

PROPERTY TAX FACTS

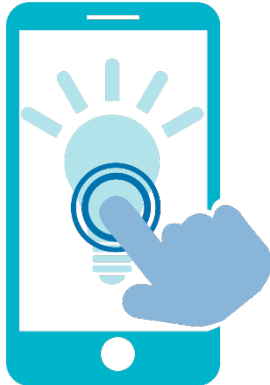
Finance Department, City of Campbell River



COMMON PROPERTY TAX MYTHS

If you're a homeowner who received a higher-than-expected property assessment, you're likely wondering how it will affect your next property tax notice.

Here are three of the most common property tax myths explained.



MYTH ONE

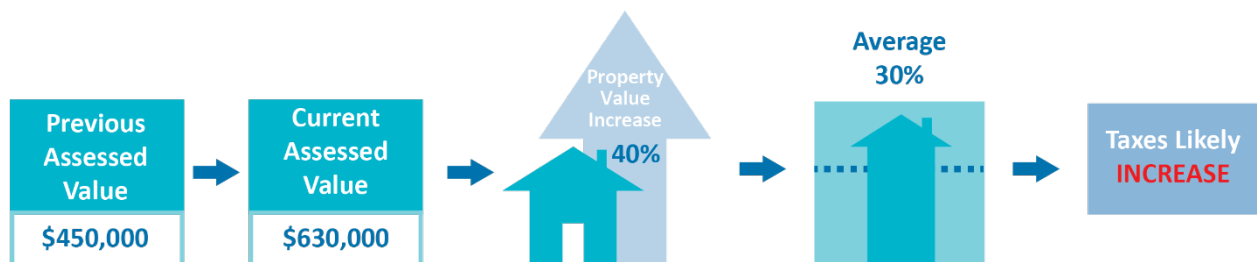
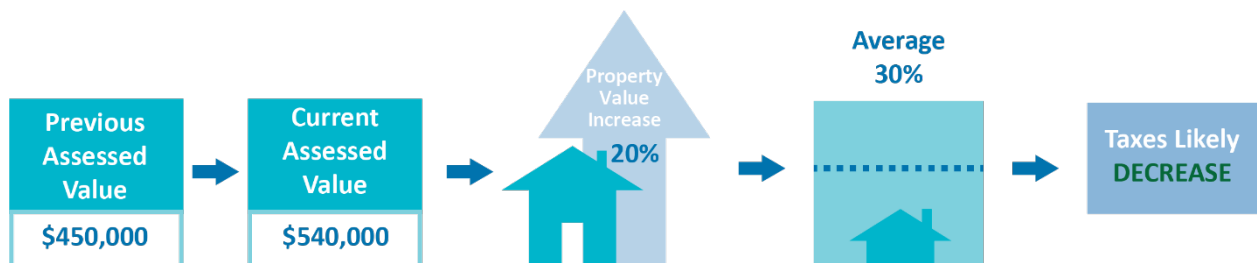
My BC Assessment doubled, so my property taxes will too.

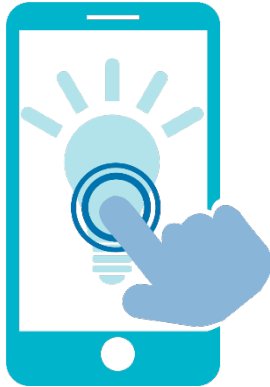
FACT

Rising assessments do not necessarily mean that property taxes will increase. If your property assessment increase is the same or less than the City of Campbell River average assessment increase (11%), your property taxes will not see a significant increase as a result of the increase in your assessment. However, if your property assessment increase is above the average increase in assessment for the municipality, you could experience a more substantial increase.

A very important factor is **not how much your assessed value has changed, but how your property's assessed value has changed** relative to the average change for your property class.

See the following two examples below:





MYTH TWO

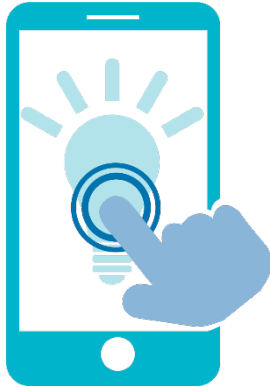
Higher assessed values means more money for the City.

FACT

The City goes through an extensive budgeting process each year to determine the amount of funding required to fund the municipality and its services. Tax rates are then adjusted to collect only the revenue required from the assessed base. The City's goal is not to generate a surplus.

LESS THAN HALF THE CITY'S BUDGET IS FUNDED THROUGH LOCAL PROPERTY TAXATION; THE MAJORITY IS FUNDED THROUGH USER FEES, SALE OF SERVICES AND SENIOR GOVERNMENT FUNDS.





MYTH THREE

I can appeal my BC Assessment through the City of Campbell River.

FACT

BC Assessment and the City of Campbell River are two separate entities. If a property owner has received an assessment that they do not agree with they would need to contact **BC Assessment Authority** directly to discuss and possibly appeal the assessment. The BC Assessment contact information is on the assessment notice and **the deadline to appeal is January 31st.**

For more information, please visit <https://info.bcasessment.ca/Services-products/appeals>



**FIND A CONCLUSIVE
APPEAL GUIDE AND
THE VARIOUS STEPS
YOU MAY TAKE AFTER
RECEIVING YOUR
PROPERTY
ASSESSMENT
NOTICE AT THE
BC ASSESSMENT
WEBSITE.**



PROPERTY TAXES - FREQUENTLY ASKED QUESTIONS



I RECEIVED A PROPERTY TAX NOTICE, WHAT IS THE NEXT STEP?

Your property tax notice displays a considerable amount of detailed information, and you should read your notice carefully.

- Select which column you need to pay on your property tax notice – Column **A** (what you pay if you don't qualify for the grant), **B** (basic grant), or **C** (additional grant).
- Make your payment. Refer to payment options on the back of the notice.
- Claim your home owner grant (if eligible). Review the home owner grant eligibility criteria on the reverse of the notice. You must claim your grant each year.



DO I HAVE ACCESS TO MY PROPERTY TAX ACCOUNT ONLINE?

Yes, you can access your tax account 24/7 with a “**MyCity**” account. Check your property tax account balance and home owner grant status, make a payment, view current and past tax information, payment history and property assessment values. All you need is your property tax notice or folio number, access code, an email address and a computer.



You can create and access your **MyCity** account from the main page at www.campbellriver.ca by clicking on “**Accounts**” next to the computer mouse graphic.



WHEN IS THE LAST DAY TO PAY 2023 PROPERTY TAXES?

Property taxes are due July 4th. Payments will be accepted without penalty if:

- Delivered by 4:30 pm on July 4th at the front counter in the Finance Department.
- Delivered by midnight on July 4th through the mail slot next to the front doors at City Hall.
- Dated July 4th or earlier through online banking.
- Received at City Hall via mail or courier no later than 4:30 pm on July 4th.
- Delivered to your financial institution and date stamped no later than July 4th.
- Paid online by credit card (subject to 2% recovery fee) through your **MyCity** account by midnight on July 4th.



WHAT HAPPENS IF I DON'T PAY MY PROPERTY TAXES BY JULY 4TH OR I DON'T HAVE ENOUGH MONEY TO PAY ALL MY TAXES?

After July 4th a 10% penalty will be imposed on all outstanding current tax balances. Unclaimed home owner grants are considered outstanding current tax balances and therefore subject to the same 10% penalty. If you are unable to pay your property taxes but are eligible for the [Home Owner Grant](#), make sure to claim your home owner grant and make any partial payment on or before July 4th to limit the penalty as much as possible. We encourage anyone with an outstanding balance to make as many payments as possible between July 5th and December 31st to decrease the amount subject to interest. Any balance remaining on the account after December 31st will be charged daily interest.



WHAT METHODS OF PAYMENT ARE AVAILABLE?

Cash, cheque (including post-dated cheque no later than July 4th), money order, debit card, online banking services, or credit card (subject to 2% recovery fee). The City also offers a [Pre-Authorized Withdrawal System \(PAWS\)](#) for monthly payments taken directly from your bank account. Contact the office at 250-286-5715 or email taxes@campbellriver.ca



WHERE CAN I PAY?

At your financial institution or at City Hall (drop box available after hours), by mail or courier (must be received by 4:30 pm on July 4th or earlier), or online through your [MyCity](#) account. If you choose to pay at your bank, please note that you must claim your Home Owner Grant directly with the Province of BC; the banks and the City will not process these on your behalf.



I DID NOT RECEIVE MY PROPERTY TAX NOTICE. WHAT DO I DO?

All property tax notices are mailed out the last week of May. Non-receipt of a tax notice does not excuse a property owner from payment.



If you do not receive a tax notice by the second Friday in June, please contact:

City of Campbell River, Tax Department 250-286-5715 or email taxes@campbellriver.ca

RECEIVE YOUR PROPERTY TAX NOTICE BY E-MAIL.

Sign up for e-billing by through your [MyCity](#) account. Subscribe for e-billing to receive your property tax notice by e-mail. E-billing will not affect how you receive your property assessment from BC Assessment.



CAN I ESTIMATE WHAT MY PROPERTY TAXES WILL BE THIS YEAR?

Yes, a [property tax estimator](http://www.campbellriver.ca/city-services/property-taxes/property-tax-estimator) can be found on the City’s website at <http://www.campbellriver.ca/city-services/property-taxes/property-tax-estimator>.



Remember that this amount is an estimate and does not include your homeowner grant, user fees or parcel taxes.



WHAT LEVIES ARE INCLUDED ON THE PROPERTY TAX NOTICE?

Less than half of taxes collected on your annual tax notice is for property taxes. The tax notice includes requisitions from other governments (Province, Regional District, Hospital, Library, etc.) as well as flat rate user fees for water, sewer, solid waste and recycling. Many municipalities bill their user fees separately from their annual tax notice, making their taxes appear less.

The City’s portion of property taxes goes towards more than 100 services, including building and maintaining critical infrastructure, essentials, such as emergency response, and takes care of recreation and cultural facilities, including parks, trails and the Seawalk.

WHY ARE THERE ANNUAL TAX INCREASES?

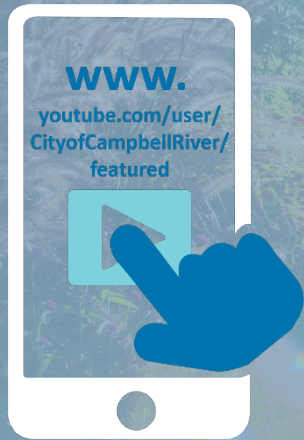
Unlike other government taxes (income taxes, sales taxes), property tax rates must increase each year to reflect the increased cost of providing City services. Where income taxes and consumption taxes (GST, PST) deliver increased revenues to senior governments as inflation and other economic factors influence wages and consumer spending, property taxes do not automatically result in increased revenues to the City. As the cost of City services increases, the City must increase the property taxes collected to ensure that it maintains a balanced budget. Unlike other levels of governments, Cities are not permitted to run deficits and must raise enough tax revenue to support the cost of providing those services. Tax increases for the last 5 years are shown in the table.

Year	Tax Increase
2022	3.13%
2021	1.95%
2020	2.90%
2019	2.55%
2018	2.10%



ADDITIONAL INFORMATION

To learn more about the City's property taxation and services they help fund, check out the **CITY'S YOUTUBE** channel.



QUESTIONS & CONTACT

Please contact us via [phone](#) or [by email](#) at
City of Campbell River, Tax Department
250-286-5715 or [email](mailto:taxes@campbellriver.ca) taxes@campbellriver.ca