

PROPERTY TAXES DUE JULY 5, 2023 IMPORTANT INFORMATION



PROPERTY TAXES 2023

Sign up to receive tax notices by email:

vancouver.ca/property-services



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

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



GET HELP UNDERSTANDING YOUR TAX NOTICE

Check out our guide on how to read your tax notice at: 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



SET UP AN ONLINE ACCOUNT

Sign up to receive tax notices by email at: 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

PROPERTY TAX REMINDERS



CLAIMING YOUR HOME OWNER GRANT

Submit your grant application directly to the Province at: 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 B.C. home owners pay their annual property taxes.

Learn more at: gov.bc.ca/propertytaxdeferment

For general inquiries, please email: 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

For translations or more information, please visit: vancouver.ca/property-tax

有關翻譯文本或更多信息，請訪問: vancouver.ca/property-tax

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

Para sa mga salin sa Tagalog o para sa karagdagang impormasyon, bisitahin ang: vancouver.ca/property-tax

ਅਨੁਵਾਦਾਂ ਜਾਂ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ ਵੇਖੋ: vancouver.ca/property-tax

Để có bản dịch hoặc biết thêm thông tin, xin vui lòng truy cập: vancouver.ca/property-tax

Para obtener traducciones o más información, visite: vancouver.ca/property-tax

WHERE YOUR TAXES AND UTILITY FEES GO

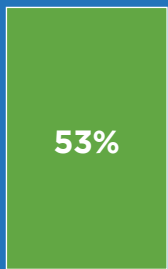
About half of property taxes and utility fees fund City services. The other half funds regional services, schools, transit, drinking water supply and wastewater treatment.

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.

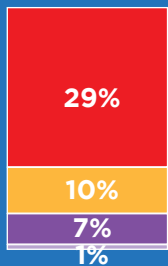
The amount of property tax you pay is based on your annual property assessment value, as determined by BC Assessment. The change in your assessment relative to the average change in your property class is what may affect your property taxes.

Learn more at: vancouver.ca/property-tax

City of Vancouver (tax & utilities)



Other taxing authorities



47%

- 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

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

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 Fire Hall, 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

HOW THE CITY'S PORTION OF TAXES IS SPENT

The City of Vancouver's portion of taxes generally represents 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%	\$394	\$1,039	\$1,872
 Capital Investments, Debt & General Government	21%	\$275	\$727	\$1,311
 Technology, Facilities, Planning & Corporate Services	13%	\$170	\$450	\$811
 Vancouver Fire Rescue Services	12%	\$158	\$416	\$749
 Engineering (Streets & Sewer)	8%	\$105	\$277	\$499
 Parks & Recreation	7%	\$92	\$242	\$437
 Arts, Culture & Community Services	5%	\$66	\$173	\$312
 Vancouver Public Library	4%	\$53	\$138	\$250
Estimated General Levy	100%	\$1,313	\$3,462	\$6,241

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 \$804,000
 Median Single-Family Home Assessed at \$2,120,000
 Median Business Property Assessed at \$1,244,000