

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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Lincoln Institute of Land Policy

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Common and Contract Carrier State Property Tax Discrimination, Hearing Before the Subcommittee on Transportation and Aeronautics ... 91-2, H.R. 16245, H.R. 16251, H.R. 16316, H.R. 16357, H.R. 16411, H.R. 16639, and S. 2289 United States. Congress. House Interstate and Foreign Commerce,1970 **Journal of the Senate, Legislature of the State of California** California. Legislature. Senate,1942 Property Taxes United States. Congress. Senate. Committee on Government Operations. Subcommittee on Intergovernmental Relations,1973 State and Local Tax Revolt Dean C. Tipps, Lee Webb, 1980-01-01 First published in 2006 Routledge is an imprint of Taylor Francis an informa company *A Guide to Property Taxes* ,2004 **Handbook of Research in Education Finance and Policy** Helen F. Ladd, Margaret E. Goertz, 2014-12-17 Sponsored by the Association for Education Finance and Policy AEFPP the second edition of this groundbreaking handbook assembles in one place the existing research based knowledge in education finance and policy with particular attention to elementary and secondary education Chapters from the first edition have been fully updated and revised to reflect current developments new policies and recent research With new chapters on teacher evaluation alternatives to traditional public schooling and cost benefit analysis this volume provides a readily available current resource for anyone involved in education finance and policy The Handbook of Research in Education Finance and Policy traces the evolution of the field from its initial focus on school inputs and revenue sources used to finance these inputs to a focus on educational outcomes and the larger policies used to achieve them Chapters show how decision making in school finance inevitably interacts with decisions about governance accountability equity privatization and other areas of education policy Because a full understanding of important contemporary issues requires inputs from a variety of perspectives the Handbook draws on contributors from a number of disciplines Although many of the chapters cover complex state of the art empirical research the authors explain key concepts in language that non specialists can understand This comprehensive balanced and accessible resource provides a wealth of factual information data and wisdom to help educators

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