

**From:** **"Mochrie, Paul"** <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>  
**To:** **"Direct to Mayor and Council - DL"**  
**Date:** 4/24/2023 1:35:06 PM  
**Subject:** For M&C Review: 2023 Property Tax Insert  
**Attachments:** 23-115-PropertyTax-Insert-Trifold-Apr24B.pdf

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Dear Mayor and Council,

The City includes a property tax insert with the annual property tax bill mailed out in May. Given the interest in this collateral at the recent Council briefing, we are sharing here a draft before it goes to print. We have tried to capture within feedback received by Council at that briefing.

Please note the insert is designed as a tri-fold, so please keep this in mind as you review vis a vis how the user experiences and prioritizes the content.

If you have any questions or input about the insert, please email Maria Pontikis at [maria.pontikis@vancouver.ca](mailto:maria.pontikis@vancouver.ca) by end of day on Wednesday, April 26.

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

## EMPTY HOMES TAX

### LATE DECLARATIONS

Late declarations for the 2022 tax year are now open and can be made until July 3, 2024.

Late declarations for the 2021 tax year can be made until July 5, 2023.

Declare now: [vancouver.ca/eh-declare](https://vancouver.ca/eh-declare)

### PAYMENTS

Empty Home Tax (EHT) payments for the 2022 tax year were due April 18, 2023. Unpaid taxes as of December 31, 2023 will be added to your 2024 property tax notice.

The City's EHT is separate from the B.C. Speculation and Vacancy Tax.

For more information about the provincial tax, please visit: [gov.bc.ca/spectax](https://gov.bc.ca/spectax)



## PROPERTY TAX REMINDERS



### CLAIMING YOUR HOME OWNER GRANT

Submit your grant application directly to the Province at: [gov.bc.ca/homeownergrant](https://gov.bc.ca/homeownergrant)

For help, call the Province at **1-888-355-2700**

**IMPORTANT:** After you receive confirmation of a successful grant submission, it may take 3-4 days to update your property tax account. To avoid a late penalty, pay the balance (minus your eligible grant amount) before the property tax due date.



### PROPERTY TAX DEFERRALS

The Province's Property Tax Deferment Program is a low-interest provincial loan program designed to help qualified BC home owners pay their annual property taxes.

Learn more at: [gov.bc.ca/propertytaxdeferment](https://gov.bc.ca/propertytaxdeferment)

For general inquiries, please email: [taxdeferment@gov.bc.ca](mailto:taxdeferment@gov.bc.ca)



### ADDITIONAL SCHOOL TAX LEVIED BY THE PROVINCE

If your residential property is valued above \$3 million, you may be charged an Additional School Tax at a rate of 0.2% on the portion assessed between \$3-4 million and 0.4% on the portion assessed over \$4 million.

Learn more on the Province's website at: [gov.bc.ca/schooltax](https://gov.bc.ca/schooltax)

**IMPORTANT:** This notice contains information on property taxes. For translations or more information, please visit: [vancouver.ca/property-tax](https://vancouver.ca/property-tax)

ਮਹੱਤਵਪੂਰਨ: ਇਸ ਨੋਟਿਸ ਵਿੱਚ ਪ੍ਰਾਪਰਟੀ ਟੈਕਸ ਬਾਰੇ ਜਾਣਕਾਰੀ ਸ਼ਾਮਲ ਹੈ।  
ਅਨੁਵਾਦਾਂ ਜਾਂ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ ਵੇਖੋ:  
[vancouver.ca/property-tax](https://vancouver.ca/property-tax)

**重要说明:** 此消息包含有关住房税的信息。有关翻译文本或更多信息, 请访问: [vancouver.ca/property-tax](https://vancouver.ca/property-tax)

**重要提示:** 此讯息包含有关房屋税方面的资讯。如果需要参阅翻译文本或者是获得更多资讯, 请浏览:  
[vancouver.ca/property-tax](https://vancouver.ca/property-tax)

## PROPERTY TAXES DUE JULY 5, 2023 IMPORTANT INFORMATION



# PROPERTY TAXES 2023

Sign up to receive tax notices by email:

[vancouver.ca/property-services](https://vancouver.ca/property-services)



### GET HELP UNDERSTANDING YOUR TAX NOTICE

Check out our guide on how to read your tax notice at: [vancouver.ca/tax-notice](https://vancouver.ca/tax-notice)



### PAY YOUR TAX NOTICE

The quickest and easiest way to pay is online via your financial institution.

See the reverse of your tax notice for details on other ways to pay or visit: [vancouver.ca/property-tax](https://vancouver.ca/property-tax)



### SET UP AN ONLINE ACCOUNT

Sign up to receive tax notices by email at: [vancouver.ca/property-services](https://vancouver.ca/property-services)



### UPDATE YOUR MAILING ADDRESS

Has your mailing address changed? Do you own more than one property?

Update your address with BC Assessment at: [bcassessment.ca/update](https://bcassessment.ca/update)

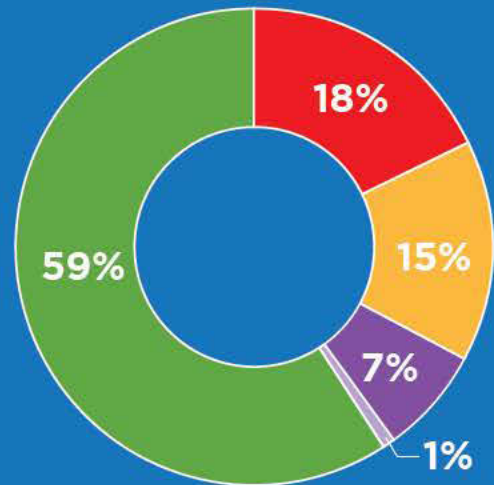
# WHERE YOUR TAXES AND UTILITY FEES GO

About half of property taxes and utility fees fund City services. The other half funds regional services, schools, transit, drinking water supply and wastewater treatment.

Taxes charged by other authorities have increased substantially over the past decade, and the City does not have control over what is charged or how levies are distributed across the region.

The amount of property tax you pay is based on your annual property assessment value, as determined by BC Assessment. The change in your assessment relative to the average change in your property class is what may affect your property taxes.

Learn more at: [vancouver.ca/property-tax](http://vancouver.ca/property-tax)



- City of Vancouver (tax & utilities)
- Provincial school taxes
- Metro Vancouver Regional District (tax & utilities)
- TransLink
- BC Assessment & Municipal Finance Authority

## LAND ASSESSMENT AVERAGING

To help smooth out the tax impact of significant land value increases, Vancouver averages land assessments for eligible properties. If your property is eligible, the change is already reflected on your tax notice.

Learn more at: [vancouver.ca/averaging](http://vancouver.ca/averaging)

## DEVELOPMENT POTENTIAL RELIEF PROGRAM (DPRP)

This new program offers property tax relief to eligible independent, small businesses and community partners. If your property is eligible, the change will be reflected on your tax notice.

Learn more at: [vancouver.ca/tax-relief](http://vancouver.ca/tax-relief)

## CAPITAL INVESTMENTS

Capital investments respond to population growth and fund the replacement and renewal of aging infrastructure and amenities.

Key projects include the first phase of renewal of the Vancouver Aquatic Centre, the expansion of W.C. Shelly Park in Grandview-Woodland, the renewal and expansion of the Downtown South Firehall, and the upgrades to the Granville and Cambie Bridges.

Council approved a capital expenditure budget of \$730 million for 2023.

Learn more at: [vancouver.ca/capital-plan](http://vancouver.ca/capital-plan)

## HOW THE CITY'S PORTION OF TAXES IS SPENT

The City of Vancouver's portion of taxes generally represent approximately half of the overall tax bill. It funds essential services as well as facilities such as recreation centres and infrastructure such as sewer pipes, roads and bridges. These estimates only show the part of the taxes that belong to the City, which you can find on the "General Levy" line of your 2023 property tax notification.

CITY SERVICES	Per cent of Levy	Strata Unit	Single-Family Home	Business
Vancouver Police Department	30%	\$383	\$1,006	\$1,692
Capital Investments, Debt & General Government	21%	\$269	\$708	\$1,190
Technology, Facilities, Planning & Corporate Services	13%	\$161	\$422	\$710
Vancouver Fire & Rescue Services	12%	\$158	\$415	\$698
Engineering (Streets & Sewer)	8%	\$104	\$273	\$459
Parks & Recreation	7%	\$86	\$225	\$379
Arts, Culture & Community Services	5%	\$69	\$181	\$304
Vancouver Public Library	4%	\$56	\$147	\$247
<b>Estimated General Levy</b>	<b>100%</b>	<b>\$1,284</b>	<b>\$3,377</b>	<b>\$5,678</b>

Note: Separate from the General Levy, you may also see Engineering Utility Fees listed on your Tax Notice for services including sewer, water and solid waste collection.

Median Residential Strata Unit Assessed at \$759,000  
 Median Single-Family Home Assessed at \$1,997,000  
 Median Business Property Assessed at \$1,098,700