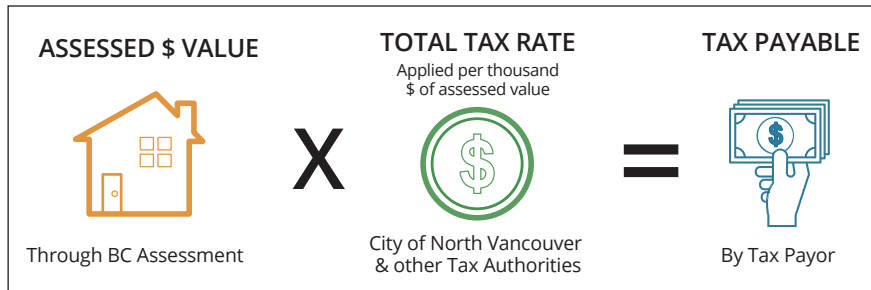


The City of North Vancouver has delivered a balanced 2021 budget and has established an overall tax rate increase of 3.98%. This tax rate increase remains competitive in the Metro Vancouver region and provides sufficient funding for general operations and infrastructure. In 2021, an average Single Detached Residential home assessed at \$1,547,793 will pay \$2,733 in Municipal Taxes and an average Strata Residence assessed at \$754,760 will pay \$1,332. This excludes utilities and levies from other taxing authorities.

City Hall is temporary closed due to Covid-19. Online payments through your financial institution are recommended. See reverse side for more information, or go to cnv.org/COVID-19.

HOW ARE PROPERTY TAXES CALCULATED?



2021 AVERAGE TAX INCREASE FOR RESIDENTIAL PROPERTIES

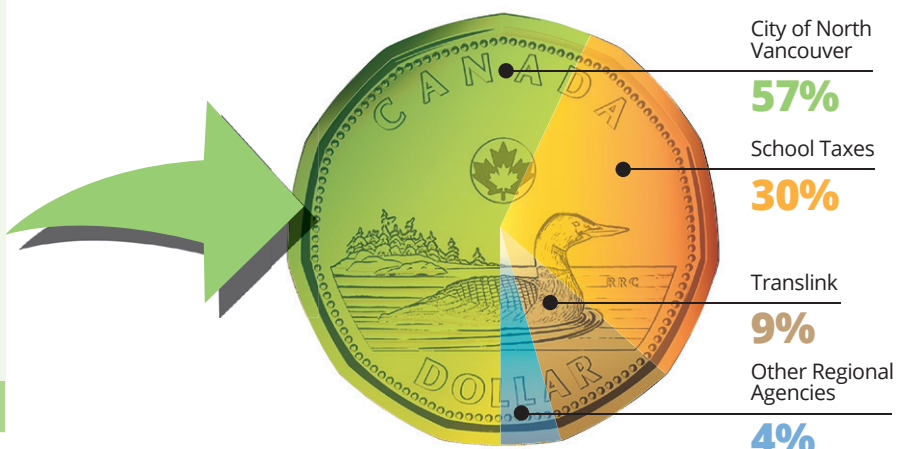
TYPICAL SINGLE DETACHED RESIDENCE				
	2020	2021	Change	%
	\$	\$	\$	
Average Assessed Value	1,460,127	1,547,793	87,666	6.0%
Municipal Property Taxes	2,596	2,733	137	5.3%
Municipal Storm & Eco Levies	138	148	10	7.2%
Solid Waste & Green Can User Fees	240	257	17	7.1%
Total City of North Vancouver	2,974	3,138	164	5.5%
Other Taxing Authorities	2,043	2,134	91	4.5%
Total Gross Taxes	5,017	5,272	255	5.1%

TYPICAL STRATA RESIDENCE				
	2020	2021	Change	%
	\$	\$	\$	
Average Assessed Value	719,455	754,760	35,305	4.9%
Municipal Property Taxes	1,279	1,332	53	4.1%
Municipal Storm & Eco Levies	68	72	4	5.9%
Solid Waste & Green Can User Fees	-	-	-	-
Total City of North Vancouver	1,347	1,404	57	4.2%
Other Taxing Authorities	1,007	1,041	34	3.4%
Total Gross Taxes	2,354	2,445	91	3.9%

BREAKDOWN OF TOTAL MUNICIPAL TAXES ON A TYPICAL STRATA RESIDENCE ASSESSED AT \$754,760

Protective Services	\$439
General Government	270
Parks, Recreation & Culture	249
Development Services	110
Transportation/Transit	61
Health, Social Services & Housing	37
Transfers to Reserves	166
Municipal Property Taxes	\$1,332
Storm Levy	48
Eco Levy	24
Municipal Utility Levies	\$72
Total City of North Vancouver	\$1,404

WHERE DO MY TAXES GO?



WHY DID MY TAXES GO UP MORE THAN THE APPROVED PROPERTY TAX INCREASE?

If the increase in your property value is higher than the average increase in your property class, your taxes payable may increase more than the Council approved average Property tax increase. Similarly, if the increase in your assessed property value is lower than the average increase in your property class, your taxes payable may increase less than the Council approved average Property tax increase.

SEE *NEW* PROVINCIAL HOME OWNER GRANT INFORMATION ON REVERSE SIDE

HOME OWNER GRANT PROCESS ***NEW INFORMATION***

Starting in 2021 all Home Owner Grants must be claimed directly from the Province of B.C. Claim online at gov.bc.ca/homeownergrant. To avoid penalty, claim your Home Owner Grant by **Friday, July 2, 2021**. For more information go to gov.bc.ca/homeownergrant or call **1-888-355-2700**.

DUE DATES & PENALTIES

Property taxes are due on **Friday, July 2, 2021**. A 5% penalty will be added to current taxes not paid by **July 2** and an additional 5% will be added if not paid by **Wednesday, September 1, 2021**.

PAYMENT OPTIONS

Due to the temporary closure of City Hall due to Covid-19, payment options are:

1. Internet/phone banking (Use the 9-digit roll number as your account number, allow 3 business days for processing).
2. Mail (Cheques received up to and including July 2, 2021 will be accepted without penalty).
3. In-person at your financial institution. (Cheque, cash or debit transactions. Retain receipt).
4. 24-hour Drop Boxes (Cheque) located outside of the north and south entrances to City Hall.

Credit cards not accepted. To view payment information go to cnv.org/ptaxinfo.

PRE-AUTHORIZED TAX & UTILITY PAYMENT PLAN FOR 2022 (NEW APPLICANTS ONLY)

This is a **prepayment plan for 2022 taxes and utilities**. Complete the enclosed form or complete and email the online fillable form found at cnv.org/prepaymentplan. (All 2021 taxes and utilities must be paid in full prior to commencement of the 2022 Prepayment Plan.)

BC PROPERTY TAX DEFERMENT PROGRAM

The provincial government provides a property tax deferral program for seniors and families with children. It's a low interest loan program that helps qualified homeowners pay their annual property taxes. For more information and to apply online go to gov.bc.ca/propertytaxdeferral.

Tax questions? Call **604.983.7316** or email tax@cnv.org

HOW WE COMPARE TO OTHER MUNICIPALITIES

COMPARISON OF 2020 TOTAL MUNICIPAL TAX & UTILITY CHARGES
AVERAGE SINGLE DETACHED RESIDENCE

