

East Hants vs West Hants Property Tax Rates:

Trying to compare and truly understand different municipal property tax rates can be very challenging. There are a variety of reasons for this including:

- There is no standard methodology for charging property taxes.
- There are a number of service fees that can be grouped together, or charged separately.
- Terminology can differ between municipalities.
- Published documentation as to what is included can be difficult to understand, or lacking in detail to enable a true understanding.

If you are able to get to a true apples to apples comparison, there are going to be many very valid reasons why the tax rates vary.

Trying to compare and truly understand the differences between the East Hants and West Hants property tax rates is no exception to this. The information below will however provide some useful insight. But it does not provide complete insight.

West Hants has a relatively simple property tax rate structure compared to East Hants. It has three geographical regions, each with a Residential/Resource rate and a Commercial rate. Fire and waste collection are already built into these rates. The 2024/2025 rates are noted below.

West Hants

Residential/Resource General \$0.9723 (General Rate \$0.6972 + Area Rate \$0.2751)

Commercial \$1.78 (General Rate \$0.9800 + Area Rate \$0.8000)

Hantsport

Residential/Resource General \$1.3537 (General Rate \$0.6972 + Area Rate \$0.6565)

Commercial \$3.75 (General Rate \$0.9800 + Area Rate \$2.7700)

Windsor

Residential/Resource General \$1.6464 (General Rate \$0.6972 + Area Rate \$.9491)

Commercial \$3.85 (General Rate \$0.9800 + Area Rate \$2.8700)

East Hants

The East Hants 2024/2025 all-inclusive tax rates (Residential/ Resource and Commercial) as listed in pages 20 to 23 of the Operating Budget document are listed on the following four pages. It must be noted however that in addition to these rates, the municipality charges a waste management fee of \$220 per dwelling unit.

ALL INCLUSIVE RATES:

	2023 Rate	2024 Rate	Increase (Decrease)
Elmsdale - Residential Serviced			
Urban Service Rate	\$ 0.0650	\$ 0.0700	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 1.0550	\$ 1.0500	\$ (0.0050)
Elmsdale - Commercial Serviced			
Urban Service Rate	\$ 0.6570	\$ 0.6250	
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 3.4070	\$ 3.3750	\$ (0.0320)
Enfield - Residential Serviced			
Urban Service Rate	\$ 0.0650	\$ 0.0700	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 1.0550	\$ 1.0500	\$ (0.0050)
Enfield - Residential Unserviced (Sidewalks/Streetlights)			
Urban Service Rate	\$ 0.0400	\$ 0.0400	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 1.0300	\$ 1.0200	\$ (0.0100)
Enfield/Grand Lake - Residential Unserviced (Streetlights only)			
Urban Service Rate	\$ 0.0160	\$ -	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 1.0060	\$ 0.9800	\$ (0.0260)
Enfield - Commercial Serviced			
Urban Service Rate	\$ 0.6570	\$ 0.6250	
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 3.4070	\$ 3.3750	\$ (0.0320)
Gore-Residential			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 1.0300	\$ 1.0100	\$ (0.0200)

ALL INCLUSIVE RATES:

	2023 Rate	2024 Rate	Increase (Decrease)
Gore-Commercial			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 2.7900	\$ 2.7800	\$ (0.0100)
Lantz - Residential Serviced			
Urban Service Rate	\$ 0.0650	\$ 0.0700	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 1.0550	\$ 1.0500	\$ (0.0050)
Lantz - Commercial Serviced			
Urban Service Rate	\$ 0.6570	\$ 0.6250	
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1400	\$ 0.1400	
	\$ 3.4070	\$ 3.3750	\$ (0.0320)
Maitland-Residential			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 1.0300	\$ 1.0100	\$ (0.0200)
Maitland-Commercial			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 2.7900	\$ 2.7800	\$ (0.0100)
Milford-Residential Serviced			
Urban Service Rate	\$ 0.3450	\$ 0.3600	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.3650	\$ 1.3700	\$ 0.0050
Milford-Residential Unserviced (streetlights/sidewalks)			
Urban Service Rate	\$ 0.0400	\$ 0.0400	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.0600	\$ 1.0500	\$ (0.0100)

ALL INCLUSIVE RATES:

	2023 Rate	2024 Rate	Increase (Decrease)
Milford-Residential Unserved (sidewalks only)			
Urban Service Rate	\$ 0.0200	\$ 0.0200	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.0400	\$ 1.0300	\$ (0.0100)
Milford-Commercial Served			
Urban Service Rate	\$ 1.2000	\$ 1.2000	
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 3.9800	\$ 3.9800	\$ -
Mt Uniacke-Residential			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.1340	\$ 0.1340	
Mount Uniacke Recreation	\$ 0.0070	\$ 0.0070	
Safety Streetlights L10	\$ 0.0038	\$ 0.0038	
	\$ 0.9548	\$ 0.9448	\$ (0.0100)
Mt Uniacke-Commercial			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.1340	\$ 0.1340	
Mount Uniacke Recreation	\$ 0.0070	\$ 0.0070	
Street Lights	\$ 0.0200	\$ 0.0200	
	\$ 2.7310	\$ 2.7310	\$ -
Nine Mile River-Residential			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Street Lights	\$ 0.0200	\$ -	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.0400	\$ 1.0100	\$ (0.0300)
Noel-Residential			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 1.0300	\$ 1.0100	\$ (0.0200)
Noel-Commercial			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.2200	\$ 0.2100	
	\$ 2.7900	\$ 2.7800	\$ (0.0100)

ALL INCLUSIVE RATES:

	2023 Rate	2024 Rate	Increase (Decrease)
Rawdon-Residential With Streetlights			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.2300	\$ 0.2200	
Street Lights	\$ 0.0430	\$ 0.0430	
	\$ 1.0830	\$ 1.0630	\$ (0.0200)
Rawdon-Residential Without Streetlights			
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Fire	\$ 0.2300	\$ 0.2200	
	\$ 1.0400	\$ 1.0200	\$ (0.0200)
Rawdon-Commercial With Streetlights			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.2300	\$ 0.2200	
Street Lights	\$ 0.0430	\$ 0.0430	
	\$ 2.8430	\$ 2.8330	\$ (0.0100)
Rawdon-Commercial Without Streetlights			
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Fire	\$ 0.2300	\$ 0.2200	
	\$ 2.8000	\$ 2.7900	\$ (0.0100)
Shubenacadie-Residential Serviced			
Urban Service Rate	\$ 0.1850	\$ 0.1900	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.2050	\$ 1.2000	\$ (0.0050)
Shubenacadie-Residential Unserviced (streetlights/sidewalks)			
Urban Service Rate	\$ 0.0400	\$ 0.0400	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.0600	\$ 1.0500	\$ (0.0100)
Shubenacadie-Residential Unserviced (sidewalks only)			
Urban Service Rate	\$ 0.0200	\$ 0.0200	
General Tax Rate - Residential	\$ 0.8100	\$ 0.8000	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 1.0400	\$ 1.0300	\$ (0.0100)
Shubenacadie-Commercial Serviced			
Urban Service Rate	\$ 0.6570	\$ 0.6250	
General Tax Rate - Commercial	\$ 2.5700	\$ 2.5700	
Sportsplex Levy	\$ 0.0400	\$ 0.0400	
Fire	\$ 0.1700	\$ 0.1700	
	\$ 3.4370	\$ 3.4050	\$ (0.0320)