NSBA
SASKATOON'S BUSINESS ASSOCIATION

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November 3 , 2026

Dear NSBA Members,

Re: Have Your Say on Saskatoon's Future Property Tax Policy

The NSBA – Saskatoon's Business Association encourages members to review and participate in the City of Saskatoon's consultation on its property tax consultation. This is an important opportunity for the business community to share its perspectives on how development levies may affect construction costs, business expansion, investment decisions, and Saskatoon's long-term economic competitiveness.

The City of Saskatoon is seeking public input on the principles that will guide future property tax policy. We encourage all members to participate and help protect Saskatoon's competitive business environment.

Participate in the City's Property Tax Policy Consultation

The City's consultation will help inform how municipal property taxes are distributed between residential and non-residential (business) property owners. Council established the current 1.71:1 non-residential-to-residential tax ratio in April 2025. This means that, on an equivalent assessment, non-residential properties pay $1.71 for every $1.00 paid by residential properties. The current ratio remains in place until the next reassessment in 2029.

The NSBA has always advocated for a fair tax ratio that recognizes the interests of both residential and non-residential taxpayers while keeping Saskatoon competitive for business and investment. Property taxes are a significant operating cost that can affect business profitability, commercial rents, development and investment decisions. As Saskatoon competes with other jurisdictions, particularly Alberta, we must ensure our tax policies encourage businesses to establish, invest, expand and stay here.

Saskatoon needs a competitive advantage over Alberta, not policies that encourage businesses and investment to move elsewhere. A strong business community creates jobs, generates economic activity and contributes to the City's long-term financial sustainability.

Other organizations and advocacy groups will participate in this consultation, and their priorities may not align with the interests of the business community. If businesses do not participate, our perspective risks being underrepresented.

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The NSBA supports public consultation, but businesses must also have a meaningful seat at the table before future policy changes affecting them are developed and implemented.

We encourage you to complete the City's survey and emphasize the importance of:

- Maintaining a fair and competitive property tax ratio.
- Protecting Saskatoon's ability to attract and retain businesses and investment.
- Considering the impact of property taxes on operating costs, development and job creation.
- Including business organizations such as the NSBA in future policy discussions.

The tax ratio affects businesses of all sizes, not just large corporations. Small and medium-sized businesses often have fewer resources to absorb rising operating costs, making property taxes particularly significant to their financial stability and ability to grow. Whether a business owns its building or leases commercial space, property taxes can affect its bottom line, as landlords will pass these costs on to tenants through higher rents and occupancy costs. For Saskatoon's small and medium-sized enterprises (SMEs), even modest increases can influence decisions about hiring, expansion and long-term investment. A fair and competitive tax ratio is essential to ensuring local businesses of all sizes can remain viable, create jobs and contribute to Saskatoon's economy.

Please don't leave it to someone else to speak for your business. Your participation can help ensure Council understands the economic implications of future tax policy decisions.

The NSBA supports responsible growth and the infrastructure investment necessary to accommodate it. At the same time, municipal policies should be transparent, fair, and designed to support a competitive business environment. By participating in this consultation, members can help inform an approach that balances infrastructure funding with Saskatoon’s ability to attract investment, support local businesses, and create economic opportunities.

Sincerely,

Keith Moen
Executive Director, NSBA