

Assessment Bulletin

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Retirement of The 1984 Alberta Commercial Assessment Manual and The 1994 Alberta Residential Cost Manual

Over the past five years Municipal Affairs has been in the process of phasing out support for the 1984 Alberta Commercial Assessment Manual and the 1994 Alberta Residential Cost Manual. Assessment professionals were notified that the changes were to take place for the 2007 assessment year but were extended an extra year to give more time for assessors to make adjustments.

The Assessment Services Branch of Alberta Municipal Affairs will no longer be providing modifiers and cost indices for both the 1984 Alberta Commercial Assessment Manual and the 1994 Alberta Residential Cost Manual.

The 1994 Residential Cost Manual has been replaced with the 2001 Alberta Residential Cost Manual. The Ministry will continue to provide support in the form of modifiers and cost indices for the 2001 Alberta Residential Cost Manual. The Ministry will also continue to provide support for the 2001 Metal Buildings Manual.

The commercial portion of the 1984 Assessment Manual has not been updated to reflect changes in building construction costs or components since its development in the early 1980s. Until now, it was annually updated by indices and cost modifiers that were disseminated by the Ministry to assessors. However, by continuing to annually update the commercial portion of the 1984 Assessment Manual, the Ministry was effectively supporting the use of an out-of-date manual when a number of commercial cost manuals are readily available in the marketplace.

Assessors can obtain a commercially available manual and applicable updates to reflect current construction costs. All available commercial cost manuals are commonly accepted valuation tools that provide accurate cost estimates.

The Ministry believes that the phase out period has provided adequate time for Alberta's assessors to convert to other commercially available cost manuals.

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