

# 2022 Property Tax Info

**PROPERTY TAXES ARE DUE JULY 4, 2022 | SEE BACK FOR PAYMENT DETAILS**

The City of North Vancouver has delivered a balanced 2022 budget with an overall tax rate increase of 3.75%. This tax rate increase is lower than the 2021 increase, remains comparable in the Metro Vancouver region, and provides sufficient investments in general operations and infrastructure. Learn more at [cnv.org/propertytaxes](http://cnv.org/propertytaxes).

## 2022 AVERAGE RESIDENTIAL INCREASE

In 2022, an average residential property assessed at \$1,317,670 will pay \$2,104 in Municipal Taxes. This excludes utility levies and fees and collections for other taxing authorities.

AVG. RESIDENTIAL PROPERTY	2021	2022	Change	
<b>CITY OF NORTH VANCOUVER</b>	\$	\$	\$	%
Municipal Property Taxes	2,028	2,104	76	3.75%
Municipal Storm and Eco Levies	110	114	4	4%
<b>Total *</b>	<b>2,138</b>	<b>2,218</b>	<b>80</b>	<b>4%</b>
<b>OTHER TAXING AUTHORITIES</b>				
School	1,175	1,158	(17)	-1%
TransLink	297	297	-	0%
All Other	112	116	4	4%
<b>Total</b>	<b>1,584</b>	<b>1,571</b>	<b>(13)</b>	<b>-1%</b>
<b>TOTAL PROPERTY TAXES</b>	<b>3,722</b>	<b>3,789</b>	<b>67</b>	<b>2%</b>

\* Tax notices for single unit dwellings, duplexes and infills will also include Solid Waste and Green Can fees.

<b>Average Assessed Value</b>	1,148,950	1,317,670	168,720	15%
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## PROGRAMS TO ASSIST WITH YOUR TAXES

### HOME OWNER GRANT APPLICATIONS

Home Owner Grants must be claimed directly from the Province of BC before the property tax deadline (July 4 in 2022). Claim your Home Owner Grant online at [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant). Questions? See the website or call 1.888.355.2700.

### PRE-AUTHORIZED TAX & UTILITY PAYMENT PLAN FOR 2023 (NEW APPLICANTS ONLY)

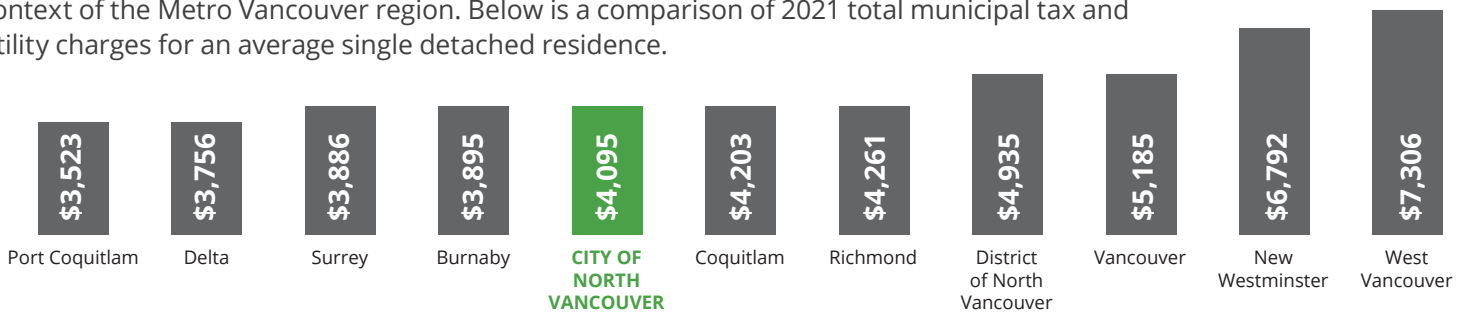
Make paying your taxes next year easier with a prepayment plan for 2023 taxes and utilities. Complete the online fillable form at [cnv.org/prepaymentplan](http://cnv.org/prepaymentplan). All 2022 tax and utility fees must be paid in full before enrolling in the 2023 Prepayment Plan.

### 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, visit [gov.bc.ca/propertytaxdeferral](http://gov.bc.ca/propertytaxdeferral).

## HOW WE COMPARE TO OTHER MUNICIPALITIES

City of North Vancouver taxes and utility fees compare favourably when considered within the context of the Metro Vancouver region. Below is a comparison of 2021 total municipal tax and utility charges for an average single detached residence.



**How are property taxes calculated?**

[More on back >](#)



**ASSESSED VALUE**

Through BC Assessment



**TOTAL TAX RATE**

From City and other Tax Authorities, applied per \$1,000 of assessed value



**TAX PAYABLE**

By taxpayer (property owner)

## WAYS TO PAY YOUR PROPERTY TAX BILL

- ▶ **Internet/phone banking** – Use the 9-digit roll number on your notice as your account number. (Allow three business days for processing.)
- ▶ **Mail** – Cheques received up to and including July 4, 2022 will be accepted without penalty.
- ▶ **In person options:**
  - **Financial institution** – Pay by cheque, cash or debit and keep your receipt.
  - **24-hour drop boxes** – For cheque payment only, drop your sealed envelope in a drop box outside of the north and south entrances to City Hall.
  - **At City Hall** – In-person payments can be made Monday to Friday 8:30am-5pm.

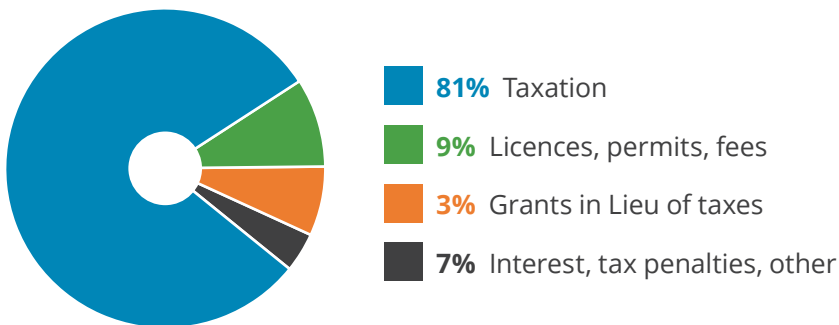
*Credit cards are not accepted for property tax payments – learn more at [cnv.org/taxpayments](http://cnv.org/taxpayments). Please note that a 5% penalty will be added to current taxes not paid by Monday, July 4, and an additional 5% will be added if not paid by Thursday, Sept. 1, 2022.*

### QUESTIONS ABOUT YOUR TAX BILL?

Call 604.983.7316 or email [tax@cnv.org](mailto:tax@cnv.org)  
Review your tax bill summary and payments through the Property Taxes link at [icity.cnv.org](http://icity.cnv.org)

## Where the money comes from

The City funds a wide variety of services from these revenue sources:



## Where the money goes

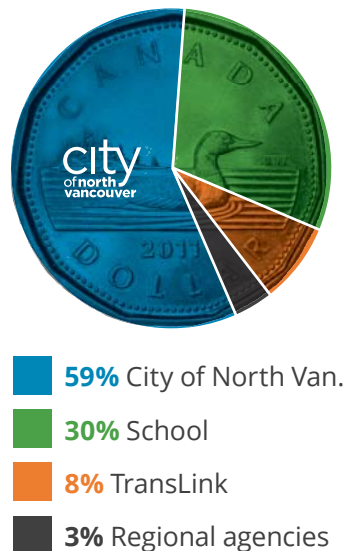
For the average residential property assessed at \$1,317,670 in 2022 (\$1,148,950 in 2021), here's where the taxes go:

	2021	2022
<b>City Services</b>	<b>\$</b>	<b>\$</b>
Protective Services	666	691
General Government	413	429
Parks, Recreation and Culture	376	391
Development Services	161	167
Transportation	90	93
Health, Social Services and Housing	55	57
Transfers to Reserves *	267	276
<b>Municipal Property Taxes</b>	<b>2,028</b>	<b>2,104</b>
Stormwater Levy	72	76
Eco Levy	38	38
<b>Municipal Utilities</b>	<b>110</b>	<b>114</b>
<b>Total City of North Vancouver Portion of Property Tax Bill **</b>	<b>2,138</b>	<b>2,218</b>

\* Transfers to reserves are primarily used to fund the City's component of the annual Capital Plan.

\*\* Tax notices for single unit dwellings, duplexes and infills will also include Solid Waste and Green Can fees.

### 2022 TAX DISTRIBUTION



## Impact of assessed property values

Wondering why the change in your taxes differs from the City's approved property tax increase?

If the increase in your property value is higher than the average increase in your property class (for example, residential), 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 approved average property tax increase.

From 2021 to 2022, the average residential property value assessment in the City of North Vancouver increased by 15% (see chart on front).



The change to your property value each year affects the property taxes you pay.

## SUPPORTING OUR GROWING COMMUNITY

Property taxes contribute to many of the critical community services that make the City a great place to live, like roads, parks, protective services, and more. Here are some major projects the City is investing in:

- ▶ Replacing the Harry Jerome Community Recreation Centre
- ▶ Enhancing public spaces in Central Lonsdale
- ▶ A variety of parks and playground upgrades
- ▶ Redeveloping North Shore Neighbourhood House
- ▶ Various road and active transportation upgrades for access, safety and comfort

Stay Connected



Sign up for weekly City emails: [cnv.org/CityView](http://cnv.org/CityView)

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PHONE: 604.985.7761  
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ONLINE: [CNV.ORG](http://CNV.ORG)  
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