

# Tracking property tax rates

Local governments in BC passed their property tax bylaws in mid-May, with tax bills following shortly thereafter. Taxes were due just after Canada Day in most locations. How can you compare the level of taxation in one community versus another? Generally, the actual amount of taxes due on a property is determined by multiplying the assessed value of the property as given on the assessment notice by the tax rate set by the municipality (see the chart below).

For example, a \$500,000 house in Vancouver would pay \$2,474 ( $\$500,000 \times 4.94817$  per \$1,000 of taxable value) in gross municipal property taxes. In contrast, a \$500,000 house in Maple Ridge would pay \$3,188 ( $\$500,000 \times 6.37620$  per \$1,000 of taxable value). Of course, these are very different homes in each community. The gross tax figures will be reduced by the appropriate amount of the Home Owner Grant for eligible residential property owners.

## 2007 Municipal Tax Rates in the REBGV Area

Municipality	Tax Office Phone #	Residential	Utilities	Major Industry	Light Industry	Business	Farm
<b>Greater Vancouver Regional District</b>							
Anmore, Village of	604-469-9877	3.68580	19.75190	17.45160	12.58780	11.61660	8.49080
Belcarra, Village of	604-937-4100	4.34807	20.53413	18.22909	13.36529	12.34844	9.15307
Bowen Island, Municipality of	604-947-4255	4.04937	26.89517	15.57710	19.73691	12.48416	8.43976
Burnaby, City of	604-294-7350	4.86090	58.11330	63.10620	21.62780	20.83100	19.59460
Coquitlam, City of	604-927-3050	5.36200	59.26100	73.30670	27.37280	25.31940	21.74760
Delta, District of	604-946-3235	6.01340	62.29350	46.52190	24.47160	22.17110	22.31180
Lions Bay, Village of	604-921-9333	3.53890	42.23990	25.48300	20.61920	17.55410	12.77390
Maple Ridge, District of	604-467-7336	6.37620	58.11260	72.38590	23.48040	22.68390	27.75610
New Westminster, City of	604-527-4550	6.36300	54.73620	46.16540	40.88630	25.29650	11.04070
North Vancouver, City of	604-983-7316	4.68460	58.11246	43.33060	27.34809	19.81173	7.23660
North Vancouver, District of	604-990-2488	4.79223	58.89902	66.74253	40.97733	19.83752	7.23660
Pitt Meadows, District of	604-465-2424	6.09390	59.26530	51.60140	31.20100	22.67880	30.53210
Port Coquitlam, City of	604-927-5425	5.91780	58.10300	15.57710	27.39610	23.22170	25.95560
Port Moody, City of	604-469-4503	5.60170	58.11680	68.96860	32.37260	21.68060	7.23660
Richmond, City of	604-276-4145	4.91160	47.17181	24.82258	22.15715	19.21120	15.43281
Vancouver, City of	604-873-7633	4.94817	55.85287	46.12266	25.65501	24.87171	9.40882
West Vancouver, District of	604-925-7032	4.17180	26.80570	28.16420	23.30040	15.40550	7.23660
<b>Squamish-Lillooet Regional District</b>							
Pemberton, Village of	604-894-6135	5.31823	34.91182	12.98700	16.12064	16.23609	9.37951
Squamish, District of	604-815-5035	5.94623	56.79907	42.05300	23.19812	18.21960	88.88074
Whistler, Resort Municipality of	604-935-8130	3.99320	30.98000	12.98700	16.93440	15.00400	11.53340
<b>Sunshine Coast Regional District</b>							
Gibsons, Town of	604-886-2274	5.99840	36.47120	12.98700	8.12320	20.98420	11.16810
Sechelt, District of	604-885-1986	6.62467	35.94683	28.37733	23.12019	18.42622	12.49584
Sechelt Indian Government District	604-885-2273	6.41070	30.28160	31.87340	27.00960	20.14070	11.18050

Source: BC Ministry of Community Services.

### Notes:

- The tax rates shown in the table are for the most common of the nine property classes. Tax rates for the other property classes can be obtained from the tax office of the local municipality in question.
- The tax rates shown are the total rate for all purposes for each class. That is, the total of the rates for general municipal, regional district, Greater Vancouver Transportation Authority, hospital (outside the GVRD), school, Municipal Finance Authority and BC Assessment Authority purposes.
- Property taxes for rural (unincorporated) areas are collected by the provincial government (Surveyor of Taxes) on behalf of regional districts and school boards. More detailed information on rural property taxes can be obtained from the BC Ministry of Small Business and Revenue, Property Taxation Branch at: [www.sbr.gov.bc.ca/rpt/paying\\_your\\_property\\_taxes.htm](http://www.sbr.gov.bc.ca/rpt/paying_your_property_taxes.htm) or from the Finance Department of the regional district in question. The finance staff of the three regional districts in the REBGV area can be reached as follows:
  - Greater Vancouver Regional District (GVRD): 604.432.6249
  - Squamish-Lillooet Regional District (SLRD): 604.894.6371, ext. 229
  - Sunshine Coast Regional District (SCRD): 604.885.2261
- Home Owner Grant information can be obtained from your local municipal tax office or from the BC Ministry of Small Business and Revenue, Property Taxation Branch at: [www.sbr.gov.bc.ca/rpt/home\\_owner\\_grants.htm](http://www.sbr.gov.bc.ca/rpt/home_owner_grants.htm)