

City of Vancouver

2013

Assessment Roll Report

Jason Grant, AACI
Area Assessor
Vancouver Sea to Sky Region

January 30th, 2013

Your local Assessment Office information:

Suite 200 – 2925 Virtual Way,
Vancouver, BC,
V5M 4X5.

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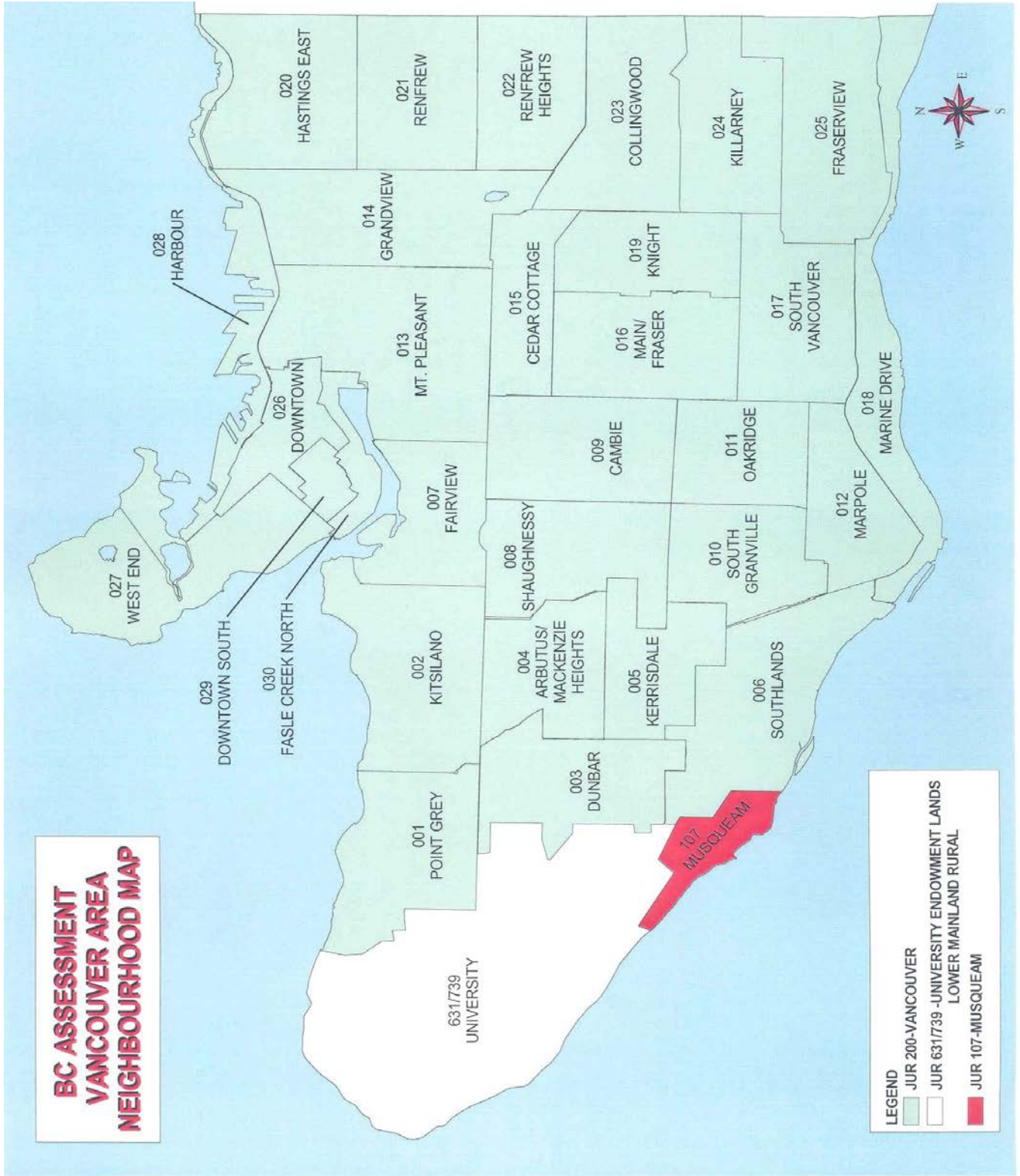
The Sea to Sky Assessment office is responsible for the assessments in the City of Vancouver, North Shore communities, Sunshine Coast, and Sea to Sky corridor communities, University Endowment Lands encompassing more than 316,000 properties. The City of Vancouver itself contains over 195,000 properties.

The contacts in the local office are –

Jason Grant: **Area Assessor**

Paul Borgo:	Deputy Assessor
Grant McDonald:	Deputy Assessor
Dharmesh Sisodraker:	Deputy Assessor
Deborah Francis:	Deputy Assessor
David Mohammed:	Admin Manager

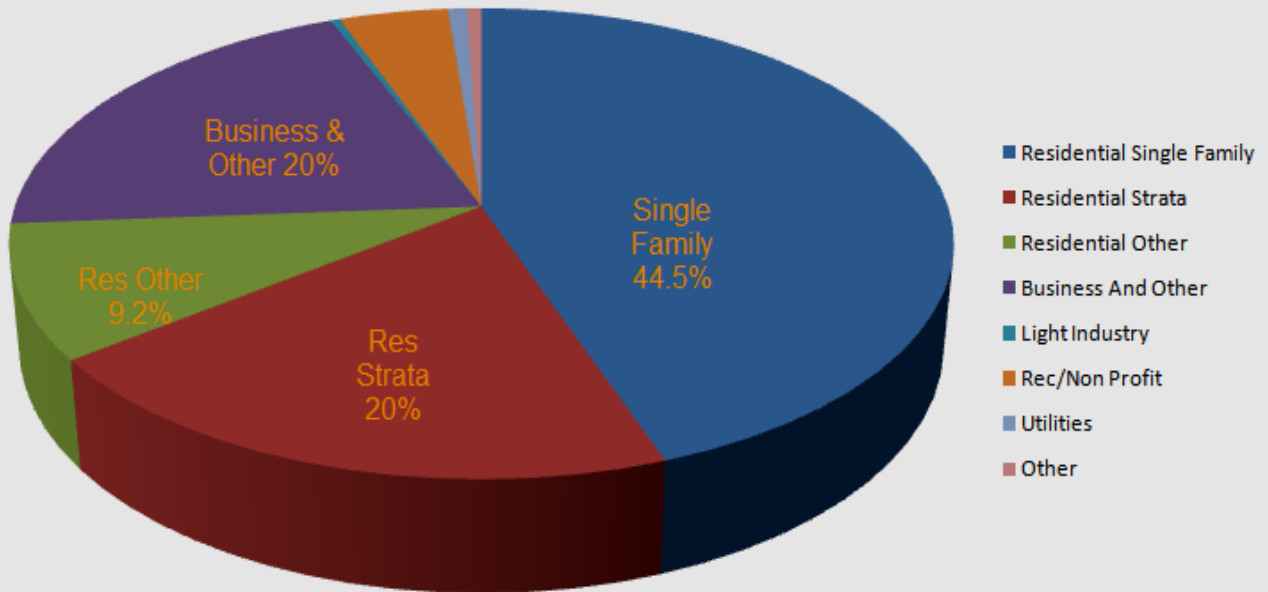
**BC ASSESSMENT
VANCOUVER AREA
NEIGHBOURHOOD MAP**



LEGEND

■	JUR 200-VANCOUVER
■	JUR 631/739 -UNIVERSITY ENDOWMENT LANDS LOWER MAINLAND RURAL
■	JUR 107-MUSQUEAM

Distribution of Actual Value by Property Category City of Vancouver 2013



- **Total Roll Value \$248.9 Billion**
- **Class 01 - Residential (\$183.6 Billion) 73.8% of Total Roll Value**
- **Class 06 – Business and Other (\$50 Billion)**
- **Class 02 – Utilities (\$1.8 Billion)**
- **Class 08 – Recreation/Non-profit (10.8 Billion)**

Comparative Value by Neighbourhood

2013	Total Actual Value	Net Taxable Value
Point Grey	\$11,706,021,404	\$9,753,629,104
Kitsilano	\$17,095,591,602	\$15,966,715,322
Dunbar	\$9,334,928,502	\$8,559,944,900
Arbutus/Mackenzie Heights	\$8,428,108,508	\$7,602,107,108
Kerrisdale	\$8,264,961,610	\$7,875,369,310
Southlands	\$5,480,168,645	\$5,104,276,532
Fairview	\$14,175,711,340	\$12,143,698,642
Shaughnessy	\$9,659,011,304	\$8,666,296,604
Cambie	\$7,390,685,600	\$5,967,328,500
South Granville	\$7,691,836,202	\$7,499,680,702
Oakridge	\$5,644,073,508	\$4,335,792,608
Marpole	\$5,736,692,902	\$5,460,771,502
Mount Pleasant	\$13,205,852,430	\$10,480,638,276
Grandview	\$8,141,092,759	\$7,102,376,896
Cedar Cottage	\$4,453,466,102	\$4,088,473,402
Main/Fraser	\$6,509,110,804	\$5,556,339,704
South Vancouver	\$5,956,661,800	\$5,381,453,900
Marine Drive	\$3,338,432,995	\$2,372,483,300
Knight	\$4,486,773,000	\$4,123,848,100
Hastings East	\$5,216,898,473	\$4,141,397,400
Renfrew	\$4,723,944,000	\$3,991,596,200
Renfrew Heights	\$4,311,173,000	\$3,823,924,300
Collingwood	\$7,136,310,318	\$6,540,517,571
Killarney	\$5,721,297,702	\$5,124,426,600
Fraserview	\$5,300,655,503	\$4,353,360,603
Downtown	\$21,380,352,075	\$18,199,557,739
West End	\$14,966,050,346	\$11,713,563,894
Harbour	\$7,108,235,650	\$5,844,834,952
Downtown South	\$8,745,978,340	\$8,386,514,462
False Creek North	\$7,597,129,384	\$7,112,821,583
Total	\$248,907,205,808	\$217,273,739,716

2013 Completed Roll
Distribution of Value Change
 for General Net Taxable Values

Property Class	-5.1% to -10.0%	-0.1% to -5.0%	0%	0.1% to 5.0%	5.1% to 10.0%	-10% to +10%	Total Follows / Occurs	% -10% to +10% of Total	Average %
0101 Residential Vacant	32	18	12	47	33		634		2.9
0102 Residential Single Family	10,386	21,670	1,020	34,669	7,994	75,739	80,956	94%	1.0
0103 Residential ALR	0	0	53	3	1		57		0.2
0104 Residential Farm	0	0	0	0	0		9		-66.9
0105 Residential Other	414	1,883	332	1,804	1,325		8,545		5.8
0106 Residential Strata	9,605	25,327	3,174	33,277	8,924	80,307	89,076	90%	0.3
0201 Utilities	1	5	31	45	20		191		20.2
0202 Section 353 LGA/Section 398 Vancouver Charter	0	1	1	3	0		5		1.0
03 Supportive Housing	0	0	36	0	0		81		0.0
04 Major Industry	1	0	0	6	2		16		3.2
05 Light Industry	26	39	30	73	81		458		5.7
06 Business And Other	274	1,501	1,480	3,636	2,990	9,881	13,895	71%	4.6
08 Rec/Non Profit	3	11	19	19	18		905		-10.6
09 Farm	0	0	11	0	0		15		0.0
Total	20,742	50,455	6,199	73,582	21,388		194,845		1.1

THE 2013 ASSESSMENT ROLL

ROLL TOTALS REPORT

The next pages show the 2013 Completed Roll Totals and the NMC.

The report breaks down the totals by land and improvements, and further by property class with a sub-breakdown of the residential class. It also indicates the total number of occurrences for each property class.

The next page in this section is a graph showing the Total Roll values over time.

And the last page shows which neighbourhoods have experienced the most growth since 2005.

Area: 09 - Vancouver
 Jurisdiction: 200 - City of Vancouver

2013 ROLL TOTALS Completed Roll

Property Class	Occurrences	ACTUAL VALUE TOTALS			Total
		Land	Improvements		
Residential Vacant	634	1,234,321,002			1,234,321,002
Residential Single Family	80,958	93,467,868,756	17,333,736,598		110,801,605,354
Residential ALR	57	224,794,000			224,794,000
Residential Farm	9		1,790,800		1,790,800
Residential Strata	89,076	31,201,285,438	18,708,589,338		49,909,874,776
Residential Other	8,545	15,485,909,008	7,418,914,503		22,904,823,511
1 - *Total Residential *	179,279	141,614,178,204	43,463,031,239		185,077,209,443
2 - Utilities	191	324,362,810	1,522,418,500		1,846,781,310
3 - Supportive Housing	81	81	81		162
4 - Major Industry	16	115,425,300	123,173,300		238,598,600
5 - Light Industry	458	699,252,200	181,177,300		880,429,500
6 - Business And Other	13,895	31,645,256,101	18,395,011,511		50,040,267,612
8 - Rec/Non Profit	905	10,631,209,600	192,596,600		10,823,806,200
9 - Farm	15	112,981			112,981
S.353.LGA/398VC	5				
Totals for Jurisdiction		185,029,797,277	63,877,408,531		248,907,205,808

NMC Roll Comparison by Property Class

2013 Net General Taxable Values
Completed Roll run on 06/Dec/2012

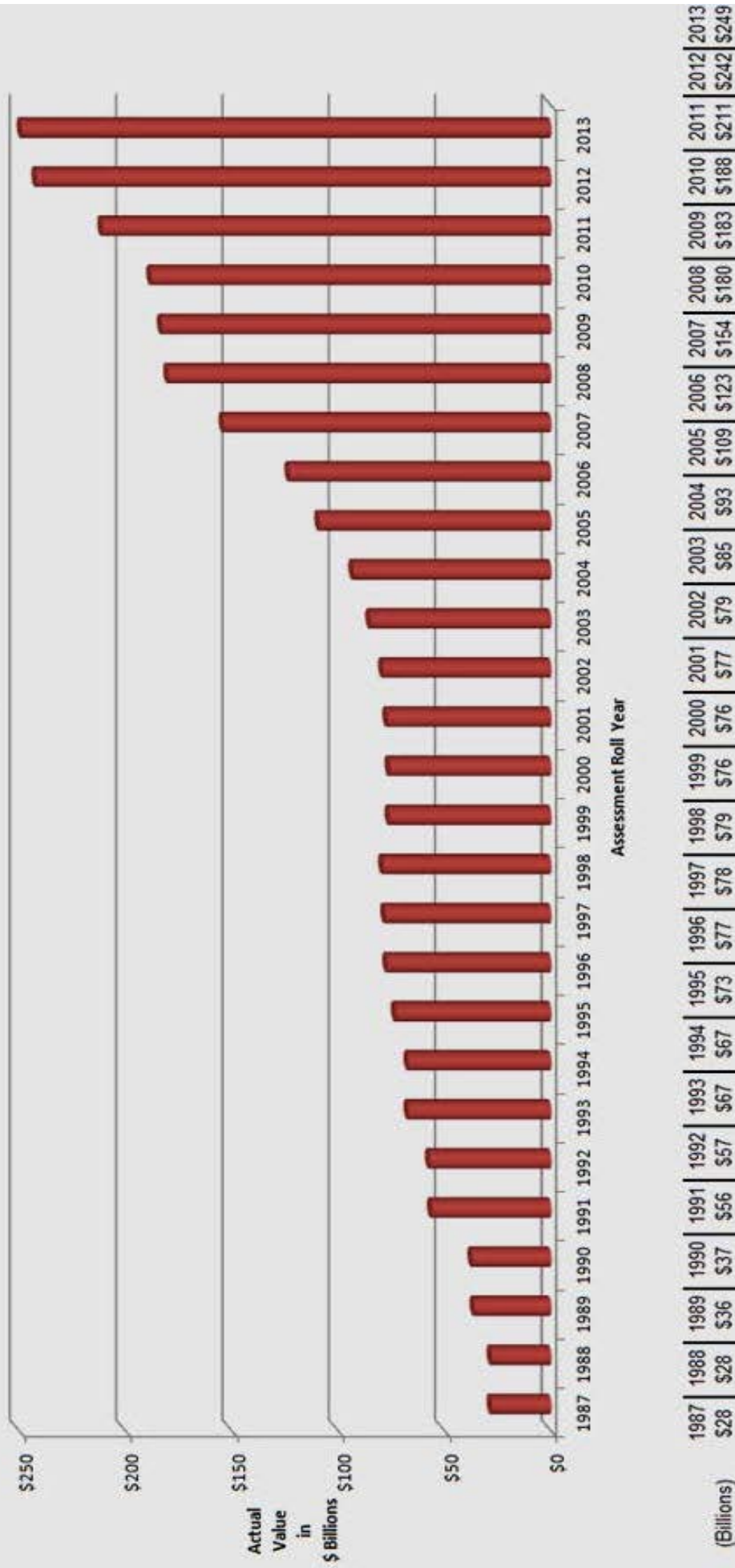
Printed Date: 21/Dec/2012

Area 09 - Vancouver
Jurisdiction 200 - City of Vancouver

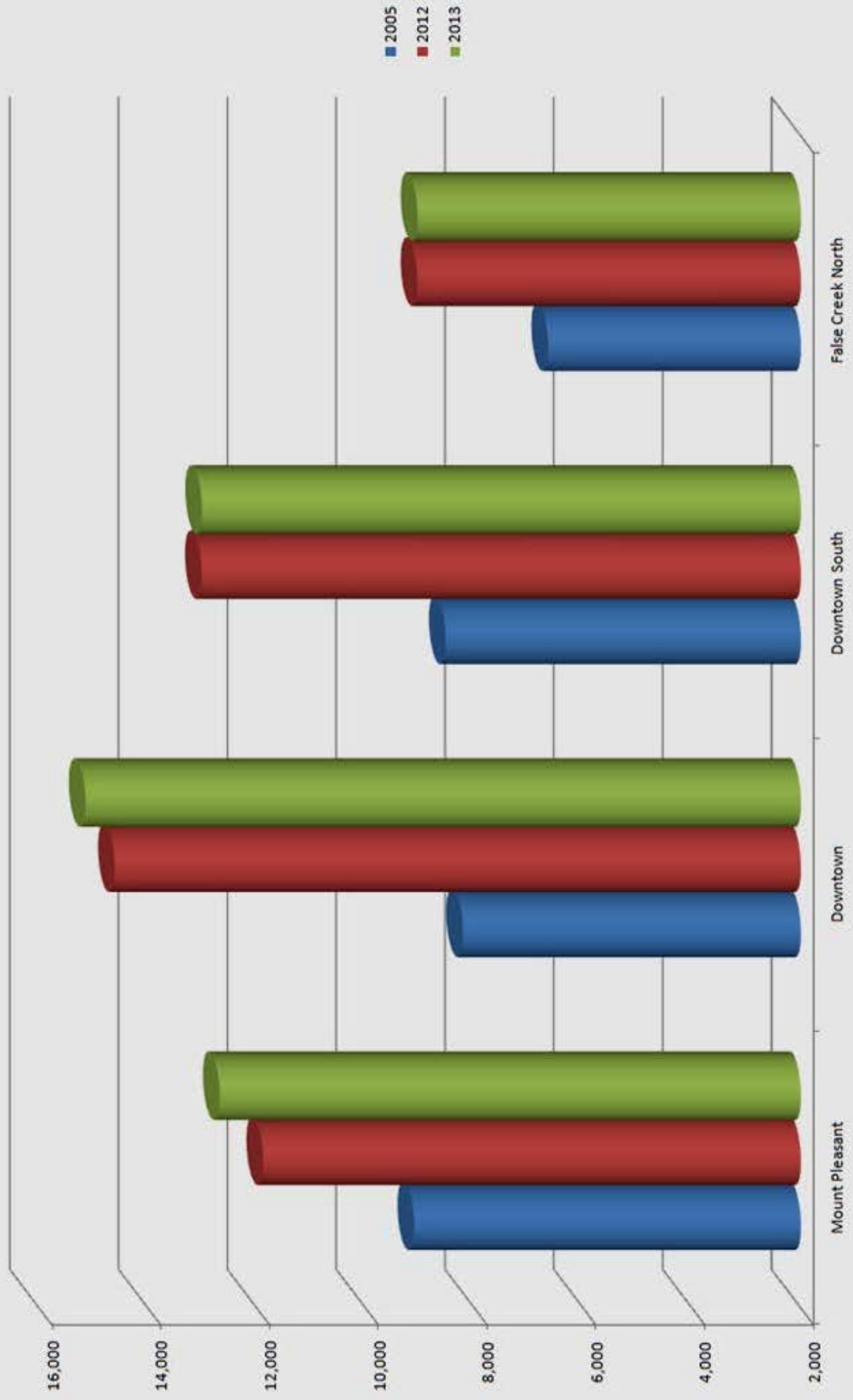
[NMC by Neigh](#)
[NMC Detail](#)

Property Class	2012 Cycle 10	2013 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$450,741,202	\$390,626,702	-\$52,753,000	\$0	-\$52,753,000	-11.70%	-1.63%	-13.34%
Res Single Family	\$110,613,564,659	\$110,712,524,854	\$74,437,200	\$1,006,997,700	\$1,081,434,900	0.98%	-0.89%	0.09%
Res ALR	\$224,524,000	\$224,794,000	\$202,000	\$0	\$202,000	0.09%	0.03%	0.12%
Res Farm	\$1,520,200	\$213,187	\$0	\$13,750	\$13,750	0.90%	-86.88%	-85.98%
Res Strata	\$47,468,432,772	\$49,909,874,776	\$1,489,756,802	\$940,553,902	\$2,330,310,704	4.91%	0.23%	5.14%
Res Other	\$19,543,062,114	\$20,762,739,709	-\$127,480,400	-\$28,027,405	-\$155,507,805	-0.80%	7.04%	6.24%
01 - Residential Total	\$178,301,844,947	\$182,000,773,228	\$1,384,162,602	\$1,819,537,947	\$3,203,700,549	1.80%	0.28%	2.07%
02 - Utilities	\$184,810,594	\$192,200,750	-\$178,500	-\$2,764,200	-\$2,942,700	-1.59%	5.59%	4.00%
03 - Supportive Housing	\$72	\$80	\$3	\$3	\$6	8.33%	2.78%	11.11%
04 - Major Industry	\$196,363,400	\$191,926,100	\$664,000	-\$1,089,000	-\$425,000	-0.22%	-2.04%	-2.26%
05 - Light Industry	\$706,793,400	\$721,298,300	-\$14,750,800	\$6,722,100	-\$8,028,700	-1.14%	3.19%	2.05%
06 - Business And Other	\$31,394,284,317	\$33,724,431,177	-\$68,349,600	\$271,013,650	\$202,664,050	0.65%	6.78%	7.42%
07 - Managed Forest Land	\$0	\$0	\$0	\$0	\$0			
08 - Rec/Non Profit	\$303,104,300	\$307,581,200	\$2,727,700	\$1,278,000	\$4,005,700	1.32%	0.16%	1.48%
09 - Farm	\$105,145	\$112,981	\$7,838	\$0	\$7,838	7.45%	0.00%	7.45%
S.353LGA/398VC	\$133,788,900	\$135,415,900	\$0	-\$1,789,000	-\$1,789,000	-1.34%	2.55%	1.22%
!Unclassified NULL!	\$0	\$0	\$0	\$0	\$0			
Total All Classes	\$211,221,095,075	\$217,273,739,716	\$1,304,283,243	\$2,092,909,500	\$3,397,192,743	1.61%	1.26%	2.87%

Total Roll Value - City of Vancouver



Fastest Growing Neighborhoods Since 2005



2013 Roll Market Hotspots and Insights

- Fewer extreme value notification letters were mailed this year, Another sign of a very stable roll
- Commercial and development land values along major streets(Broadway, West 4th, Granville, Robson...) were very stable over the last year
- We have not observed any abnormal retail vacancy issues
- Except for the Punjabi Market pocket at Main and 49th. Values here are down about 15% as the regional East Indian retail hub continues to shift towards Surrey
- Properties located in the HA1 and HA1A zones in Chinatown have typically seen a 15-25% increase in their assessments reflecting sales transactions (This area was up-zoned to allow for more density on redevelopment in 2011)
- C-Class office building's values are up between 20-40%. This change, of course, reflects market sales transactions of these older more peripheral office properties
- A substantial amount of new office space construction, commitment and speculation has been noted, specifically in the Downtown Core.
- An appreciable amount of Business and Other (Class 06) Non-Market Change was observed in 2012 v 2011 and 2010. (+\$202m v -\$10m)
- Property Assessment Appeal Board outstanding appeals have shrunk to 120 today v. 220 last year. For 2012, the total value difference between the revised roll and the final adjusted year-end roll was only 0.014%. This shows that the assessment roll is more stable than ever.

**For Immediate Release
January 2, 2013**

**ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN
VANCOUVER SEA TO SKY REGION**

Property Values Stable for 2013

VANCOUVER– More than 316,000 property owners throughout the Vancouver Sea to Sky region can expect to receive their 2013 assessment notices in the next few days.

The Vancouver Sea to Sky regional office produces assessments for the City of Vancouver, the communities of the North Shore, Sunshine Coast, Bowen Island and the Sea to Sky corridor.

"The majority of residential homeowners will experience an assessment change of less than 5% compared to last year's assessment roll," said Jason Grant, Assessor. "For the first time in many years, a significant number of properties in the region are actually decreasing in value. The most significant decreases occurred in Whistler, Pemberton and on the Sunshine Coast and Bowen Island."

Overall, the Vancouver Sea to Sky Assessment Roll increased from \$356.9 billion last year to \$367.8 billion this year. A total of almost \$4.8 billion of this growth includes subdivisions, rezoning and new construction.

The chart below shows the 2012 and 2013 total assessed values in a sample of Vancouver Sea to Sky taxing jurisdictions, as well as the total value of subdivisions, rezoning and new construction (Non-Market Change) in each community.

Jurisdiction	2012 Assessment Roll	2013 Assessment Roll	Non-Market Change
City of Vancouver	\$242,398,834,170	\$248,907,205,808	\$3,397,192,743
City of North Vancouver	\$14,665,361,028	\$15,433,619,828	\$301,020,201
District of North Vancouver	\$29,479,194,083	\$30,516,638,459	\$329,871,352
District of West Vancouver	\$30,241,260,013	\$32,820,894,447	\$308,684,348
District of Squamish	\$3,818,834,479	\$3,854,304,382	\$60,082,300
Resort Municipality of Whistler	\$10,081,940,528	\$9,591,854,275	\$110,342,599
Village of Pemberton	\$497,086,013	\$483,555,825	\$7,598,838
Bowen Island Municipality	\$1,679,611,039	\$1,557,999,743	\$14,249,803
Sunshine Coast	\$9,262,079,527	\$9,056,386,327	\$93,400,951

The examples that follow demonstrate local market trends for residential properties by a geographic area; trends are affected by many variables. These are actual individual assessment examples and are not an average.

Community	2012 Assessment Roll (valuation date July 1, 2011)	2013 Assessment Roll (valuation date July 1, 2012)
City of Vancouver		
West Side Single Family - 50' Lot	\$1,645,400	\$1,622,900
West Side Single Family - 33' Lot	\$1,329,600	\$1,256,200
East Side Single Family - 33' Lot	\$1,031,300	\$1,081,700
Downtown - 2 Bedroom Apartment	\$610,000	\$567,000
West Side - 2 Bedroom Apartment	\$589,000	\$599,000
East Side - 2 Bedroom Apartment	\$386,000	\$383,000
City of North Vancouver		
Westview - Single Family Dwelling	\$771,000	\$756,000
Boulevard - Single Family Dwelling	\$909,100	\$901,200
Central Lonsdale - 1 Bedroom Apartment	\$313,000	\$305,000
Lower Lonsdale - 1 Bedroom Apartment	\$340,000	\$342,000
Lower Lonsdale - 3 Bedroom Townhouse	\$660,000	\$685,000
Rufus - 3 Bedroom Townhouse	\$674,000	\$704,000
District of North Vancouver		
Delbrook - Single Family Dwelling	\$1,124,100	\$1,194,300
Lynn Valley - Single Family Dwelling	\$878,000	\$846,200
Blueridge - Single Family Dwelling	\$910,000	\$850,000
Norgate-Pemberton - 1 Bedroom Apartment	\$329,000	\$329,000
Upper Lonsdale - 2 Bedroom Apartment	\$440,000	\$440,000
Lynn Valley - 3 Bedroom Townhouse	\$579,000	\$574,000
District of West Vancouver		
Dundarave - Single Family Dwelling	\$1,761,000	\$1,994,000
Ambleside - Single Family Dwelling	\$1,577,800	\$1,698,100
British Properties - Single Family Dwelling	\$2,218,000	\$2,288,000
Westmount - Single Family Dwelling	\$1,950,000	\$2,165,000
Waterfront - Single Family Dwelling	\$3,491,000	\$3,471,000
Dundarave - 2 Bedroom Apartment	\$713,000	\$761,000
District of Squamish		
Downtown - Single Family Dwelling	\$374,000	\$359,000
Brackendale - Single Family Dwelling	\$456,000	\$427,000
Garibaldi Highlands - Single Family Dwelling	\$497,000	\$507,000
Garibaldi Estates - 3 Bedroom Townhouse	\$312,000	\$326,000
Resort Municipality of Whistler		
White Gold - Single Family Dwelling	\$1,034,000	\$969,000

Community	2012 Assessment Roll (valuation date of July 1, 2011)	2013 Assessment Roll (valuation date of July 1, 2012)
Whistler Cay - Single Family Dwelling	\$2,112,000	\$2,038,000
Alpine Meadows - Single Family Dwelling	\$2,252,000	\$2,145,000
Village - 2 Bedroom Apartment	\$491,000	\$429,000
Creekside - 1 Bedroom Townhouse	\$198,300	\$188,900
Village of Pemberton		
Pemberton - Single Family Dwelling	\$499,000	\$463,000
Pemberton - 3 Bedroom Townhouse	\$316,000	\$291,000
Bowen Island Municipality		
Non Waterfront - Single Family Dwelling	\$530,000	\$454,000
Waterfront - Single Family Dwelling	\$1,708,000	\$1,307,000
Sunshine Coast – Single Family Dwelling		
Gibsons - Non Waterfront	\$431,000	\$391,000
Gibsons - Waterfront	\$749,000	\$717,000
Sechelt - Non Waterfront	\$318,000	\$328,000
Sechelt - Waterfront	\$668,300	\$657,300

"Property owners who feel that their property assessment does not reflect market value as of July 1, 2012 or see incorrect information on their notice should contact our office as indicated on their notice as soon as possible in January," said Jason Grant.

"If a property owner is still concerned about their assessment after speaking to one of our appraisers, they may submit a Notice of Complaint (Appeal) by January 31, for an independent review by a Property Assessment Review Panel," added Grant.

The Property Assessment Review Panels, independent of BC Assessment, are appointed annually by the Ministry of Community, Sport and Cultural Development, and meet between February 1 and March 15 to hear formal complaints.

The Vancouver Sea to Sky assessment office is located at Suite 200 – 2925 Virtual Way in Vancouver. During the month of January, office hours are 8:30 a.m. to 5:00 p.m., Monday to Friday. Property owners can contact BC Assessment toll-free at 1-866-valueBC (1-866-825-8322) or via www.bcasessment.ca.

Visit www.bcasessment.ca for more information about the 2013 Assessment Roll including lists of 2013's top most valuable residential properties across the province. Special for 2013, property owners can also visit the website for an online customer service survey, available until January 31.

Follow BC Assessment on [Twitter](#), [YouTube](#), [Facebook](#), and [LinkedIn](#).

Media Contact:

Jason Grant, Assessor
 BC Assessment – Vancouver Sea to Sky Office
 Office Phone: (604) 739-8588 local 09450
 Toll Free: 1 (800) 661-1780
 Email: vss@bcassessment.ca

Facts on B.C. Property Assessments and the 2013 Assessment Roll

- Total number of properties on the 2013 roll is 1,935,426, a 0.92% increase from 2012.
- Total value of real estate on the 2013 roll is \$1,129,026,081,413, a 2.30% increase from 2012.
- Total amount of 'non-market change', including new construction and development: approximately \$16.64 billion, an increase of 13.28 per cent from the 2012 roll at \$14.69 billion.
- In B.C., approx. 87.6 per cent of all properties are classified with some residential (Class 1) component. This equates to approximately \$861 billion of the value on the total provincial roll.
- Over 98 per cent of property owners accept their property assessment without proceeding to a formal, independent review of their assessment.
- Assessments are the estimate of a property's market value as of July 1, 2012 and physical condition as of October 31, 2012. This common valuation date ensures there is an equitable property assessment base for property taxation.
- Changes in property assessments reflect movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, BC Assessment's professional appraisers analyze current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location.
- Real estate sales determine a property's value which is reported annually by BC Assessment. Local governments and other taxing authorities are responsible for property taxation and, after determining their own budget needs this spring, will calculate property tax rates based on the assessment roll for their jurisdiction.
- BC Assessment's assessment roll provides the foundation for local and provincial taxing authorities to raise more than \$6.2 billion in property taxes each year. This revenue funds the many community services provided by local governments around the province, including the public school system.
- BC Assessment's website provides a listing of property assessments and sales to help property owners understand their property's market value and provide comparable sales information. Go to www.bcassessment.ca and click on the e-valueBC link. Copies of neighbourhood assessments are also available at local area offices and most municipal halls and government agent's offices across the province.
- For more information on the 2013 assessment roll and regional and province-wide real estate market trends, please visit www.bcassessments.ca and click on the 2013 assessment roll information link. Follow BC Assessment on Twitter, YouTube, Facebook, and LinkedIn at www.bcassessment.ca.

Additional Information and Links to Resources & Factsheets

- **AssessmentLinkBC** – This is the site where local government clients can access BCA data and customize their own reports. Current and historical information is available and includes reports on total values, folio counts, exemption totals, NMC, comparison reports, etc. (Not available to the public).

BC Assessment Public website: www.bcassessment.ca

Here the public can access a vast amount of information including the “e-valueBC” portal where property owners can compare their assessments on-line, retrieve sales data, check inventory and even file appeals.

In addition there is information about the Assessment process, our policies, products and services, local office information, and links that will allow users to update contact information or change of address.

BC Assessment
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About Us | For Public | For Government | e-valueBC: Compare Assessments | Forms & Publications | Careers | Offices

e-valueBC
Compare Assessments Online.

Assessment Roll

- 2013 Assessment Roll [details now available](#)
- 2013 Assessment Notice [Guide](#)
- 2013 Change in the Assessment Roll [Map](#)
- [e-valueBC](#) 2013 – compare assessments online
- [Home Owner Grant](#) threshold rises with property values
- View our just released [videos](#) on the 2013 Roll

BC Government Websites

- Property Assessment Review [Panels](#)
- Home Owner [Grant](#)
- Property Tax Deferment [Programs](#)

What's New

[Tell Us What You Think](#)

e-valueBC enhancements include property [photos](#).

Property Assessment Review [Process](#)

Notice of Complaint (Appeal) [Form](#)

Find out what else is [new](#).

Videos

- 2013 Assessment Roll Introduction
- 2013 Assessment Roll [Videos by Region](#)
- Vancouver Sea to Sky
- South Fraser Metro Vancouver
- North Fraser Metro Vancouver
- Fraser Valley
- Capital Region (Greater Victoria)
- Okanagan

How to use [e-valueBC](#) 2013

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Questions about your assessment?

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Answer Book: what we do at BC Assessment

Note: This website receives regular maintenance on Sunday mornings, 6:00 am to 9:00 am (PST). You may experience temporary disruptions in service.

2013 Change in Assessment Roll

Change in the Assessment Roll

This map shows the total change for all property types within each property classification between the 2012 and 2013 Assessment Rolls.

Specific property types within a Classification may have changed differently for this period. For example, the Residential Classification includes: Single and multi-family dwellings, residential strata, rental apartment buildings, vacant and development lands. Similarly, the Business and Other Classification includes: Industrial, Commercial, and other Investment types of properties.

Note: changes displayed below may reflect valuation shifts from property classes not represented on this map, as well as non market changes.

Hover over an Assessment Area to view the % change.



fact sheet



BC Assessment - Key Dates

Key Dates in the Annual Property Assessment Cycle

January 31 – Property Assessment Review Panel (PARP) Deadline

All persons wishing to request an independent review before a PARP must file their written notice of complaint with the assessor by this date.

January 31 – Statutory Reports (Completed)

BC Assessment provides the taxing jurisdiction and various other government bodies with the net taxable value totals based on the assessment roll for the current roll year.

February/March – Previous Year's Statutory Reports

Previous year's statutory reports are produced.

February 1 - March 15 – Property Assessment Review Panels (PARPs)

PARPs sit at various times throughout this period to review assessments and to hear and decide upon requests for reviews brought before them.

March 15 – Section 19(8) Application for Assessment Relief

Residential properties that have been owned and occupied continuously for 10 years by the present owner can be valued on the basis of their present residential use, although they may have a higher alternative use.

Examples would be single-family dwellings on land that is subdividable or zoned for apartment or commercial use. Eligible owners must apply annually. All applications must be received by this date.

Mid-March – Statutory Reports

Certain statutory reports produced from revised rolls for the current year must be completed by this date.

March 31 – Revised Roll Production

The revised roll, which incorporates the changes made through PARP decisions and assessor changes made by consent, is produced by this date.

April – Grant Rolls

Grant rolls are produced and forwarded to collectors to enable them to prepare billings to certain Crown organizations that pay a payment or grant-in-lieu of taxes.

April 7 – PARP Decision Notices

PARP decision notices must be sent out before this date.

Mid-April – Revised Roll

The revised roll (including PARP decisions, roll totals, and indices) is provided to collectors.

Mid-April – Statutory Reports

Remainder of statutory reports produced from revised rolls for the current year is distributed by this date.

April 30 – Property Assessment Appeal Board (PAAB) Deadline

A person must file an appeal to PAAB by this date. PAAB must promptly notify the assessor, affected municipalities and other parties about all appeals.

May 31 – Managed Forest Land Annual Return Deadline

All annual returns for owners of land classed as managed forest land must be submitted to the assessment authority by this date.

July 1 – Valuation Date

The date actual (market) value of properties is determined for the purpose of assessment rolls. **August 31 -**

Strata and Leasehold Accommodation Properties

Reporting deadline for usage statistics to determine classification of strata accommodation properties and leasehold accommodation properties.

Before October 31 – Roll Totals and Statistical Reports (Preview)

Upon request, provide municipalities with yearly estimates of their tax base and the distribution of changes of value since the last roll by property class.

October 31 - Permissive Exemptions

Deadline for municipalities and regional districts to pass bylaws granting permissive tax exemptions for certain

properties. The bylaws authorizing exemption are considered by the council or boards annually.

October 31 - Designated Supportive Housing Property

Date by which Cabinet must designate eligible supportive housing property into Class 3 - supportive housing, which qualifies for special valuation treatment.

October 31 - Designated Ski Hill Property

Date by which Cabinet must designate eligible ski hill property for the purposes of special valuation rules.

October 31 – Farms

Deadline for owners of farmed property to provide the assessor with farm applications and farm leases. Owners are encouraged to apply by mid-year to give BC Assessment staff time to conduct a field inspection or request additional information. Property already classed as farm land must continue to meet the regulated requirements in order to qualify for farm classification in the following year.

October 31 – Physical Condition and Permitted Use

The roll reflects the physical condition and permitted use (zoning) of property as of this date, except where substantial damage or destruction of the buildings occurs between October 31 and December 31.

November 30 – Land Title and Survey Authority Records

The assessor must use information contained in the records of the Land Title and Survey Authority as of November 30 for the year in which the assessment roll is completed.

Mid-December – Input Cutoff Date

All data collected by the area office must be processed by this date to ensure it is included in the assessment roll.

December 31 - BC Assessment Regulations

Date by which regulated rates must be passed to be effective on the following roll.

December 31- Designated Port Land

Date by which Cabinet must designate eligible port land for the purposes of special valuation rules.

December 31 – Assessment Rolls and Notices

Completed assessment rolls and totals produced. Assessment notices mailed to property owners/agents. Assessment rolls and value totals are delivered to tax authority collectors as soon as possible after this date.

December 31 – Changes in tax status, occupations of Crown property, location of manufactured homes or substantial damage or destruction before year-end

The roll reflects:

- a) changes in tax status (exempt or taxable) occurring up to December 31;
- b) changes in occupation of Crown property (Crown leases, licences, permits) occurring up to December 31;
- c) movement of manufactured homes up to December 31; and
- d) substantial damage or destruction to buildings or manufactured homes between October 31 and December 31.

Throughout the year – PAAB Hearings

PAAB hearings can take place at any time during the year. Assessed owners have 21 days from receipt of a PAAB decision to appeal that decision to the Supreme Court of British Columbia. Appeals to the Supreme Court are permissible on a point of law only.

Throughout the year – Supplementary Rolls and Notices

Supplementary assessments are processed several times throughout the year. Notices are mailed each time to owners and rolls and adjusted totals are provided to affected collectors.

Note: The supplementary process provides the assessor with the means of correcting errors and omissions in the roll. The same appeal provisions that apply to the completed roll also apply to the supplementary roll (except that appeals are made through the following year's appeal process).

When appropriate – Previous Year's Final Statutory Reports

Previous year's final statutory reports are produced once outstanding PAAB decisions have been completed.

Note: The dates in this fact sheet are provided for your convenience and may be affected by legislative change. For further details and the current law, please refer to the *Assessment Act*.

Updated 03/2011

Disclaimer: Where information presented is different from legislation, legislation shall prevail.

Fact-Sheets

All of these simple handouts provide quick access to information on a variety of subjects related to property assessment. They can be easily read or printed from the “For Public” tab on our website – www.bccassessment.ca

Name	Category
Accessing BC Assessment's Property Database Through BC OnLine	General
Appealing Regulated Rates	Utilities, Legislated
Assessment of Manufactured Homes	Distinct Properties
Assessment of Private Residential Properties on Crown, Municipal or Otherwise Exempt Land	Residential
Assessment Services for First Nations	Distinct Properties
Authorization to Receive Confidential Information	General
BC Assessment - Key Dates	General
BC Assessment's Climate Action	General
Bed and Breakfast Properties	Residential
Classification of Property	General
Classifying Farm Land	Farm, Forest
Classifying Horse Operations for Farm Purposes	Farm, Forest
Classifying Land Leased to Farmers	Farm, Forest
Classifying Land Used for a Retired Farmer's Dwelling	Farm, Forest
Classifying Strata Accommodation Property	Distinct Properties
Classifying Supportive Housing Property	Distinct Properties
Conservation Covenants	Distinct Properties
Crown Land Leases, Licenses and Permits	Distinct Properties
Exemptions from Property Tax	Residential
Exploring data capture and data sharing with BC Assessment	General
Farm Property Inspections	Farm, Forest
Fast Facts on BC Assessment	General
Frequently Asked Questions About Property Assessment	General
How Managed Forest Land is Assessed	Farm, Forest
HST on Properties in British Columbia	General
Industrial Tax Credit	IC&I (Commercial)
Information for First Time Home Buyers	Residential
Information for Landlords and Tenants of Commercial Property	IC&I (Commercial)
Light Industrial vs. Business and Other Property Classifications	Distinct Properties
Managed Forest Classification in British Columbia	Farm, Forest
Market Value and Property Assessment	General
Non-British Columbian Property Owners	General
Occupiers of Crown, Municipal or Otherwise Exempt Land	Distinct Properties
Oil and Gas Well Sites - A Guide for Property Owners	Distinct Properties
Oil and Gas Well Sites, Plant Sites and Related Facilities - A Guide for Companies	Distinct Properties
Property Assessment Review Process	Residential

Property Inspections	General
QR Codes on Property Assessment Notices	Residential
Real Estate Appraisal and Property Assessment	General
Real Property Assessment and Taxation in British Columbia	General
Regulated Rates - An Overview	Utilities, Legislated
School Tax Exemptions for Alternative Energy Power Projects	Utilities, Legislated
Section 19(8) of Assessment Act - Special assessments for certain long term residents	Distinct Properties
Statutes, Regulations and Case Law updates June 2011 - Part 1	General
Statutes, Regulations and Case Law updates June 2011 - Part 2	General
Valuation of Residential Strata Properties	Residential
When You Move	General
Wind Power Facilities	Distinct Properties

Addenda

Updates to Statutes and Regulations in 2012

New Provincial Legislation in 2012

This is a listing of the 2012 legislation which is of particular interest for assessment purposes.

Name of Bill	In Force	Description of Legislation
<i>Community, Sport and Cultural Development Statutes Amendment Act, 2011, S.B.C. 2012, c. 2 (Bill 8)</i>	The Bill received Royal Assent on March 15, 2012. The provisions related to assessment, including the taxation of farm improvements, came into force on September 1, by B.C. Reg. 138/2012.	The Bill implements two recommendations of the provincial Farm Assessment Review Panel: <ul style="list-style-type: none"> • section 2 provides for the classification of land as a farm if the land is used for a retired farmer's dwelling and the land and applicant meet a number of criteria; and • sections 3, 13 and 14 provide for the increase in an exemption for non-dwelling farm improvements in municipalities including the City of Vancouver, and section 15 provides that a retired farmer's dwelling in a rural area will be exempt from property tax under the Taxation (Rural Area) Act.
<i>Budget Measures Implementation Act, 2012, S.B.C. 2012, c. 8 (Bill 21)</i>	The Bill received Royal Assent on May 14, 2012. Section 86 is retroactive to the extent necessary to apply for the 2012 tax year. The provisions relating to a partial exemption will come into force on Royal Assent, but a regulation made under the new authority may be retroactive to the extent necessary to apply for both the 2011 and 2012 tax years provided the regulation is made by October 31, 2012.	<ul style="list-style-type: none"> • Section 86 amends section 15(1)(h) of the <i>Taxation (Rural Area) Act</i> to clarify that the exemption is limited to land and improvements vested in or held by the Crown in trust for an Indian band. • Sections 87 and 89 amend the <i>Taxation (Rural Area) Act</i> to provide a regulation-making power to grant a partial exemption where property is owned in part by the Crown or a Crown agent and in part by a taxable entity, and clarify that property that is exempt under such a regulation is exempt from rural property taxes. • Section 83 makes a consequential amendment to the <i>School Act</i> to ensure that a partial exemption from rural taxes flows through for the purposes of school tax.
<i>Miscellaneous Statutes Amendment Act, 2012, S.B.C. 2012, c. 9 (Bill 25)</i>	The Bill received Royal Assent on May 14, 2012. The provision related to assessment came into force on Royal Assent.	<ul style="list-style-type: none"> • Section 7 amends section 19 of the <i>Assessment Act</i> to authorize prescribed information related to strata accommodation properties and leasehold accommodation properties to be provided to BC Assessment based on an average.

REGULATIONS/ORDERS CREATED OR AMENDED IN 2012

(a) Cabinet Regulations/Orders made or amended:

- OIC 804/2012 (effective November 23, 2012) granted BC Assessment authority to make an order adopting updated costing manuals for the purposes of the 2013 assessment roll.
- B.C. Reg. 328/2012 (effective November 23, 2012) amended the Schedule to the *Port Land Valuation Regulation*, B.C. Reg. 304/2010 for the 2013 assessment roll and re-designating certain items to reflect boundary changes.
- B.C. Reg. 309/2012 (effective October 25, 2012) amended the Schedule to the *Ski Hill Property Valuation Regulation*, B.C. Reg. 291/2007, by re-designating item 22 to reflect boundary changes for the 2013 assessment roll.
- B.C. Reg. 308/2012 (effective October 25, 2012) repealed and replaced Schedule B to the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81, to designate eligible supportive housing property for the purposes of the 2013 assessment roll.
- B.C. Reg. 230/2012 (effective July 19, 2012) made the *Taxation (Rural Area) Exemption Regulation*, which exempts prescribed legal parcels to the extent of BC Hydro's interest in those parcels, retroactively for the purposes of the 2011 and 2012 tax years.
- B.C. Reg. 138/2012 (effective September 1, 2012) brought into force the farm-related assessment provisions of the *Community, Sport and Cultural Development Statutes Amendment Act, 2011*, S.B.C. 2012, c. 2, and related amendments to the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81 and B.C. Reg. 411/95, which as of September 1, will be titled, the *Classification of Land as a Farm Regulation*.
- B.C. Reg. 137/2012 (effective June 25, 2012) amended the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81 to prescribe the type of information that can be provided in aggregate form in relation to reporting for strata accommodation property and leasehold accommodation property.
- B.C. Reg. 127/2012 (effective June 6, 2012) amended the *Home Owner Grant Regulation*, B.C. Reg. 100/2002 to increase the threshold amount from \$1,150,000 to \$1,285,000.
- OIC 121/2012 (effective March 8, 2012) granted BC Assessment the approval necessary to pass a bylaw to levy a tax on the net taxable value of all land and improvements in the Province, excluding property taxable for school purposes only by special Act and the lands of a taxing treaty first nation, and apply that levy rate to the net taxable value of land and improvements of taxing treaty first nations to calculate a requisition.

(b) Assessment Authority Regulations/Orders made or amended:

- B.C. Reg. 394/2012 (effective December 7, 2012), amended the *Railway and Pipeline Corporations Valuation Regulation*, B.C. Reg. 203/86.
- B.C. Reg. 393/2012 (effective December 7, 2012), amended the *Electrical Power Corporations Valuation Regulation*, B.C. Reg. 217/86.
- B.C. Reg. 392/2012 (effective December 7, 2012), amended the *Railway, Pipeline, Electric Power and Telecommunications Corporation Rights of Way Valuation Regulation*, B.C. Reg. 218/86.
- B.C. Reg. 391/2012 (effective December 7, 2012), amended the *Telecommunications Corporations Valuation Regulation*, B.C. Reg. 226/86.
- B.C. Reg. 390/2012 (effective December 7, 2012), amended the *Managed Forest Land and Cut Timber Values Regulation*, B.C. Reg. 90/2000,
- Order adopting updated costing manuals for major industrial property (MIP) improvements and electrical power generating (EPG) facilities, effective November 30, 2012.
- B.C. Reg. 247/2012 (effective September 1, 2012) repealed and replaced the *Application for Farm Classification Regulation*, B.C. Reg. 153/96, creating a revised general application form for farm classification and a new form to have retired farmers' dwelling land classified as farm.
- BC Assessment passed the 2012 levy bylaw on March 20, 2012.

(c) Other Regulations/Orders which have been made or amended:

- B.C. Reg. 51/2012, a regulation of the Victoria Regional Transit Commission (effective March 27, 2012), made under the *British Columbia Transit Act*, prescribes, for 2012, a tax on the net taxable value of land and improvements in the Victoria Regional Transit Service Area (except those taxable for school purposes only by special Act).