

December 27, 2019

2020 property assessments arriving first week January – City shares property Tax Facts

With BC Assessment 2020 assessments arriving the first week of January, the City of Campbell River has posted *Tax Facts* on its website and reminds residents how property assessments relate to property taxes.

“Tax Facts answers frequently asked questions about property taxation, including how assessments may affect the overall amount of your City property tax levy,” says Dennis Brodie, the City’s financial planning officer. *“The main factor in changing property tax amounts is whether or not the value of your property has increased or decreased relative to other properties.”*

In 2020, City taxes on a home of average value will increase by approximately 2.9 per cent. Consistent with Council’s direction, the property tax rate on a Campbell River home of average value (estimated at \$401,000) is in the mid-range of tax rates when compared against other British Columbia communities of similar size.

“If the property value increases more or less than the average home value, the property tax change will be different,” Brodie explains.

“We remind people that this is how the assessment affects taxes related to the municipal portion of the property tax notice,” he adds. *“Because the City is the designated property tax collector for many agencies, the total change people see on their bill is affected by more than just their City of Campbell River taxes.”*

The City of Campbell River also collects property tax for the Strathcona Regional District, Regional Hospital Board, Regional Solid Waste Board, Regional Library and provincial school taxes. These budgets are approved by their respective boards and allocated across Campbell River properties and will be included on the City’s property tax notice mailed at the end of May 2020.

“We encourage property owners to review the Tax Facts document on the City of Campbell River’s website to help them understand the relationship between property assessments and property taxes.” Brodie adds. *“The BC Assessment website also has helpful information, including infographics and videos demonstrating how property taxes are affected by assessed values.”*

Tax Facts are posted at campbellriver.ca under City Services / Property Taxes.

BC Assessment information is at bcassessment.ca under Your Assessment Notice & Property Taxes.

How does the market value assessment relate to municipal property taxes?

BC property assessment notices estimate the market value of properties as of July 1, 2019. Overall, expected property assessments in the Vancouver Island region will range from a ten per cent decrease to 15 per cent increase over last year’s assessments.

Each year during budget discussions, Council determines the amount of revenue required to fund municipal services and balance the City budget. Council considers all revenue sources – including grants and user fees – before confirming the amount of property taxes needed.

Regardless of whether property assessments increase or decrease, the City collects only the amount needed to fund services. Property taxes contribute less than half the funding required for the City’s budget.

Once City Council determines the amount of taxes required to fund municipal services and sets the tax rate, this tax rate applies to each \$1,000 of taxable value of land and improvements.

For 2020, Council approved a property tax increase of 2.9 per cent, which includes a 0.66 per cent increase to renew water, sewer and roads as part of the City’s capital plan.

Property owners who disagree with their assessment may submit a Notice of Complaint (Appeal) with BC Assessment by Jan. 31.

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