

Decision Note

Title:	2026 Civic Improvement Assessment Rates
Date Prepared:	February 9, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Greg Noseworthy, Public Works
Ward:	N/A

Decision/Direction Required:

To set assessment rates for 2026.

Discussion – Background and Current Status:

Under the City's Assessment Policy Council must set the new assessment rates each year for civic improvements which are to be completed in that year. Assessment rates are determined by multiplying established base assessment rates by an adjustment factor. This adjustment factor is the ratio of current construction costs to costs estimated using the City's base unit prices. This procedure allows the adjustment factor to reflect changes in construction costs from year to year.

Assessment Rates for 2026

Watermain	\$ 201/m
Sanitary Sewer	\$ 184/m
Storm Sewer	\$ 119/m
Water Service	\$1,311/EA
Sanitary Service	\$1,352/EA
Storm Service	\$1,352/EA
Commercial Water Service	\$4,967/EA
Commercial Sanitary Service	\$2,399/EA
Commercial Storm Service	\$2,198/EA
Street Improvement	\$ 108/m
New Street	\$ 456/m
Sidewalk	\$ 26/m
Rural Street Upgrading	\$ 92/m

Assessment Rates for 2025

<i>Watermain</i>	<i>\$ 230/m</i>
<i>Sanitary Sewer</i>	<i>\$ 210/m</i>
<i>Storm Sewer</i>	<i>\$ 136/m</i>
<i>Water Service</i>	<i>\$1,498/EA</i>
<i>Sanitary Service</i>	<i>\$1,546/EA</i>
<i>Storm Service</i>	<i>\$1,546/EA</i>
<i>Commercial Water Service</i>	<i>\$5,676/EA</i>
<i>Commercial Sanitary Service</i>	<i>\$2,742/EA</i>
<i>Commercial Storm Service</i>	<i>\$2,512/EA</i>
<i>Street Improvement</i>	<i>\$ 123/m</i>
<i>New Street</i>	<i>\$ 521/m</i>
<i>Sidewalk</i>	<i>\$ 29/m</i>
<i>Rural Street Upgrading</i>	<i>\$ 105/m</i>

Key Considerations/Implications:

1. Budget/Financial Implications:
N/A – Assessments are not considered part of the project funding.
2. Partners or Interested Parties:
Applicable City of St. John’s property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

If yes, please select the type of document: Select document type

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)
4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.
5. Alignment with Adopted Plans:
Strategic Plan – Our City Our Future
6. Accessibility and Inclusion:
Various civic improvements increase accessibility.
7. Legal or Policy Implications:
Assessments required as per the City of St. John’s Act.
8. Privacy Implications:
N/A
9. Engagement and Communications Considerations:
Assessment details are communicated to applicable properties.
10. Human Resource Implications:
N/A

11. Procurement Implications:

N/A

12. Information Technology Implications:

N/A

13. Information Management Implications:

N/A

14. Other Implications:

N/A

Recommendation:

That Council approves the assessment rates for 2026.

Prepared by:

Approved by:

Report Approval Details

Document Title:	2026 Civic Improvement Assessment Rates.docx
Attachments:	
Final Approval Date:	Feb 11, 2026

This report and all of its attachments were approved and signed as outlined below:

Scott Winsor - Feb 9, 2026 - 3:57 PM

Jason Sinyard - Feb 11, 2026 - 1:18 PM