11. Property Taxation in Kenya^{*}

Role of Property Taxes within Local Authorities in Kenya

Property taxes (known as Rates) provide an average of 20 percent of the total recurrent revenues for local authorities and represent 1 percent of total government tax revenue and 0.25 percent of GDP. Property Rates in 2000/2001 provided Ksh 1.5 billion (US\$19.2 million)—broken down as follows: Ksh 1.4 billion and Ksh 83 million to the Municipal Councils and to Town, Urban and County Councils, respectively.²

As Table 1 indicates, property rates account for 34 percent of total own source tax revenues for municipalities and only 4 percent of own source revenues in towns and counties. As expected, the property tax is a more important revenue source for municipalities due to the existence of valuation rolls that capture the larger, more valuable tax base.

Table 1: Property Rates Revenues as % of Own Source Revenues and Own Source Tax Revenues, FY 2000-2001 (Ksh)

	Municipalities	Towns and Counties	Total
Property Rates	1,446,272,586	83,058,613	1,529,331,200
Total Own Source Revenues	5,805,505,797	1,923,890,235	7,729,396,032
Total Own Tax Revenues	4,205,487,849	1,913,765,919	6,119,252,768
Property Rates as % of Own Source Revenues	25	4	20
Rates as % of own Tax Revenues**	34	4	24

** Excludes revenues from water supply.

Source: Ministry of Local Government, 2001

In inflation-adjusted real terms, Rates revenues have been declining since 1991. As a percent of local authority revenues, Rates have declined in importance from 26% in 1990/91 to 22% in 1994/95 and to 20% in 2000/01, while revenue from Rates has fallen from 0.37 percent of GDP in 1990/91 to 0.30 percent of GDP in 1995/95 to 0.25% of GDP in 2000/2001. Thus, the importance of Rates in Kenya is (1) declining in real terms over time, (2) declining in relative contribution to total local authority recurrent revenues and (3) declining as a percent of GDP.

Prepared by Roy Kelly, Duke University.

These figures come from FY 2000-2001 collections as recorded through the Local Authorities Transfer Fund (LATF) financial submissions (Ministry of Local Government). These figures are consistent with those issued annually by the Central Bureau of Statistics Annual Economic Survey—for which the latest figures, issued in 2001, are for FY 1998/99.

Role Of The State In Property Taxation

Robert R. Redfield

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