

How council rates are set

State laws control how councils set rates. Councils must start by working out how much money is needed to deliver services and infrastructure across the region.

Councils must use property valuations to decide each property owner's contribution to general rates each year. To do this, a rate in the dollar is calculated.

First, councils divide the required rate revenue in their draft budget by the total value of all properties in the council area.

A different rate in the dollar is set for the various types of land use (eg residential, industrial, commercial or primary production).

The rate in the dollar for your type of land use is then multiplied by the value of your property to decide the amount you pay for general rates.

Growth

Growth is the extra rates that councils get from new properties. These rates are included in the budget that councils set. The additional rates fund services for the new properties.

Other charges

Your council rates bill also includes the South Australian Government's regional landscape levy. Fees for this levy go directly to the State Government, not councils.

Calculating your rates

The rates and landscape levy are added together to determine your total council rates each year.

Calculation example

Please be aware that that the calculation example below is an example only, based on the current rate in the dollar and a house valued at \$520,000. A new rate in the dollar will be decided on at a Council meeting in late June or early July 2023, for your rates in the 2023–2024 financial year.

House valuation		\$520,000
Residential rate in the dollar	x	\$0.00309030
	=	\$1,606.96
State Government Regional Landscape Levy (Green Adelaide)	+	\$0.00007261
	=	\$37.76
Total rates	=	\$1,644.72