

# Ministry of Finance

## Tax Information Sheet



ISSUED: February 2010 REVISED: March 2011

Information Sheet 2010-01

[www.fin.gov.bc.ca/rev.htm](http://www.fin.gov.bc.ca/rev.htm)

## Property Owners – Taxation and Benefit Programs

This information sheet provides a calendar of events to help property owners prepare for, and understand, their responsibilities relating to annual property taxes.

**Property Transfer Tax** (PTT) is a provincial registration tax. PTT is different from your annual property taxes; therefore, you may be subject to PTT in the future if you purchase another property or change your title in any way.

### Calendar of Events

**January – BC Assessment** mails property assessment notices to property owners in late December. The assessed value of your property plays a part in how your property taxes are calculated. If you disagree with your assessment, you must request a review of your assessment by the Property Assessment Review Panel on, or before, January 31.

**May** – Tax notices are mailed to property owners. If you do not receive your tax notice by mid June, or you have questions regarding the information on your property tax notice, please contact your **municipal office**, a **Service BC Centre** or the **Surveyor of Taxes**.

The tax rates, along with the property classification and assessed value of your property, are used to determine the amount of your property taxes. Property taxes cannot be appealed.

Tax rates are set each year by various agencies with taxing authority, such as the province (for provincial rural, policing and school purposes), local government and local service agencies (Municipal Financing Authority, BC Assessment and BC Transit). The tax rates are based on the budgetary requirements and the level of assessments for the service area or municipality.

**July** – Property taxes are due. Your payment deadline varies depending on your taxing authority. A penalty of up to 10% is applied to late payments, including unclaimed home owner grant amounts. Check your tax notice for your due date.

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The revision bar ( | ) identifies changes to the previous version of this information sheet dated September 2010.

PO Box 9446 Stn Prov Gov Victoria BC V8W 9V6

If you are applying for the [Home Owner Grant](#) (HOG) and/or the [Low Income Grant Supplement](#) (LIGS), your application is due on the same day as your property taxes. These grants help reduce the annual property taxes on your home if you meet certain qualifications. LIGS is for low income seniors and certain homeowners or occupants with disabilities, who would otherwise qualify for the additional home owner grant except that the home is assessed above the qualifying threshold amount.

If you are applying for the [Property Tax Deferment Program](#) (PTD) or the [Families with Children Property Tax Deferment Program](#) (FCPTD), your application is due on the same day as your property taxes. These low interest loan programs allow you to defer the annual property taxes on your home if you meet certain qualifications. FCPTD is a program beginning for the 2010 tax year that allows homeowners to defer their property taxes if they are financially responsible for a dependent child under the age of 18 and have at least 15% equity in their home.

**September** – Overdue notices are mailed to property owners with unpaid property tax accounts. Timing may vary depending on where you reside.

**December** – This is the **final deadline** to apply for a current year HOG, LIGS, PTD or FCPTD.

## General Information

If you **move**, to ensure you receive all the information relevant to your property, please update your address with [BC Assessment](#), the [Land Title and Survey Authority of BC](#) (land title office) and your taxation authority.

**New owners** should be aware that utility charges, such as water, sewer and garbage are a charge against the property and may be billed separately from the annual tax notice. A previous owner's unpaid utility bill may become the new owner's responsibility. Contact your utility provider to verify the status of the account. Any utility balances remaining unpaid as of December 31 will be transferred to the property tax account.

## More Information

More details and important information regarding property taxes and the various assistance programs are available at [www.sbr.gov.bc.ca/individuals/Property\\_Taxes/property\\_taxes.htm](http://www.sbr.gov.bc.ca/individuals/Property_Taxes/property_taxes.htm)

**Property Tax Deferment and Rural Property Tax**

Telephone (Victoria): 250 387-0555

Telephone (Vancouver): 604 660-2421\*

Toll free in British Columbia: 1 800 663-7867\*

\*request a transfer to 250 387-0555

E-mail: [ruraltax@gov.bc.ca](mailto:ruraltax@gov.bc.ca)

**Home Owner Grant**

Telephone (Victoria):

250 356-8904 or 250 387-8166

Toll free in British Columbia:

1 888 355-2700

E-mail: [hogadmin@gov.bc.ca](mailto:hogadmin@gov.bc.ca)

**Other websites:**

BC Assessment - [www.bcassessment.ca](http://www.bcassessment.ca)

Land Title and Survey Authority of BC (land title office) - [www.ltsa.ca](http://www.ltsa.ca)

Municipal office listings - [www.civicinfo.bc.ca/11.asp](http://www.civicinfo.bc.ca/11.asp)

Service BC Centres locations- [www.servicebc.gov.bc.ca/locations/](http://www.servicebc.gov.bc.ca/locations/)