

Local governments are tasked to supply a range of services “ from those that exhibit mainly private goods to those that exhibit mainly public goods characteristics. Executing these tasks requires huge public expenditure and needs to be financed by citizens who demand these needs. In most parts of the World this is done through property taxation together with central government subventions. However, property rating in Ghana has failed to provide the expected bulk of local revenue to offset local government budget deficits and supplement the District Assemblies Common Fund at the Metropolitan, Municipal and District levels. The application of good governance is necessary to improve property rate administration as a reliable source of local government revenue and balancing factor to her budget deficits. This study therefore examines the current performance of property rating within the decentralization policy of Ghana and the extent to which good governance indicators have been applied to improve property rate administration -mobilisation and utilization.

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