cost more than $10 million and create 50 residential units. Hope to accept applications in February 2021.  

**City of Edmonton Development Incentive Program**
This application-based incentive program offers matching grants of up to a maximum of $100,000 for constructing new commercial buildings or up to a maximum of $200,000 for constructing new mixed-use developments.
City of Edmonton Brownfield Redevelopment Grant Program
The purpose of the grant program is to "assist owners... with the additional financing needed to address environmental testing, remediation or exposure control costs in preparation for redevelopment" of brownfield land (as defined by the city).  

City of Edmonton Storefront Improvement Program
Commercial properties located in Business Improvement Areas may be eligible for a matching reimbursement grant for exterior storefront improvements of up to $25,000 for a mid-block building and up to $50,000 for a corner building.  

City of Edmonton Building Energy Retrofit Accelerator
This rebate program aims to address the emissions resulting from the operations of commercial, light industrial, and institutional buildings that are 10,000 square feet or larger by reducing the energy intensity of eligible buildings.  

City of Edmonton EV Charging Station Rebate
Businesses and homeowners may be eligible for a rebate to cover up to 50% of the cost of purchasing and installing Level 2 charging stations to a maximum of $600 for residential properties and $2,000 for commercial locations or large multi-unit buildings. Applications will be accepted until May 31, 2021 or until the budget for the first year is expended, whichever comes first.  

Strathcona County Industrial Heartland Incentive Tax Exemption Bylaw
Strathcona County passed this bylaw in 2020 to encourage the development of non-residential properties and machinery and equipment in the region. The by-law "provides for tax exemptions of up to a maximum of one per cent of eligible capital costs for new or expansion projects for up to a 10-year period". To be eligible a project must have a capital cost of more than $CAD50million and result in 250 construction jobs and 15 permanent full time jobs.  

City of Fort Saskatchewan Heartland Incentive Bylaw
In 2021 the City of Fort Saskatchewan passed a bylaw to "provide non-residential property tax and /or machinery and equipment tax incentives for new petrochemical industrial development and expansions".  

Topics Not Covered in This Briefing
Please contact Edmonton Global staff or consult a consultancy specialized on Canadian taxation for an in-depth treatment of:

- COVID-19 temporary relief programs available to businesses at the federal, provincial and municipal levels;
- Personal (employee) income tax
- Procurement by government departments, boards, agencies, commissions (including Alberta Health Services);
- Taxation related to farmland and energy, in particular, electricity generation, mining, oil extraction and gas extraction;
- Taxation of linear property (such as pipelines) and vacant land;
• Small businesses with incomes below $500,000;
• Taxation of other legal organizations such as co-operatives, sole proprietorships and partnerships.
Appendix A

About Edmonton Global

Edmonton Global is a not-for-profit corporation established by 15 regional municipalities to advance economic development and cooperation for the Edmonton Metropolitan Region.

Edmonton Global is focused on transformational economic development. We will catalyze local, regional and federal investments in infrastructure, technology, and innovation to promote a stronger Canadian value proposition for investors.

The Edmonton Metropolitan Region is a business location of choice for global investment, collaboratively built on regional assets.

Edmonton Global is supported primarily by the 15 regional municipalities, as well as the Government of Alberta and the Government of Canada.

Table 2. Edmonton Global Shareholders

<table>
<thead>
<tr>
<th>Shareholders</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Beaumont</td>
</tr>
<tr>
<td>City of Edmonton</td>
</tr>
<tr>
<td>City of Fort Saskatchewan</td>
</tr>
<tr>
<td>City of Leduc</td>
</tr>
<tr>
<td>City of Spruce Grove</td>
</tr>
<tr>
<td>City of St. Albert</td>
</tr>
<tr>
<td>Leduc County</td>
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<tr>
<td>Parkland County</td>
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<td>Strathcona County</td>
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<td>Town of Devon</td>
</tr>
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<td>Town of Gibbons</td>
</tr>
<tr>
<td>Town of Morinville</td>
</tr>
<tr>
<td>Town of Stony Plain</td>
</tr>
</tbody>
</table>
Appendix B

Corporate Tax Rates by North American Jurisdiction

The table below lists the current business tax rate (as of January, 2021) for American and Canadian jurisdictions (excluding Nunavut, Northwest Territories and Yukon).

Table 3. General Business Tax Rates for Canada and the United States

<table>
<thead>
<tr>
<th>Province / State</th>
<th>Province (State) Rate (%)</th>
<th>Federal Rate (%)</th>
<th>Combined Rate (%)</th>
<th>Province / State</th>
<th>Province (State) Rate (%)</th>
<th>Federal Rate (%)</th>
<th>Combined Rate (%)</th>
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</thead>
<tbody>
<tr>
<td>Alabama</td>
<td>6.50</td>
<td>21.00</td>
<td>27.50</td>
<td>Nevada</td>
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<td>15.00</td>
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<td>21.00</td>
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<td>27.00</td>
<td>New York</td>
<td>6.50</td>
<td>21.00</td>
<td>27.50</td>
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<td>29.84</td>
<td>Newfoundland and Labrador</td>
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<td>15.00</td>
<td>30.00</td>
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<td>Nova Scotia</td>
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<td>Prince Edward Island</td>
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<td>Indiana</td>
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Data sources: Bloomberg (MTAX), Government of Canada\(^{42}\), Nolo\(^{43}\).
Acknowledgments

Input from staff in the Alberta government, shareholder municipalities, and private sector tax experts acknowledged. Any errors are the responsibility of the author:

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END NOTES


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