

2019 PROPERTY TAX INFORMATION

cnv.org/tax



The City of North Vancouver has delivered a balanced 2019 budget and has established an overall tax rate increase of 4.25%. This tax rate increase remains competitive in the Metro Vancouver region and provides sufficient funding for general operations and infrastructure. In 2019, an average Single Detached Residential home assessed at \$1,619,905 will pay \$2,611 in Municipal Taxes and an average Strata Residence assessed at \$775,752 will pay \$1,250. This excludes utilities and levies from other taxing authorities.

Property Tax FAQ's

1. How is my property assessed?

BC Assessment (BCA) is an independent provincial crown corporation that determines the values of all properties in British Columbia. When establishing the market value of a property, BCA considers factors including real estate market, location, size, age and condition of buildings. Your assessment is based on the valuation of your property as of July 1st of the previous year and all owners are mailed their Property Assessment Notice by December 31st of each year.

2. How are Property Taxes calculated?

Property taxes are calculated by dividing the assessment value for your property by 1,000 and multiplying that figure by the tax rate established for your property class.



3. Why does the City collect taxes for other agencies?

The City is required by the Province to collect taxes on behalf of other taxing authorities and in turn remits these taxes directly. These agencies include the Municipal Finance Authority, BC Assessment, Metro Vancouver, TransLink and the Province of B.C. for school taxes. The City has no control over the amounts levied as the agencies determine their own rates based on their own budgetary requirements.

4. What factors affect my property taxes?

There are a number of factors that affect your property taxes on a particular property:

- Changes in assessed value
- Changes in the City's property tax rate
- Changes in other taxing authorities' tax rate

5. 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 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.

AVERAGE 2019 TAX INCREASE – CLASS 1 RESIDENTIAL PROPERTIES

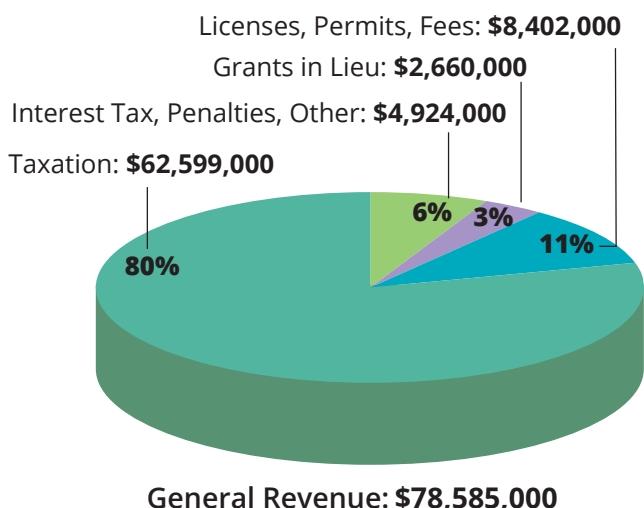
TYPICAL SINGLE DETACHED RESIDENCE				
	2018	2019	CHANGE	%
Average Assessed Value	\$1,656,356	\$1,619,905	-\$36,451	-2.2%
CITY OF NORTH VANCOUVER				
Municipal Property Taxes	\$2,658	\$2,611	-\$47	-1.8%
Municipal Utilities	\$1,189	\$1,237	\$48	4.0%
TOTAL CITY OF NORTH VANCOUVER	\$3,847	\$3,848	\$1	0.0%
OTHER TAXING AUTHORITIES				
School	\$1,601	\$1,559	-\$42	-2.6%
TransLink	\$350	\$359	\$9	2.6%
All Other	\$141	\$133	-\$8	-5.7%
TOTAL OTHER TAXING AUTHORITIES	\$2,092	\$2,051	-\$41	-2.0%
GROSS TAX AND UTILITIES*	\$5,939	\$5,899	-\$40	-0.7%

TYPICAL STRATA RESIDENCE				
	2018	2019	CHANGE	%
Average Assessed Value	\$714,896	\$775,752	\$60,856	8.5%
CITY OF NORTH VANCOUVER				
Municipal Property Taxes	\$1,147	\$1,250	\$103	9.0%
Municipal Utilities	\$565	\$595	\$30	5.3%
TOTAL CITY OF NORTH VANCOUVER	\$1,712	\$1,845	\$133	7.8%
OTHER TAXING AUTHORITIES				
School	\$691	\$747	\$56	8.1%
TransLink	\$151	\$172	\$21	13.9%
All Other	\$61	\$64	\$3	4.9%
TOTAL OTHER TAXING AUTHORITIES	\$903	\$983	\$80	13.0%
GROSS TAX AND UTILITIES*	\$2,615	\$2,828	\$213	8.1%

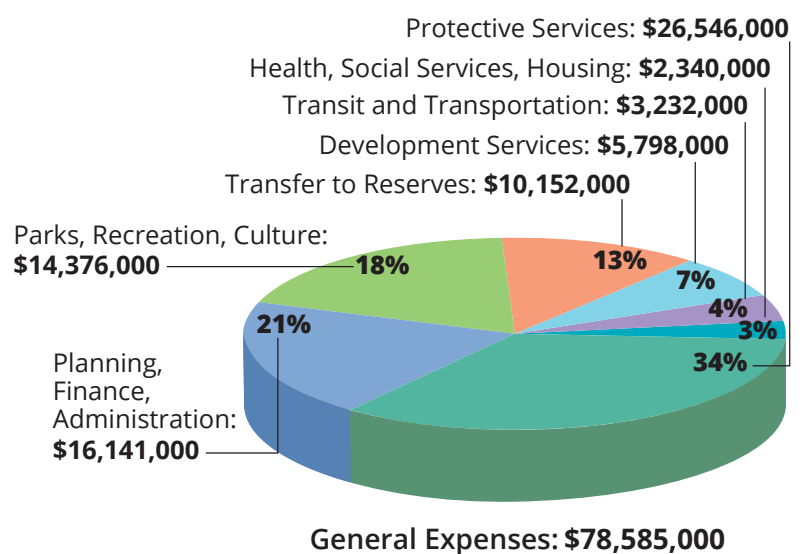
*Figures are before deduction of the Home Owner Grant

2019 GENERAL OPERATING BUDGET

Where the Money Comes From



Where the Money Goes



PAYING YOUR 2019 TAXES

cnv.org/tax



How to Pay your Taxes

INTERNET OR PHONE BANKING

Consult with your financial institution to locate the Payee for the City of North Vancouver – Taxes. Use the 9-digit roll number as the account number (you may need to exclude the decimal point). Allow three business days for processing your payment. Claim your Home Owner Grant separately if you are eligible at cnv.org/ehog.

MAIL

Cheques received up to and including July 2, 2019 will be accepted without penalty. Mail early as postmarks are not accepted. Make cheques payable to the City of North Vancouver.

FINANCIAL INSTITUTION

In person or through ATM at your branch. Your 9-digit roll number is your account number. Allow 3 business days to process. Retain receipt for proof of payment date.

Important Note: Financial institutions no longer accept the Home Owner Grant Application. You must send your HOG application to City Hall or claim online by the July 2, 2019 deadline.

IN PERSON (Credit cards are not accepted)

Pay taxes from 8:30am-5:00pm, Mon-Fri at the Finance counter, lower level of City Hall. Pay by cheque, cash or direct debit only. If paying by debit, ensure your daily limit covers the transaction amount.

Due Tuesday, July 2, 2019

CITY HALL AFTER HOURS DROP-OFF

After hours, your payment may be left in the drop boxes located outside the north and south entrances of City Hall.

NEW ONLINE TAX ACCOUNT INFORMATION SYSTEM

Visit cnv.org/ptaxinfo. You will need your access code and roll number located on the top front of your Property Tax Notice. First time users must Register. (Note: Internet Explorer is no longer supported by Microsoft and is not compatible with our web services.)

PENALTIES

A 5% penalty will be added to current taxes that are not paid by **July 2, 2019** and an additional 5% will be added to current taxes not paid by **Tuesday, September 3, 2019**.

North Vancouver City Hall

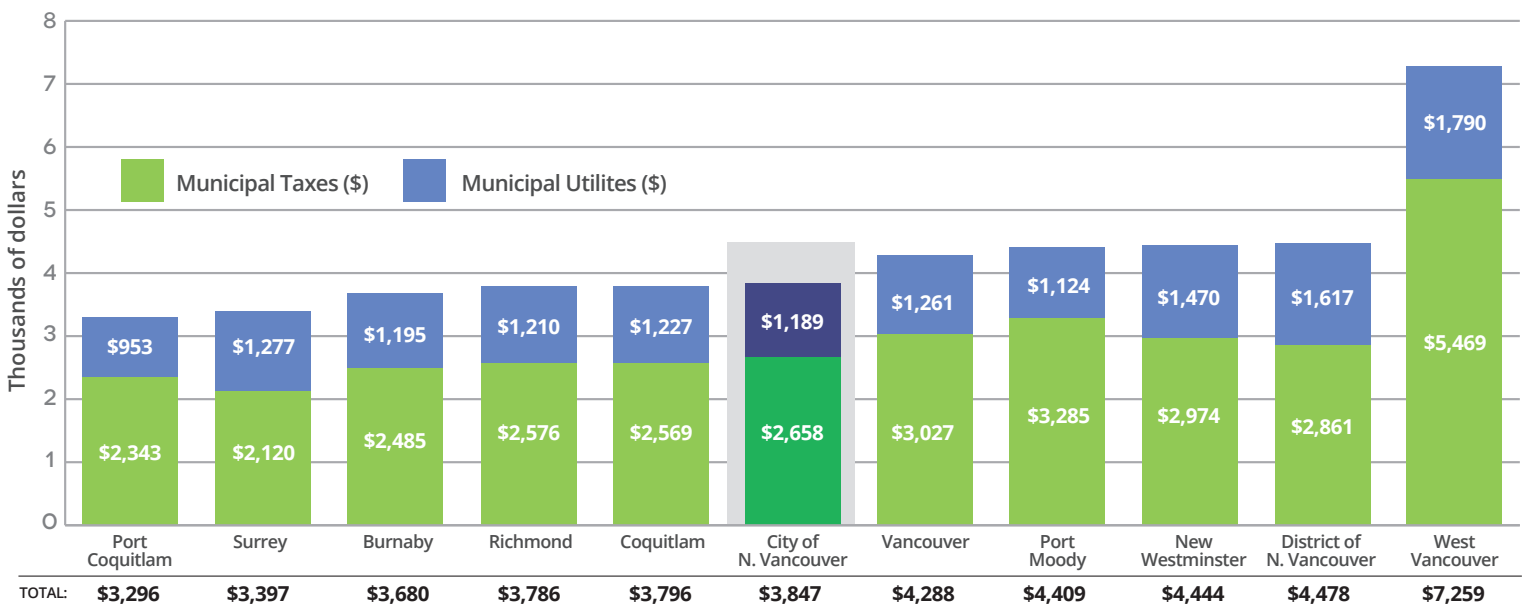
141 West 14th Street
North Vancouver, BC V7M 1H9
Tel: 604.983.7316 | Fax: 604.985.1573
cnv.org

Pre-authorized Tax & Utility Payment Plan for 2020 FOR NEW APPLICANTS ONLY. This is a prepayment plan for 2020 taxes and utilities. Complete the enclosed form or complete and email the online fillable form at cnv.org/prepaymentplan.

Note: All 2019 taxes and utilities must be paid in full prior to commencement of the 2020 Prepayment Plan.

How we Compared with other Local Municipalities in 2018

Average Single Detached Residence (Excludes taxes from other authorities)



Property Tax Deferral Program

The B.C. Property Tax Deferral Program is a low interest loan program that assists qualifying B.C. homeowners in paying the annual property taxes on their homes. You must be a Canadian citizen or permanent resident who has lived in B.C. for one year prior to applying. You must own the home, occupy it as your principal place of residence and be 55 years or older, a surviving spouse, or a person with a disability as defined by regulation. The property tax deferral program is also available under The Families with Children (FC) Property Tax Deferral Program for eligible homeowners who are financially supporting a dependent child under the age of 18. Application forms and brochures are available at City Hall. For more information go to gov.bc.ca/propertytaxdeferral.

Home Owner Grant

Save time and apply online at cnv.org/ehog

The Home Owner Grant is a provincial government program designed to help home owners reduce their property taxes for the home in which they reside. To determine eligibility, please refer to the Home Owner Grant information on the back of your property tax notice. To avoid penalty, your Home Owner Grant must be claimed by the **tax due date July 2, 2019**. You will not receive the grant if you fail to fully complete the application form either online or on the front portion of your tax notice. To claim your Home Owner Grant online go to cnv.org/ehog. You will need your roll number and personal access code to access your account and apply for the Home Owner Grant online. Both numbers are located on the front of your property tax notice. For more information go to gov.bc.ca/homeownergrant.

THERE ARE TWO CATEGORIES OF GRANTS WHICH MAY REDUCE YOUR PROPERTY TAX AMOUNT:

1. Regular Grant: up to \$570
2. Additional Grant: up to \$845 for 65 or older (born 1954 or earlier)/other

You qualify for an unreduced Home Owner Grant if your property has an assessed value of less than \$1,650,000.

The Regular Grant is eliminated on properties assessed at \$1,764,000 or more and the Additional Grant is eliminated on properties assessed at \$1,819,000 or more.

Tax questions call **604.983.7316** or email tax@cnv.org