

Ministry of Finance

Tax Information Sheet



ISSUED: February 2010 REVISED: April 2015

Information Sheet 2010-01

gov.bc.ca/propertytaxes

Property Owners – Taxation and Benefit Programs

This information sheet provides a calendar of events to help you prepare and understand your responsibilities relating to annual property taxes.

Property Transfer Tax (PTT) is a provincial registration tax. PTT is different from your annual property taxes. 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 may request a review of your assessment by the Property Assessment Review Panel; **however, the request for the review must be filed 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** (if property is within a municipal boundary), a **Service BC Centre** or the **Surveyor of Taxes** (if property is outside a municipal boundary).

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.

If you are applying for the **Home Owner Grant** (HOG), your application is due on the same day as your property taxes. If you are applying for the Low Income Grant Supplement (LIGS) or the Veterans Supplement, you may now apply for the supplement for the current

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property tax year. These grants help reduce the annual property taxes on your home if you meet certain qualifications. Find more information on our website at gov.bc.ca/homeownergrant

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. Find more information on our website at gov.bc.ca/propertytaxdeferment

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, Veterans Supplement, PTD, or the 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 gov.bc.ca/propertytaxdeferment

Rural Property Tax

Telephone (Victoria): 250 387-0555
Telephone (Vancouver): 604 660-2421*
Toll free in BC: 1 800 663-7867
*request a transfer to 250 387-0555
E-mail: ruraltax@gov.bc.ca

Property Transfer Tax

Telephone (Victoria): 250 387-0604
E-mail: pttenq@gov.bc.ca

Other websites:

Land Title and Survey Authority of BC (land title office) - www.ltsa.ca
Service BC Centres - www.servicebc.gov.bc.ca/locations/
Municipal office listings - www.civicinfo.bc.ca/11.asp
BC Assessment - www.bcasessment.ca