

Community Revitalization Levy

Information on the Community Revitalization Levy Program

Overview

The Community Revitalization Levy (CRL) program is a planning and financial tool. It allows municipalities to build public infrastructure projects, like roads, municipal buildings and wastewater system upgrades in a specific area by borrowing against future property tax revenues. The infrastructure spurs new private development, increasing the overall taxable property assessment. Taxes on assessment growth in the area go to pay off the initial infrastructure. The levy is typically in place for 20 years, but it could be longer (up to 40 years) or shorter.

Benefits of CRLs

The CRL program enables municipalities to:

- access additional funding for investing in municipal redevelopment and new infrastructure projects
- clean up environmental damages in areas where development is required
- direct tax dollars to improve the economic viability of neighbourhoods
- address affordable and social housing needs in an area
- improve the livelihoods of area residents and address socio-economic issues
- reduce urban sprawl through better land-use
- increase safety for residents
- improve infrastructure and environmental conditions through new building practices
- create a larger tax base to support municipal services and the K-12 education system

EXISTING CRL PROGRAMS

City/Name of CRL	Established	Concludes
Calgary Rivers District	2008	2047
Edmonton Quarters Downtown	2012	2031
Edmonton Belvedere	2013	2032
Cochrane South-Central	2013	2032
Edmonton Capital City Downtown	2015	2034

CRL program relaunch

Following a review of the CRL program, municipalities across Alberta can now (effective July 4, 2022) submit applications for funding under the revamped program.

What's new?

The improved CRL program:

- is more transparent and promotes accountability – expected equivalent of education and municipal property taxes will now be stated in the initiating municipal CRL bylaw
- limits the total property tax assessment base of a municipality that can be included in all its CRL zones, combined, to a maximum of three per cent
- removes the requirement of "blight" and excludes greenfields (previously undeveloped areas) from the CRL program

How to apply

A complete CRL application package should be sent by email (see below). Information on how to apply can be found in the CRL [program guidelines](#).

Municipalities are encouraged to contact a Program Advisor before completing and submitting an application.

After you apply

Municipal Affairs will evaluate the application package once a formal application package has been submitted. During this time, Municipal Affairs staff may request clarification of application elements from the municipality contact.

Contact Details

Phone: 780-422-7125

Toll free: 310-0000 before the phone number (in Alberta)

Email: CRLProgram@gov.ab.ca

More information is available online at <https://www.alberta.ca/community-revitalization-levy.aspx>

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