

11. Property Taxation in Kenya¹

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.

¹ Prepared by Roy Kelly, Duke University.

² 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.

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Table of Contents Role Of The State In Property Taxation

1. Understanding the eBook Role Of The State In Property Taxation
 - The Rise of Digital Reading Role Of The State In Property Taxation
 - Advantages of eBooks Over Traditional Books
2. Identifying Role Of The State In Property Taxation
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Role Of The State In Property Taxation
 - User-Friendly Interface
4. Exploring eBook Recommendations from Role Of The State In Property Taxation
 - Personalized Recommendations
 - Role Of The State In Property Taxation User Reviews and Ratings
 - Role Of The State In Property Taxation and Bestseller Lists

5. Accessing Role Of The State In Property Taxation Free and Paid eBooks
 - Role Of The State In Property Taxation Public Domain eBooks
 - Role Of The State In Property Taxation eBook Subscription Services
 - Role Of The State In Property Taxation Budget-Friendly Options
6. Navigating Role Of The State In Property Taxation eBook Formats
 - ePub, PDF, MOBI, and More
 - Role Of The State In Property Taxation Compatibility with Devices
 - Role Of The State In Property Taxation Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Role Of The State In Property Taxation
 - Highlighting and Note-Taking Role Of The State In Property Taxation
 - Interactive Elements Role Of The State In Property Taxation
8. Staying Engaged with Role Of The State In Property Taxation
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Role Of The State In Property Taxation
9. Balancing eBooks and Physical Books Role Of The State In Property Taxation
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Role Of The State In Property Taxation
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Role Of The State In Property Taxation
 - Setting Reading Goals Role Of The State In Property Taxation
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Role Of The State In Property Taxation
 - Fact-Checking eBook Content of Role Of The State In Property Taxation
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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