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City of Vancouver 2014 Assessment Roll Report

Jason Grant, AACI

Area Assessor

Vancouver Sea to Sky Region

January 22, 2014



Vancouver Sea to Sky Assessment Office

Suite 200-2925 Virtual Way
Vancouver, BC,
V5M 4X5

- Responsible for assessments in:

- City of Vancouver, North Shore communities, Sunshine Coast, Sea to Sky corridor communities, and University Endowment Lands

- City of Vancouver itself contains over 195,000 properties

Jason Grant:

Area Assessor

Paul Borgo:

Deputy Assessor

Grant McDonald:

Deputy Assessor

Dharmesh Sisodraker:

Deputy Assessor

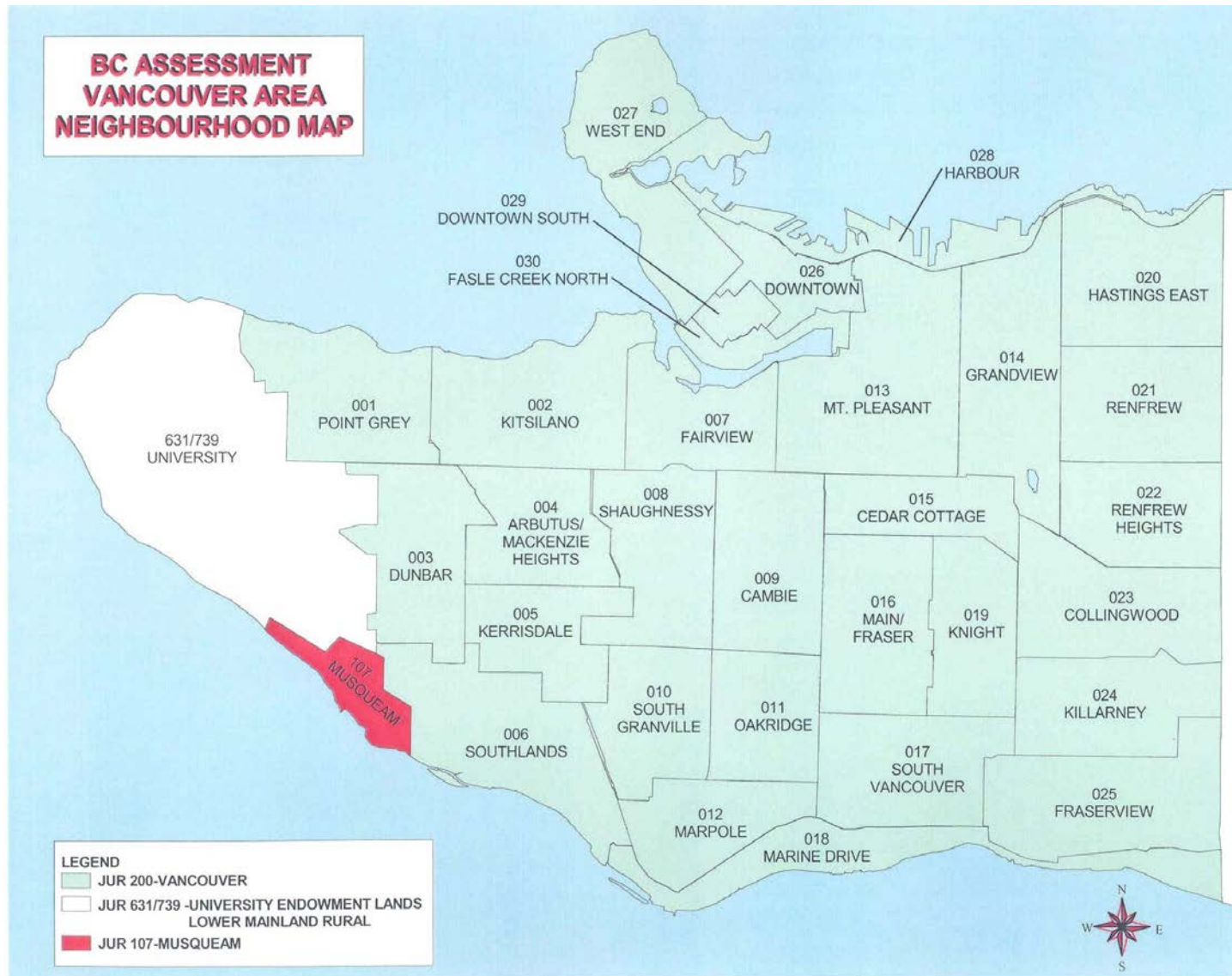
Deborah Francis:

Deputy Assessor

David Mohammed:

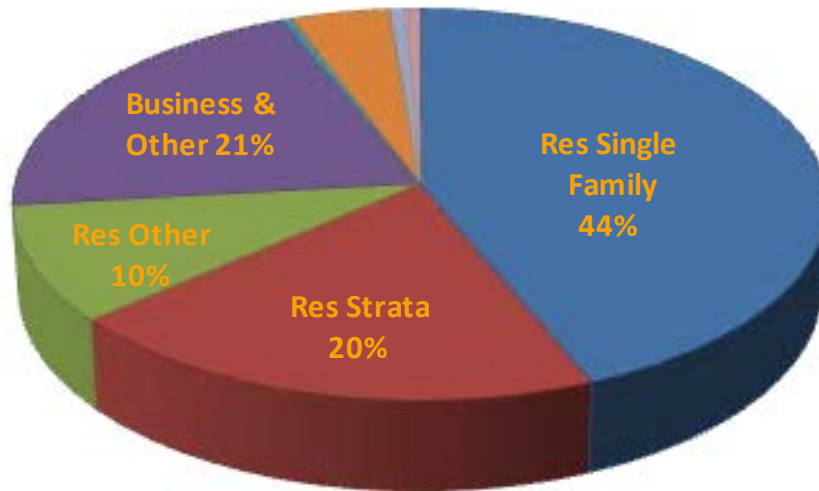
Admin Manager

Vancouver Area Neighbourhood Map



Distribution of Actual Value by Property Category

City of Vancouver 2014



■ Residential Single Family ■ Residential Strata
■ Residential Other ■ Business and Other
■ Light Industry ■ Rec/Non Profit

Total Roll Value - \$254.5 Billion

- Class 01 - Residential (\$187.8 Billion)
73.8% of Total Roll Value
- Class 06 - Business and Other (\$52.6 Billion)
- Class 02 - Utilities (\$1.9 Billion)
- Class 08 - Recreation/Non-profit (\$10.98 Billion)

Comparative Value by Neighbourhood

2014	Total Actual Value	Net Taxable Value
Point Grey	\$11,941,058,704	\$9,886,089,004
Kitsilano	\$17,194,161,706	\$16,051,810,124
Dunbar	\$9,667,543,302	\$8,877,453,900
Arbutus/Mackenzie Heights	\$8,592,989,308	\$7,761,078,408
Kerrisdale	\$8,325,429,210	\$7,938,377,510
Southlands	\$5,554,038,240	\$5,176,941,052
Fairview	\$14,350,613,937	\$12,282,551,692
Shaughnessy	\$9,537,118,504	\$8,527,761,804
Cambie	\$7,679,903,800	\$6,069,200,800
South Granville	\$7,765,019,602	\$7,574,434,102
Oakridge	\$5,647,075,308	\$4,354,964,308
Marpole	\$5,775,250,902	\$5,457,823,802
Mount Pleasant	\$14,362,886,138	\$11,577,985,102
Grandview	\$8,401,790,959	\$7,325,699,824
Cedar Cottage	\$4,660,097,905	\$4,276,779,603
Main/Fraser	\$6,704,937,906	\$5,816,252,906
South Vancouver	\$6,059,514,300	\$5,468,322,300
Marine Drive	\$3,519,066,501	\$2,544,340,956
Knight	\$4,533,423,702	\$4,165,221,902
Hastings East	\$5,281,478,771	\$4,194,633,154
Renfrew	\$4,850,634,500	\$4,096,871,700
Renfrew Heights	\$4,408,997,002	\$3,915,862,302
Collingwood	\$7,272,857,118	\$6,656,804,511
Killarney	\$5,708,744,602	\$5,109,195,900
Fraserview	\$5,313,469,203	\$4,231,965,503
Downtown	\$22,391,810,399	\$19,058,783,232
West End	\$15,486,056,246	\$12,234,684,503
Harbour	\$7,058,082,753	\$5,859,410,284
Downtown South	\$9,082,096,142	\$8,732,872,862
False Creek North	\$7,387,835,806	\$7,007,195,746
Total	\$254,513,982,476	\$222,231,368,796

Distribution of Value Change

General Net Taxable Values



2014 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%	-5% to +5%	Total Folios / Occurs	-10% to +10% of Total	-5% to +5% of Total
0101 Residential Vacant	20	33	28	42	9			595		
0102 Residential Single Family	5,007	34,818	2,204	30,565	4,490	77,084	67,587	81,028	95%	83%
0103 Residential ALR	0	0	3	27	22			56		
0104 Residential Farm	0	3	1	0	0			10		
0105 Residential Other	267	1,752	1,276	1,985	479			8,280		
0106 Residential Strata	16,713	37,291	5,396	15,795	6,724	81,919	58,482	91,794	89%	64%
0201 Utilities	0	10	20	32	37			194		
0202 Section 353 LGV/Section 398 Vancouver Charter	0	1	1	1	1			6		
03 Supportive Housing	0	0	41	0	0			90		
04 Major Industry	1	7	1	1	3			16		
05 Light Industry	18	19	87	49	43			455		
06 Business And Other	293	1,236	3,349	2,841	1,670	9,389	7,426	13,931	67%	53%
08 Rec/Non Profit	5	5	28	48	81			899		
09 Farm	0	0	11	0	0			17		
Total	22,324	75,175	12,446	51,386	13,559			197,371		

2014 Complete Roll Totals

BC Assessment

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2014 ROLL TOTALS Completed Roll

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

Property Class	Occurrences		ACTUAL VALUE TOTALS		
			Land	Improvements	Total
Residential Vacant	595	Gross	1,133,413,203		1,133,413,203
Residential Single Family	81,028	Gross	93,535,375,556	17,818,756,796	111,354,132,352
Residential ALR	56	Gross	227,901,000		227,901,000
Residential Farm	10	Gross		1,939,000	1,939,000
Residential Strata	91,794	Gross	30,907,239,438	19,600,911,738	50,508,151,176
Residential Other	8,280	Gross	16,711,705,610	7,864,253,806	24,575,959,416
1 - *Total Residential *	181,763	Gross	142,515,634,807	45,285,861,340	187,801,496,147
2 - Utilities	194	Gross	335,496,908	1,523,350,700	1,858,847,608
3 - Supportive Housing	90	Gross	89	90	179
4 - Major Industry	16	Gross	116,760,800	120,350,300	237,111,100
5 - Light Industry	455	Gross	847,379,800	195,384,900	1,042,764,700
6 - Business And Other	13,931	Gross	33,559,844,010	19,029,612,633	52,589,456,643
8 - Rec/Non Profit	899	Gross	10,791,447,600	192,662,600	10,984,110,200
9 - Farm	17	Gross	195,899		195,899
S.353LGA/398VC	6	Gross			
Totals for Jurisdiction		Gross	188,166,759,913	66,347,222,563	254,513,982,476

2014 NMC

NMC Roll Comparison by Property Class

2014 Net General Taxable Values
Completed Roll run on 06/Dec/2013

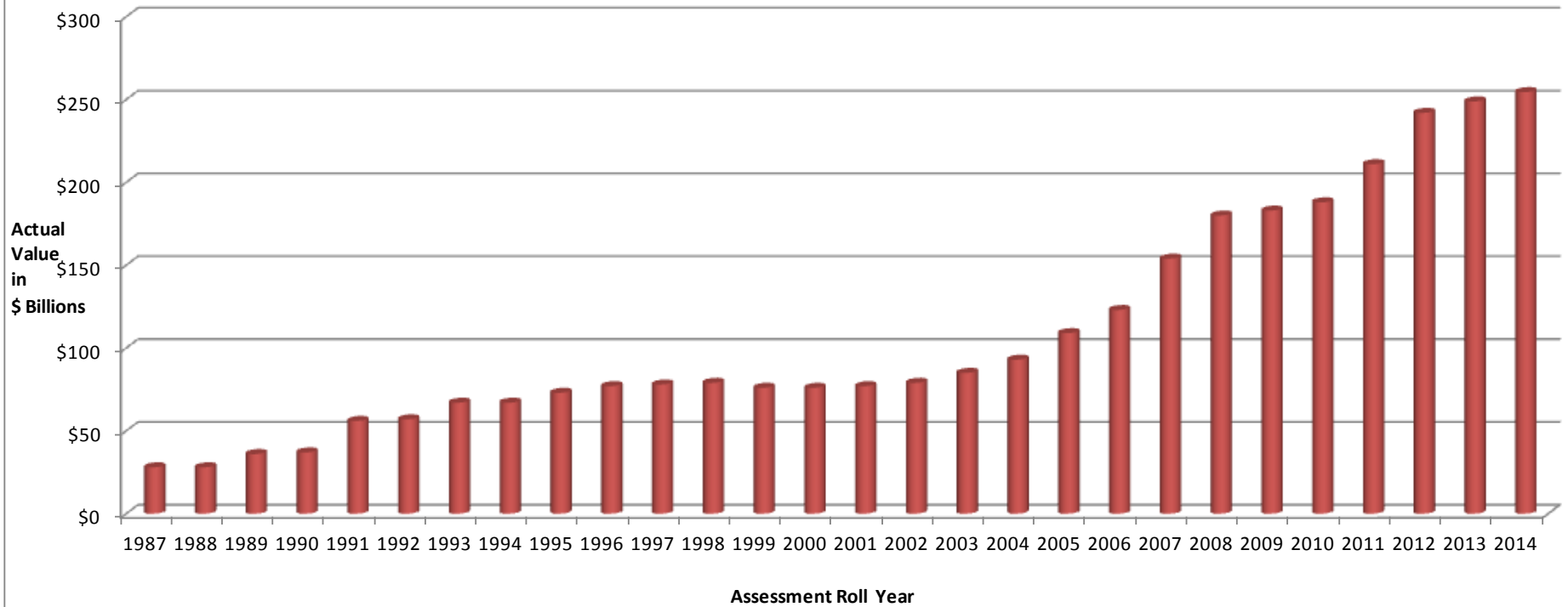
Area 09 - Vancouver
Jurisdiction 200 - City of Vancouver

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

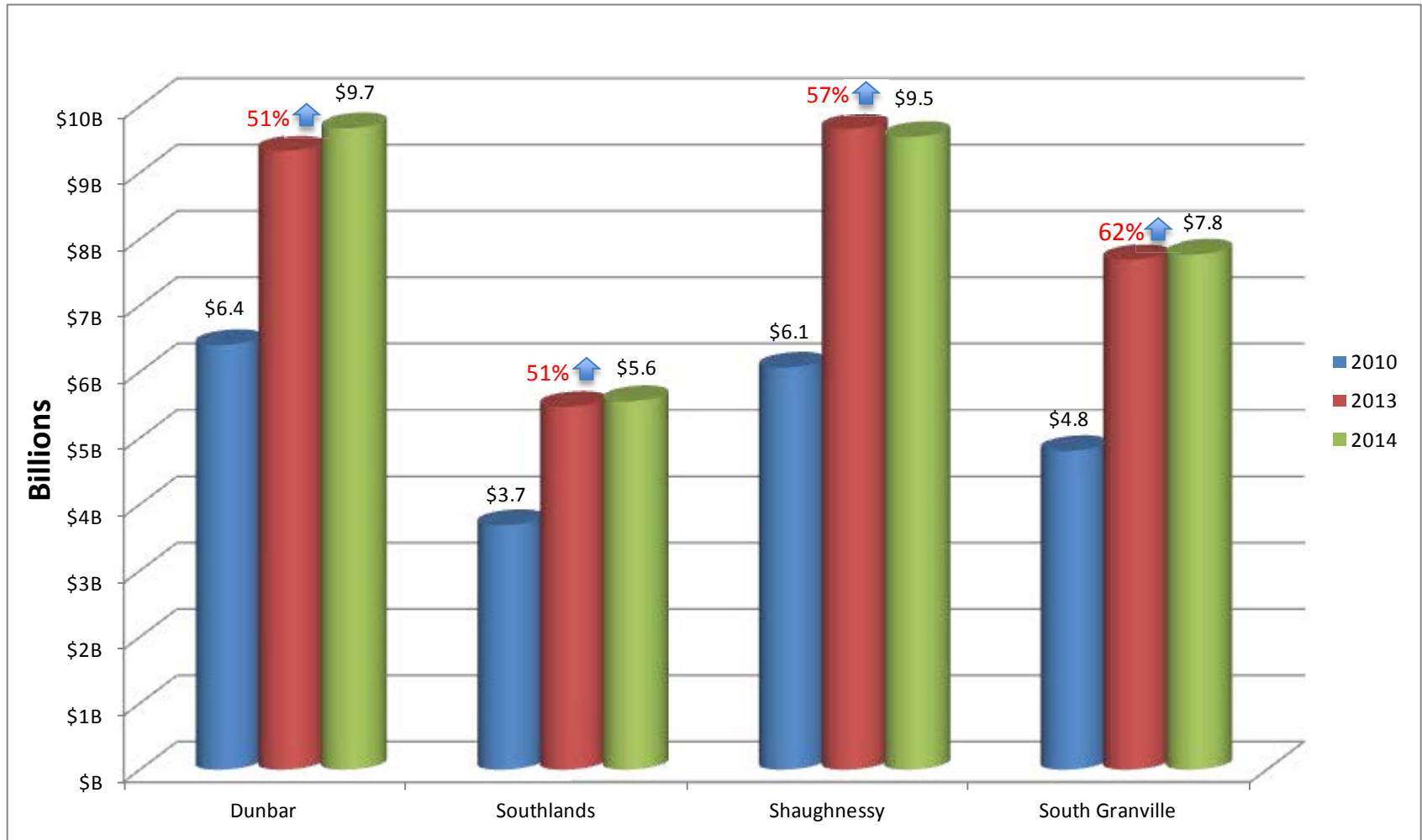
Property Class	2013 Cycle 9	2014 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	*390,925,702	*342,790,203	(*64,703,999)	*0	(*64,703,999)	-16.55%	4.24%	-12.31%
Res Single Family	*110,700,155,554	*111,354,132,352	*76,008,000	*1,099,632,600	*1,175,640,600	1.06%	-0.47%	0.59%
Res ALR	*224,794,000	*227,901,000	(*5,943,000)	*0	(*5,943,000)	-2.64%	4.03%	1.38%
Res Farm	*213,187	*229,712	*0	*20,000	*20,000	9.38%	-1.63%	7.75%
Res Strata	*49,910,358,876	*50,508,151,176	*705,412,600	*1,022,729,300	*1,728,141,900	3.46%	-2.26%	1.20%
Res Other	*20,758,261,209	*22,434,234,810	*131,293,900	*84,263,501	*215,557,401	1.04%	7.04%	8.07%
01 - Residential Total	*181,984,708,528	*184,867,439,253	*842,067,501	*2,206,645,401	*3,048,712,902	1.68%	-0.09%	1.58%
02 - Utilities	*186,865,150	*191,412,320	(*1,000)	(*6,613,600)	(*6,614,600)	-3.54%	5.97%	2.43%
03 - Supportive Housing	*82	*95	*8	*9	*17	20.73%	-4.88%	15.85%
04 - Major Industry	*192,393,100	*190,192,400	*0	(*540,000)	(*540,000)	-0.28%	-0.86%	-1.14%
05 - Light Industry	*793,396,500	*947,927,700	*2,952,300	*2,552,100	*5,504,400	0.69%	18.78%	19.48%
06 - Business And Other	*33,506,028,777	*35,617,120,188	(*215,299,099)	*290,840,200	*75,541,101	0.23%	6.08%	6.30%
07 - Managed Forest Land	*0	*0	*0	*0	*0			
08 - Rec./Non Profit	*312,047,600	*281,837,900	(*40,378,400)	(*1,481,900)	(*41,860,300)	-13.41%	3.73%	-9.68%
09 - Farm	*112,981	*195,040	*82,058	*0	*82,058	72.63%	0.00%	72.63%
S.353LGA/398VC	*135,360,900	*135,243,900	*0	*544,000	*544,000	0.40%	-0.49%	-0.09%
!Unclassified NULL! -	*0	*0	*0	*0	*0			
Total All Classes	*217,110,913,618	*222,231,368,796	*589,423,368	*2,491,946,210	*3,081,369,578	1.42%	0.94%	2.36%

2014 Total Roll Value

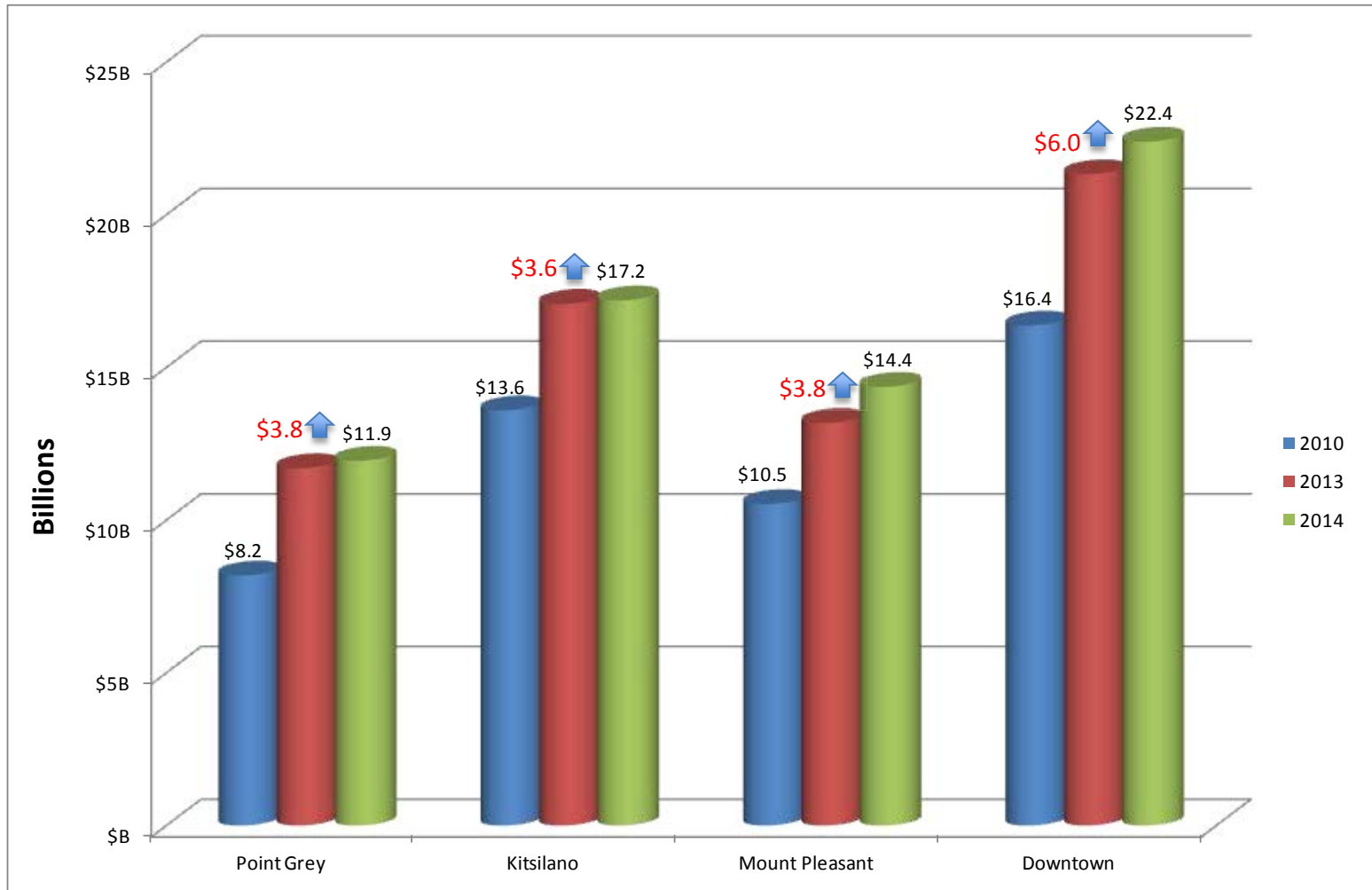
Total Roll Value - City of Vancouver



Neighbourhoods Gaining Most Value Since 2010 by Percentage



Neighbourhoods Gaining Most Value Since 2010 by Gross Change



2014 Roll Market Hotspots and Insights

- For the second year, a low number of extreme value change notification letters were mailed to clients - a sign that the market is stable
- Strata Residential properties underwent a reassessment
- Commercial properties on the West Side are typically up 0 to 10%
- Downtown commercial properties are generally flat except for commercial only land, Chinatown, and Yaletown, which saw increases north of 10%
- Most East Side commercial properties are up 5 to 15% except the Punjabi market area which is generally down
- No atypical commercial vacancies have been observed this year
- Light Industrial properties are up substantially in both Grandview and Mount Pleasant

Industrial Hotspots

I-1 – Mount Pleasant

- Land Increase: 30-40%
- Zoning bylaw changed in April 2013 and now includes:
 - Increase in amount of general office area allowed



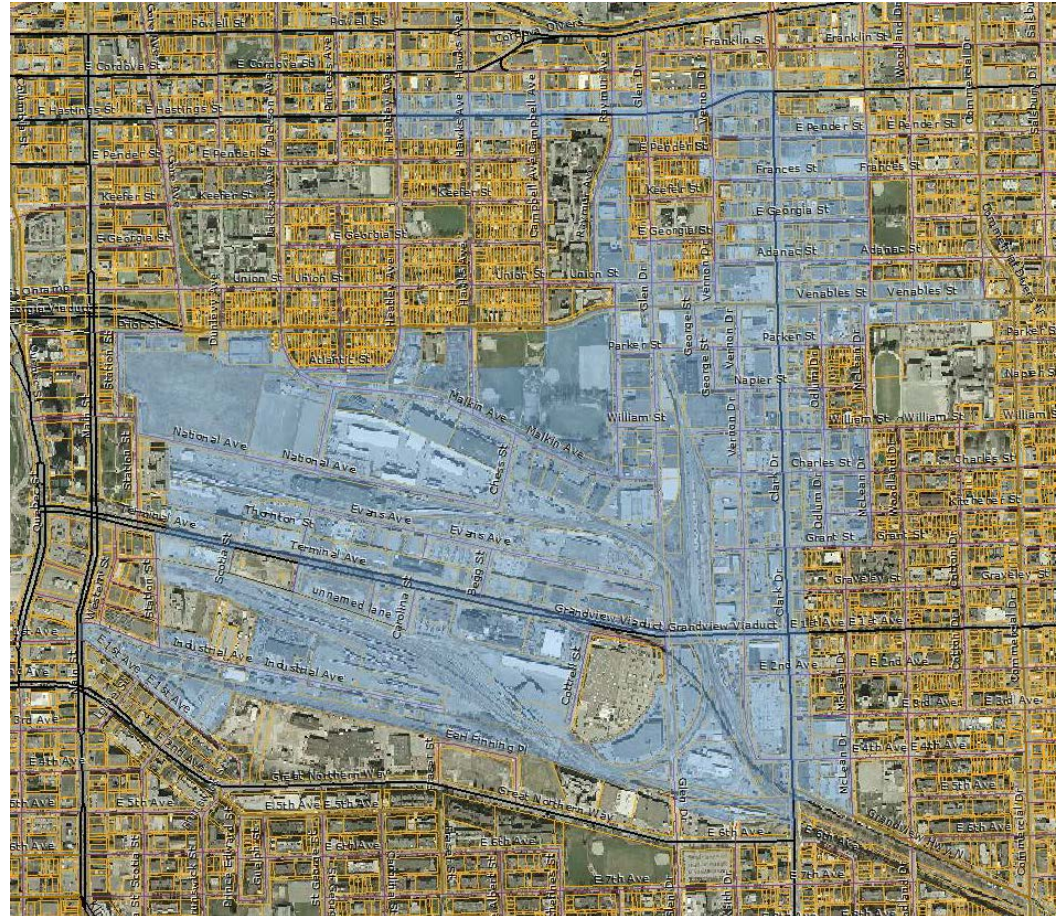
Industrial Hotspots

M-2 and I-2 Grandview/Terminal

■ Land Increases

➤ M2/I2 – 20-25%

■ Investment Properties (Not bought for redevelopment)
35% increases



News Release – Assessment Notices

January 2, 2014

BC Assessment

NEWS RELEASE

For Immediate Release
January 2, 2014

ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN

VANCOUVER SEA TO SKY REGION

Property Values Remain Stable for 2014

VANCOUVER– As 2014 marks BC Assessment's 40th anniversary, owners of more than 319,000 properties in the Vancouver Sea to Sky region can expect to receive their 2014 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.

"For the second time in as many years, most homes in Vancouver Sea to Sky region are remaining stable in value compared to last year's assessment roll," said Dharmesh Sisodraker, Deputy Assessor. "Most home owners in the Vancouver Sea to Sky region will see modest changes in the -5% to + 5% range."

Overall, Vancouver Sea to Sky region's Assessment Roll increased from \$367.8 billion last year to \$374.1 billion this year. A total of almost \$4.7 billion of this growth includes subdivisions, rezoning and new construction.

The chart below shows a comparison of the 2013 and 2014 total assessed values in a sample of Vancouver Sea to Sky jurisdictions, as well as the total value of subdivisions, rezoning and new construction (Non-Market Change) in each community.

Jurisdiction	2013 Assessment Roll	2014 Assessment Roll	Non-Market Change
City of Vancouver	\$248,907,205,808	\$254,513,982,476	\$3,081,369,578
City of North Vancouver	\$15,433,619,828	\$15,820,501,987	\$398,660,799
District of North Vancouver	\$30,516,638,459	\$30,709,475,273	\$317,410,900
District of West Vancouver	\$32,820,894,447	\$32,679,421,132	\$394,617,618
District of Squamish	\$3,854,304,382	\$3,854,453,704	\$51,159,445
Resort Municipality of Whistler	\$9,591,854,275	\$9,728,687,870	\$129,260,029
Village of Pemberton	\$483,555,825	\$481,768,566	\$3,159,781
Bowen Island Municipality	\$1,557,999,743	\$1,543,277,466	\$7,693,035
Sunshine Coast	\$9,056,386,327	\$8,961,768,463	\$115,407,978

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	2013 Assessment Roll (valuation date July 1, 2012)	2014 Assessment Roll (valuation date July 1, 2013)
City of Vancouver		
West Side Single Family - 50' Lot	\$1,622,900	\$1,610,200
West Side Single Family - 33' Lot	\$1,256,200	\$1,249,200
East Side Single Family - 33' Lot	\$1,081,700	\$1,135,000
Downtown - 2 Bedroom Apartment	\$567,000	\$543,000
West Side - 2 Bedroom Apartment	\$599,000	\$571,000
East Side - 2 Bedroom Apartment	\$383,000	\$364,000
City of North Vancouver		
Westview - Single Family Dwelling	\$756,000	\$792,000
Boulevard - Single Family Dwelling	\$901,200	\$941,300
Central Lonsdale - 1 Bedroom Apartment	\$305,000	\$317,900
Lower Lonsdale - 1 Bedroom Apartment	\$342,000	\$340,400
Lower Lonsdale - 3 Bedroom Townhouse	\$650,000	\$626,000
Rufus - 3 Bedroom Townhouse	\$704,000	\$743,000
District of North Vancouver		
Delbrook - Single Family Dwelling	\$1,194,300	\$1,199,700
Lynn Valley - Single Family Dwelling	\$846,200	\$893,700
Blueridge - Single Family Dwelling	\$850,000	\$855,000
Norgate-Pemberton - 1 Bedroom Apartment	\$329,000	\$338,000
Upper Lonsdale - 2 Bedroom Apartment	\$440,000	\$408,000
Lynn Valley - 3 Bedroom Townhouse	\$575,000	\$544,000
District of West Vancouver		
Dundarave - Single Family Dwelling	\$2,319,000	\$2,432,000
Ambleside - Single Family Dwelling	\$1,698,100	\$1,629,300
British Properties - Single Family Dwelling	\$2,288,000	\$2,405,000
Waterfront - Single Family Dwelling	\$3,471,000	\$3,413,000
Panorama - 3 Bedroom Townhouse	\$1,258,000	\$1,238,000
District of Squamish		
Downtown - Single Family Dwelling	\$359,000	\$345,000
Brackendale - Single Family Dwelling	\$427,000	\$446,000
Garibaldi Highlands - Single Family Dwelling	\$507,000	\$504,000
Garibaldi Estates - 3 Bedroom Townhouse	\$326,000	\$322,000
Resort Municipality of Whistler		
White Gold - Single Family Dwelling	\$969,000	\$988,000

News Release – Assessment Notices

January 2, 2014

Community	2013 Assessment Roll (valuation date of July 1, 2012)	2014 Assessment Roll (valuation date of July 1, 2013)
Whistler Cay - Single Family Dwelling	\$2,038,000	\$1,997,000
Alpine Meadows - Single Family Dwelling	\$2,145,000	\$2,268,000
Village - 2 Bedroom Apartment	\$429,000	\$459,000
Blackcomb Benchlands - 2 Bedroom Townhouse	\$607,000	\$641,000
Village of Pemberton		
Pemberton - Single Family Dwelling	\$463,000	\$499,000
Pemberton - 3 Bedroom Townhouse	\$291,000	\$277,000
Bowen Island Municipality		
Non Waterfront - Single Family Dwelling	\$454,000	\$447,000
Waterfront - Single Family Dwelling	\$1,307,000	\$1,341,000
Sunshine Coast – Single Family Dwelling		
Gibsons - Non Waterfront	\$391,000	\$396,000
Gibsons - Waterfront	\$717,000	\$711,000
Sechelt - Non Waterfront	\$328,000	\$301,000
Sechelt - Waterfront	\$657,300	\$663,300

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2013 or see incorrect information on their notice should contact BC Assessment as indicated on their notice as soon as possible in January,” said Dharmesh Sisodraker.

“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 Sisodraker.

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 online by clicking “CONNECT” at www.bcasessment.ca.

Visit www.bcasessment.ca for more information about the 2014 Assessment Roll including lists of 2014’s top 100 most valuable residential properties across the province.

Of note, 2014 is BC Assessment’s 40th anniversary, marking forty years of value to British Columbia.

Follow BC Assessment on [Twitter](https://twitter.com/bcasessment), [YouTube](https://www.youtube.com/bcasessment), [Facebook](https://www.facebook.com/bcasessment), and [LinkedIn](https://www.linkedin.com/bcasessment).

Media Contact:

Dharmesh Sisodraker, Deputy Assessor
 BC Assessment – Vancouver Sea to Sky Office
 Office Phone: (604) 739-8588 local 09529
 Toll Free: 1-866-valueBC (1-866-825-8322)
 Email: vss@bcassessment.ca

Media Backgrounder

BC Assessment

MEDIA BACKGROUNDER

For Immediate Release
January 2, 2014

Facts on B.C. Property Assessments and the 2014 Assessment Roll

- Total number of properties on the 2014 roll is 1,954,445, an approximate 1% increase from 2013.
- Total value of real estate on the 2014 roll is \$1,141,848,449,910, a 1.35% increase from 2013.
- Total amount of 'non-market change', including new construction and development: approximately \$17.54 billion, an increase of 5.38% from the 2013 roll of \$16.64 billion.
- In B.C., approx. 87.7% of all properties are classified with some residential (Class 1) component. This equates to over \$864 billion of the value on the total provincial roll.
- Over 98% 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, 2013 and physical condition as of October 31, 2013. 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-value BC 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 2014 assessment roll and regional and province-wide real estate market trends, please visit www.bcassessment.ca and click on the 2014 assessment roll information link.
- Follow BC Assessment on Twitter, YouTube, Facebook, and LinkedIn at www.bcassessment.ca

Additional Information and Links to Resources and 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 their address.

The screenshot shows the BC Assessment website homepage. At the top, there is a navigation menu with links for 'About Us', 'For Public', 'For Government', 'e-valueBC: Compare Assessments', 'Forms & Publications', 'Careers', and 'Offices'. The main banner features a hand holding a house model, with the text 'e-valueBC Compare Assessments Online.' Below the banner, there are three columns of content. The left column is titled 'Assessment Roll' and includes links for 'Details for the 2014 Assessment Roll', 'Change in Assessment Roll Map', and 'Property Assessment Review Process'. The middle column is titled 'What's New' and includes links for '2014 Assessment Roll', 'Dec.31: Changes to the e-valueBC system', '2014 Property Assessment Roll Announcement', 'Okanagan Office Move', '40 Years of Value to BC: page 5', 'Use of Property Photos', and 'Find out what else is new'. The right column is titled 'Social Media' and includes links for 'Connect with us', 'YouTube', '2014 Assessment Roll Videos', '2014 Assessment Roll Introduction by Connie Fair', 'South Fraser North Fraser Fraser Valley Okanagan', and 'A variety of videos on assessment and careers topics'. At the bottom, there are social media icons for Facebook, Twitter, and LinkedIn, and a note about website maintenance on Sunday mornings.

2014 Change in Assessment Roll Map

Change in the Assessment Roll

This map shows the total change for all property types within each property classification between the 2013 and 2014 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. *these figures do not include the value of subdivisions, rezoning and new construction.

Hover over an Assessment Area to view the % change.



Fact Sheets

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:

- changes in tax status (exempt or taxable) occurring up to December 31;
- changes in occupation of Crown property (Crown leases, licences, permits) occurring up to December 31;
- movement of manufactured homes up to December 31; and
- 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

Accessing BC Assessment's Property Database Through BC OnLine	General	Frequently Asked Questions About Property Assessment	General
Appealing Regulated Rates	Utilities, Legislated	How Managed Forest Land is Assessed	Farm, Forest
Assessment of Major Industrial and Electrical Properties	MIPs	Industrial Tax Credit	IC&I (Commercial)
Assessment of Manufactured Homes	Distinct Properties	Information for First Time Home Buyers	Residential
Assessment of Private Residential Properties on Crown, Municipal or Otherwise Exempt Land	Residential	Information for Landlords and Tenants of Commercial Property	IC&I (Commercial)
Assessment Services for First Nations	First Nations	Light Industrial vs. Business and Other Property Classifications	Distinct Properties
Authorization to Receive Confidential Information	General	Managed Forest Classification in British Columbia	Farm, Forest
BC Assessment - Key Dates	General	Market Value and Property Assessment	General
BC Assessment's Climate Action	General	Non-British Columbian Property Owners	General
Bed and Breakfast Properties	Residential	Occupiers of Crown, Municipal or Otherwise Exempt Land	Distinct Properties
Classification of Property	General	Oil and Gas Well Sites - A Guide for Property Owners	Distinct Properties
Classifying Farm Land	Farm, Forest	Oil and Gas Well Sites, Plant Sites and Related Facilities - A Guide for Companies	Distinct Properties
Classifying Horse Operations for Farm Purposes	Farm, Forest	Property Assessment Review Process	Residential
Classifying Land Leased to Farmers	Farm, Forest	Property Inspections	General
Classifying Land Used for a Retired Farmer's Dwelling	Farm, Forest	QR Codes on Property Assessment Notices	Residential
Classifying Strata Accommodation Property	Distinct Properties	Real Estate Appraisal and Property Assessment	General
Classifying Supportive Housing Property	Distinct Properties	Real Property Assessment and Taxation in British Columbia	General
Conservation Covenants	Distinct Properties	Regulated Rates - An Overview	Utilities, Legislated
Crown Land Leases, Licenses and Permits	Distinct Properties	Role of BC Assessment in supporting First Nations real property taxation	First Nations
Exemptions from Property Tax	Residential	School Tax Exemptions for Alternative Energy Power Projects	Utilities, Legislated
Exploring data capture and data sharing with BC Assessment	General	Section 19(B) of Assessment Act - Special assessments for certain long term residents	Distinct Properties
Farm Classification in British Columbia	Farm, Forest	Statutes, Regulations and Case Law updates June 2011 - Part 1	General
Farm Property Inspections	Farm, Forest	Statutes, Regulations and Case Law updates June 2011 - Part 2	General
Fast Facts on BC Assessment	General	Summary of process under ISGEA for First Nations entering the field of real property taxation	First Nations
First Nations Assessment and Taxation of Occupiers Of Real Property on Reserve Lands	First Nations	Valuation of Residential Strata Properties	Residential
		When You Move	General
		Wind Power Facilities	Distinct Properties

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

Updates to Statutes and Regulations in 2013

New Provincial Legislation in 2013

This is a listing of the 2013 legislation which is of particular interest for assessment purposes:

Name of Bill	In Force	Description of Legislation
<i>Local Government Statutes Amendment Act, 2013, S.B.C. 2013, c. 4</i>	The new averaging rules came into force April 1, 2013. All other provisions came into force on Royal Assent (March 14, 2013).	The Act amends the <i>Community Charter</i> and the <i>Vancouver Charter</i> to permit the electronic delivery of tax notices. The Act makes consequential (related) amendments to the <i>British Columbia Transit Act</i> , the <i>Police Act</i> , the <i>School Act</i> and the <i>South Coast British Columbia Transportation Authority Act</i> . The Act also amends the <i>Vancouver Charter</i> to permit the City council to pass bylaws that average or phase-in assessments over a greater than three-year period. The City may specify the averaging period in a bylaw and the current year's value may be averaged with up to 4 preceding years' value.
<i>Budget Measures Implementation Act, 2013 (Bill 2)</i>	Bill 2 was introduced and had first reading on June 27, 2013. Bill 2 received Royal Assent on July 25, 2013. The provision applies retroactively to give it force for any taxation year in respect of which a treaty first nation is or was a taxing treaty first nation.	Section 19 amends the <i>Hydro and Power Authority Act</i> to authorize BC Hydro to make grants in lieu of taxes to taxing treaty first nations. The <i>Assessment Authority Act</i> and the <i>Assessment Act</i> will apply to BC Hydro for this purpose. Prior approval of the Lieutenant Governor is required.

REGULATIONS/ORDERS CREATED OR AMENDED IN 2013

(a) Cabinet Regulations/Orders made or amended:

- B.C. Reg. 256/2013 (effective December 12, 2013) amended the Schedule to the *Port Land Valuation Regulation*, B.C. Reg. 304/2010 for the 2014 assessment roll.
- OIC 524/2013 (effective November 27, 2013) granted BC Assessment authority to make an order adopting updated costing manuals for the purposes of the 2014 assessment roll.
- B.C. Reg. 213/2013 (effective October 25, 2013) amended the Schedule to the *Ski Hill Property Valuation Regulation*, B.C. Reg. 291/2007, for the 2014 assessment roll.
- B.C. Reg. 212/2013 (effective October 25, 2013) 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 2014 assessment roll.
- B.C. Reg. 176/2013 (effective April 15, 2013) amends the *Taxation (Rural Area) Act Regulation* 387/82 and sets out the variable tax rates for 2013 and subsequent tax years.
- OIC 156/2013 (effective March 19, 2013) 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.C. Reg. 74/2013 (effective February 28, 2013) amended the *Home Owner Grant Regulation*, B.C. Reg. 100/2002 to increase the threshold amount from \$1,285,000 to \$1,295,000.

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

- B.C. Reg. 252/2013 (effective December 11, 2013), amended the *Railway and Pipeline Corporations Valuation Regulation*, B.C. Reg. 203/86.
- B.C. Reg. 250/2013 (effective December 11, 2013), amended the *Electrical Power Corporations Valuation Regulation*, B.C. Reg. 217/86.
- B.C. Reg. 253/2013 (effective December 11, 2013), amended the *Railway, Pipeline, Electric Power and Telecommunications Corporation Rights of Way Valuation Regulation*, B.C. Reg. 218/86.
- B.C. Reg. 254/2013 (effective December 11, 2013), amended the *Telecommunications Corporations Valuation Regulation*, B.C. Reg. 226/86.
- B.C. Reg. 251/2013 (effective December 11, 2013), 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 December 6, 2013.
- BC Assessment passed the 2013 levy bylaw on March 21, 2013.

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

- B.C. Reg. 57/2013, a regulation of the Victoria Regional Transit Commission (effective February 21, 2013), made under the *British Columbia Transit Act*, prescribes, for 2013, 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).

BC Assessment

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Questions?



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