

### **Filing a late property assessment complaint (appeal)**

The deadline for filing a property assessment complaint is January 31 of each year. All complaints must be filed with the assessor (BC Assessment) by this deadline or they will be considered as filed late.

What if I miss the deadline, can I still file a complaint and have a hearing with a PARP?

#### **What happens after the January 31 deadline?**

If you contact BC Assessment after the January 31 deadline (but before March 15) regarding a property assessment complaint, you will be advised that your complaint is late and may not be heard by a panel. If you wish to proceed with the property assessment complaint, you will be provided with a date to appear before the panel at which time a validity hearing will take place.

#### **Can a PARP hear a late complaint?**

Provincial legislation provides PARP with some discretion to consider a late complaint. The Panel must first conduct a validity hearing to determine whether there are sufficient reasons to accept a late complaint.

#### **The Validity Hearing**

At the validity hearing, you should present evidence explaining why you were unable to file your complaint by the January 31 deadline. Typically, a Panel will only consider evidence of third party interference but may consider sickness or death on compassionate grounds.

Third party interference could include misdirected mail, stolen mail, an error in ownership records or late arrival of the Assessment Notice. Being out of town, on vacation or forgetting to file a complaint will not typically meet the validity threshold.

The Panel will not consider any issues, arguments or evidence regarding the actual assessment of the property until it determines if there are sufficient reasons to exercise its discretion and accept the late complaint.

If the Panel decides to accept the complaint as eligible for a hearing, it may proceed to hear the property assessment complaint at that time or reschedule the hearing to a different sitting day.

However, if the Panel decides that the reasons provided are not sufficient to accept the late complaint, it will not hear evidence or arguments regarding the property assessment.

You will however, have the right to appeal the decision to the Property Assessment Appeal Board.

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For more information on preparing for a PARP Hearing please consult the PARP website at <https://www2.gov.bc.ca/gov/content/housing-tenancy/owning-a-home/property-assessment-review-panels2>