



# Temporary Changes to Financial Operational Practices

# Overview

- » The B.C. Assessment Authority has increased the assessed value UC1-5 properties as a result of the expanded land-use opportunities, and finalized property sales that informed the market values.
- » These assessed values are driving significant property tax increases for some of those properties.
- » This is a highly complex issue and is not driven by any single cause.
- » Landscape continues to evolve re: Provincial driven zoning



# Challenges:

- » Affected properties exist in multiple classes
- » Tax Distribution Policy distributes the municipal portion of property taxes based on the proportion of the total assessed value.
- » All solutions create or maintain inequities.





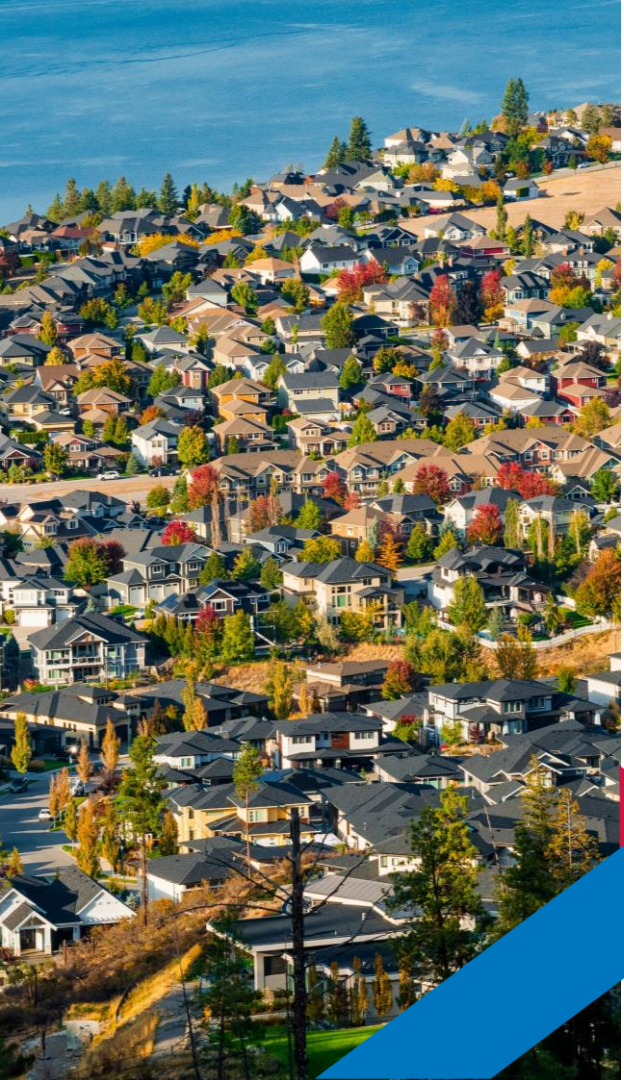
# Statistics

- » Properties rezoned to UC1, UC2, UC3, UC4, or UC5:
  - » 9,140 or 16% of overall properties within the City
- » Portion of properties under 30% assessment increase or new tax roll in 2024:
  - » 8,720 or 95% of the total impacted properties
- » Remaining properties with a larger than 30% assessment increase:
  - » 420 properties
  - » Residential – 225 properties
  - » Light Industrial – 5 properties
  - » Business – 190 properties
  - » Represents ~\$3.5M in tax revenue



# Recommendation 1:

- » Defer late-payment penalties for Class 05 & Class 06 property taxes (to November 1, 2024)
  - » Opportunity cost approximately \$1.8M in investment revenue



# Recommendation 2:

- » One-time Grant program
- » Criteria to be decided by Council that consider:
  - » Properties within a UC1-UC5 zone;
  - » Property assessment class;
  - » Principle use;
  - » Assessed value increase.



*This concludes the report.  
Questions?*