

2026 PROPERTY TAX INFO

UNDERSTANDING YOUR PROPERTY TAX

PROPERTY TAXES ARE DUE JULY 2, 2026 | SEE BACK FOR PAYMENT DETAILS

A Healthy Community Requires Strong Financial Planning

Property tax revenue supports essential services, programs and infrastructure in the City. This includes:



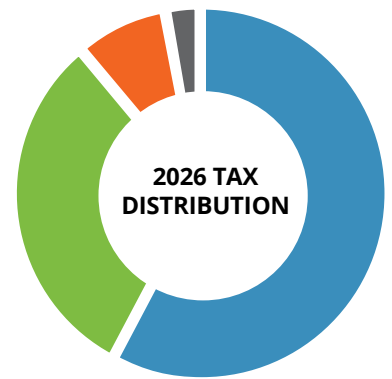
2026 RESIDENTIAL TAXES

The City has delivered a balanced 2026 budget with a municipal tax rate increase of 2.92%.

In 2026, as illustrated in the chart below, an average residential property assessed at \$1,387,684 will pay \$4,790 in property taxes.

Approximately 42% of taxes collected are on behalf of other regional agencies like TransLink and the Provincial Government (school tax).

AVG. RESIDENTIAL PROPERTY ¹	2025	2026	CHANGE
CITY OF NORTH VANCOUVER	\$	\$	\$
Municipal Property Taxes	2,517	2,590	73
Municipal Storm & Eco Levies	180	190	10
Total²	\$2,697	\$2,780	\$83
OTHER TAXING AUTHORITIES			
Provincial Gov. (school tax)	1,327	1,328	55
TransLink	456	498	42
All Other	138	130	(4)
Total	\$1,921	\$2,010	\$89
TOTAL PROPERTY TAXES	\$4,618	\$4,790	\$172
AVERAGE ASSESSED VALUE	\$1,451,726	\$1,387,684	\$(64,042)



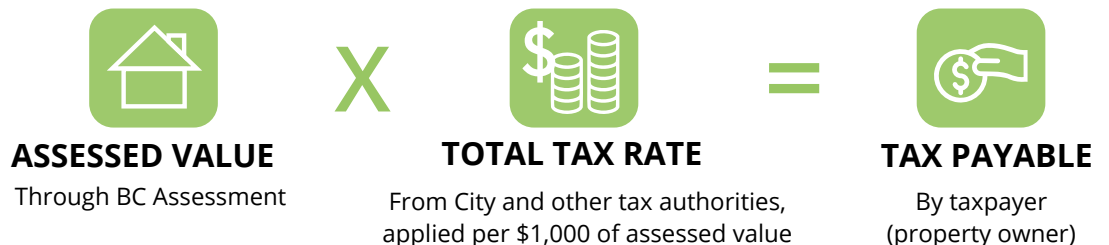
- 58% City of North Vancouver
- 29% Provincial Gov. (school tax)
- 10% TransLink
- 3% Regional Agencies

¹ Residential properties include single-unit, strata, vacant and other.

² Tax notices for single-unit dwellings, duplexes and infills will also include Solid Waste and Green Can fees.

NOTE: This is for illustrative purposes and does not reflect an actual tax notice.

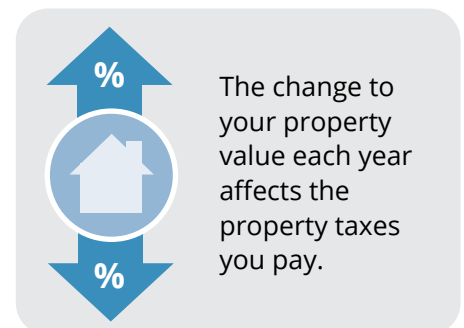
How are Property Taxes Calculated?



IMPACT OF ASSESSED PROPERTY VALUES

The amount of municipal tax you pay is dependent on your property type and your property's assessed value, as determined by BC Assessment. If your property's assessed value varies from the average in its property class, your property taxes will either be higher or lower than the City's average property tax amount.

From 2025 to 2026, the assessed value for the average residential property in the City decreased by approximately 4.4%.



Questions?
Contact the Tax Office:

cnv.org/Taxes

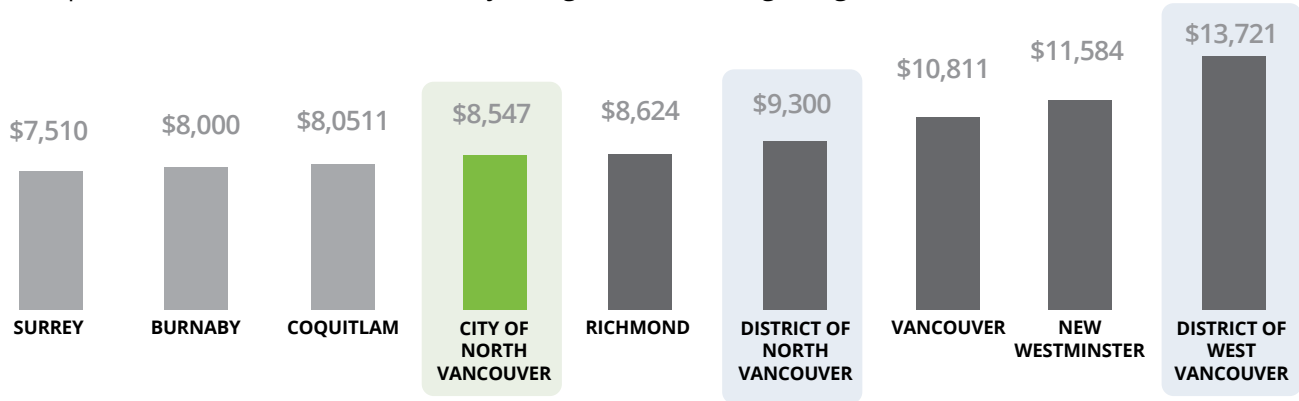
tax@cnv.org

604.983.7316
Mon-Fri: 8:30 am to 5 pm

THE CITY'S TAXES AND UTILITY FEES COMPARED TO REGIONAL MUNICIPALITIES

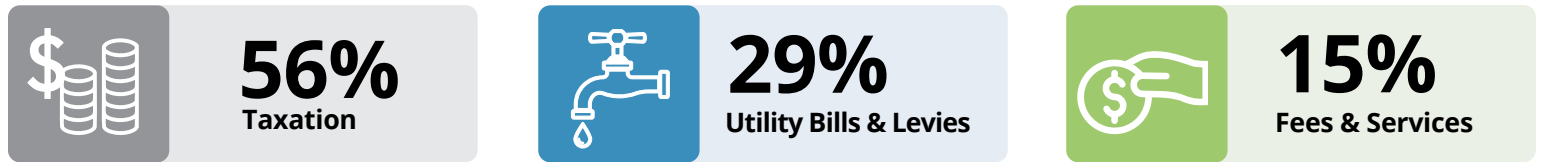
While the cost of services is rising due to inflation and increased demand, we have been able to maintain competitive tax and utility charges among Metro Vancouver municipalities and the lowest on the North Shore.

Below is a comparison of 2025 total tax and utility charges for an average single detached residence.

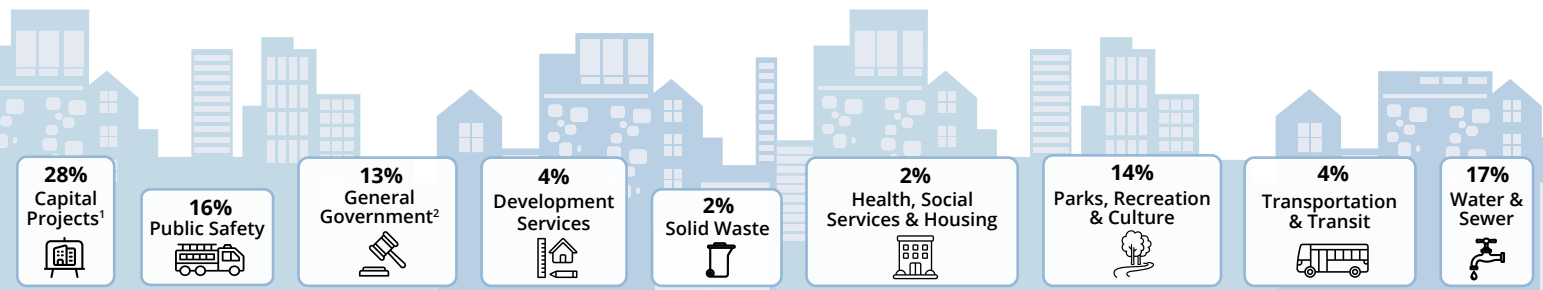


Source: Province of British Columbia – Local Government Data Entry Forms

WHERE THE MONEY COMES FROM



WHERE THE EXPENDITURE GOES



Source: City of North Vancouver 2026–2030 Financial Plan.

¹Capital Projects are funded by taxes, utility charges, reserves, debt, grants, government contributions and other sources.

²Includes Technology Services, Finance & Economic Development, People & Culture, etc.

PROGRAMS TO ASSIST WITH YOUR PROPERTY TAXES

HOME OWNER GRANT

The Provincial Home Owner Grant helps reduce your residential property tax.

Apply for the grant by July 2, 2026 at gov.bc.ca/homeownergrant or call 1.888.355.2700

DEFERMENT PROGRAM

A low-interest Provincial Loans Program that helps qualified homeowners pay their annual property taxes.

NOTE: The Province updated the interest calculation on the Deferment Program. For more information and to apply, go to gov.bc.ca/propertytaxdeferment or call 1.888.355.2700

If on the Deferment Program, solid waste and Green Can utility charges cannot be deferred and must be paid to the City.

PRE-AUTHORIZED PLAN FOR 2027 (NEW APPLICANTS ONLY)

The City offers a pre-authorized tax and utility plan to make monthly prepayments on your estimated bill.

Learn more and sign up at cnv.org/prepaymentplan or call 604.983.7317

WAYS TO PAY YOUR PROPERTY TAX

See the back of your property tax bill for details.



Credit cards are not accepted for property tax payments.

Note: A 5% penalty will apply to any unpaid balance after July 2, 2026, and an additional 5% penalty will apply to any unpaid balance after September 1, 2026.

QUESTIONS ABOUT YOUR PROPERTY TAX?

604.983.7316

tax@cnv.org

Manage your account online. Visit icity.cnv.org to view details about your account.

DID YOU KNOW?

You can register on the City's e-billing platform to view your property tax bill.

e-billing

Learn more about e-billing on the enclosed information slip | icity.cnv.org