
Bill 28 Tabled in the Assembly

From Dylan Bressey <president@abmunis.ca>

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To Abe Tinney <Abe@claresholm.ca>

Hello Mayors, Councillors, and CAOs,

The Government of Alberta introduced Bill 28, the *Municipal Affairs & Housing Statutes Amendment Act*, on April 2, 2026. The legislation is a large omnibus bill that proposes several amendments to the *Municipal Government Act* (MGA), the *Alberta Housing Act*, and the *Libraries Act*. Given the complexity of the legislation, ABmunis will engage with you to share our preliminary analysis and to gather your feedback to help form our advocacy on the Bill and its implementation, which will include extensive regulatory development.

Councillor Accountability Framework

Included in the proposed amendments is a Councillor Accountability Framework that will establish expectations for councillor behaviour. The framework is intended to help build and maintain public trust, along with creating a strong foundation for good governance across Alberta.

ABmunis is encouraged to see the inclusion of the framework in the proposed amendments. Advocacy efforts by ABmunis, municipalities, and other associations across Alberta have included focused efforts on replacing the previously repealed codes of conduct. We are also pleased to see the inclusion of independent third-party investigators to hear complaints related to the framework. ABmunis and its members have been advocating for an independent body to manage complaints since codes were introduced.

We understand that many details related to the accountability framework will be established through regulations. We are encouraged by the commitment from the Minister to engage with municipalities and municipal associations, including ABmunis, on developing the necessary regulations. ABmunis will need your help in ensuring that our analysis of Bill 28 includes areas of consideration for future discussions related to the framework and we intend to continue the conversation during future events such as Summer MLC.

Other Amendments

There are several other amendments included in Bill 28. Key themes and topics include:

- Enabling Growth and Housing
 - "Automatic yes" and Automated Technology
 - Development permit statistics
 - Off-site levies
 - Non-statutory studies
 - Reserve land for charter schools
 - Community Design Codes
- Assessment and Property Tax
 - Municipal Vacancy Tax
 - Standardized Assessment Rates
 - Grandfathering Historical Costs
 - Compliance and Reporting
- Governance & Accountability
 - Municipal viability
- Municipal Transparency

- Public disclosure of municipal official salaries
- Transparency of policing costs
- Clarification of Reporting the Use of Natural Persons Powers
- Modernizing Business Improvement Area (BIA) Governance
- Public Institutions & Utilities
 - Municipal Utility Governance
- Aggregate Pits (Environment and Protected Areas)
- Seniors Lodges (Assisted Living and Social Services)

Bill 28 is lengthy and ABmunis is completing a full analysis. A draft report outlining key changes will be published next week and will include the implications as well as ABmunis' proposed position. ABmunis will also hold a webinar with municipal elected officials and staff on April 14, 2026, at noon. Register [here](#) for the webinar.

We understand that there will be several supporting regulations and orders developed in the future to supplement the legislation. Similar to engagement on the Councillor Accountability Framework, we look forward to engaging with our members to provide input to Municipal Affairs on the details of the various regulations.

We look forward to connecting with you on the 14th and hearing your feedback and questions! In the meantime, if you have any questions or recommendations, please contact your ABmunis Board representative or send an [email](#) to our Policy and Advocacy team.

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