



**The Corporation of the
Village of Slocan
Memo**

MTG DATE: APR 17/23 (SP)
ITEM: BYLAW
FILE: TAX RATES 2023

DATE: April 17, 2023
TO: Mayor and Village Council
FROM: M. Gordon, CAO
SUBJECT: Annual Tax Rate Bylaw 2023

ANALYSIS SUMMARY:

Attached for Council's consideration is the Annual Tax Rate Bylaw for 2023. Section 197 of the *Community Charter* states that local governments are required to submit an adopted Tax Rate Bylaw to the Province on or before May 15th of each year, setting out the rates for the current year. Prior to adopting a tax rate bylaw, Councils must first adopt a Financial Plan Bylaw.

Attached for Council's review is the draft Tax Rate Bylaw for 2023, implementing a 5% increase to general municipal taxes.

BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:

Once the Financial Plan is set, Council must adopt a tax bylaw to levy taxes to collect the monies outlined in the plan. Taxes are necessary to meet the operating requirements of the municipality.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

This bylaw meets all the requirements of the *Community Charter*. Section 197 of the *Community Charter* states that Local Governments are required to submit the adopted Tax Rate Bylaw to the Province on or before May 15th of each year. Property taxes are due by July 4th.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

Municipal Tax Rate Increase History	
2017	3%
2018	3%
2019	3%
2020	0% (COVID)
2021	3%
2022	3%
2023	5%

The 2023 Tax Rate Bylaw has been prepared with a 5% increase to general municipal taxes, reflecting an increase per household of approximately \$40, based on the average assessed home value of \$379,400 (up from \$302,000 in 2022).

2023 EXAMPLE:

\$379,400	Average Household Assessed Value
/ 1,000	Rates are "per thousands"
x 2.0468	2023 Municipal Tax Rate
\$776	Municipal Taxes Payable for 2023

BC ASSESSMENT & TAX RATES

It should be noted that the average assessed values of a residential property in the Village of Slokan has increased by 26% between 2022 and 2023 due to market conditions. The Village of Slokan automatically adjusts its tax rates to ensure that any increase in assessed value as a result of market change does not result in additional property tax revenue. The municipal tax rates included in this bylaw reflects this calculation. There is a common misconception that increases in assessed value due to market changes will result in property tax increases – but this is not the case.

TAXES COLLECTED ON BEHALF OF OTHER TAXING AUTHORITIES

“General Municipal Taxes”, as shown on a property tax invoice, is the amount of revenue the Village will collect in the current year for its own sources.

Municipalities also collect taxes on behalf of other taxing authorities, including School Tax, Police Tax, RDCK, Regional Hospital District, BC Assessment, and the Municipal Finance Authority. Payment must be forwarded to each taxing authority by August 1st of the current year. This is referred to as the *Annual Tax Requisition*.

TAX NOTICE EXAMPLE:

DESCRIPTION	ASSESSMENT	RATE	
Residential School	188,100	1.9761	371.70
Net School Tax (Incl. credits)			371.70
PHOG Basic			0.00
Police Tax	188,100	0.2905	54.64
Gen Munic Tax	188,100	3.6471	686.02
Mun. Fin. Auth.	188,100	0.0002	0.04
RDCK	188,100	2.1666	407.54
Assessm Auth Tax	188,100	0.0411	7.73
WK Bound Reg Hosp	188,100	0.2222	41.80

} Collected on Behalf of Others (rows: Residential School, Net School Tax, PHOG Basic, Police Tax, RDCK, Assessm Auth Tax, WK Bound Reg Hosp)
} Collected on Behalf of Others (rows: Mun. Fin. Auth., RDCK, Assessm Auth Tax, WK Bound Reg Hosp)
← MUNICIPAL REVENUE (row: Gen Munic Tax)

RECOMMENDATION:

That the Village of Slokan Annual Tax Rate Bylaw, No. _____, 2023 be read a first, second and third time by title only.



 Michelle Gordon
 Chief Administrative Officer

**THE CORPORATION OF THE VILLAGE OF SLOCAN
BYLAW NO. ____**

**BEING A BYLAW TO LEVY TAXES FOR MUNICIPAL, HOSPITAL AND
REGIONAL DISTRICT PURPOSES FOR THE YEAR 2023**

WHEREAS Section 197 of the *Community Charter* requires Municipal Councils, on or before May 15 of each year, to adopt a bylaw to impose property value taxes by establishing tax rates, for the municipal revenue proposed to be raised for the year from property taxes as provided in the financial plan and for amounts to be collected for the year by means of rates established by the municipality to meet its obligations to other local governments or public bodies;

NOW THEREFORE the Council of the Village of Slocan, in open meeting assembled,
ENACTS AS FOLLOWS:

TAX RATES

1. The following property value tax rates are hereby imposed and levied for the year 2023:
 - a) For all lawful **GENERAL** purposes of the municipality on the value of land and improvements taxable for general municipal purposes rates appearing in column "A" of the Schedule attached to and forming part of this bylaw.
 - b) For **HOSPITAL** purposes on the value of land and improvements taxable for West Kootenay Boundary Regional Hospital District purposes, rates in column "B" of the Schedule attached to and forming part of this bylaw.
 - c) For the purposes of the **REGIONAL DISTRICT OF CENTRAL KOOTENAY** on the value of land and improvements taxable for regional hospital district purposes, rates appearing in column "C" of the Schedule attached to and forming part of this bylaw.
2. The Collector shall add ten percent (10%) penalty to all current taxes or rates remaining unpaid after July 4, 2023, and interest to unpaid arrears and delinquent property taxes as outlined in Sections 245 and 246 of the *Community Charter*.
3. The minimum amount of taxation upon a parcel of real property shall be One (\$1.00) Dollar.
4. This Bylaw be cited for all purposes as the "**Annual Tax Rate Bylaw No. ____, 2023.**"

READ A FIRST TIME the ____ day of ____, 2023;

READ A FIRST TIME the ____ day of ____, 2023;

READ A FIRST TIME the ____ day of ____, 2023;

FINALLY PASSED AND ADOPTED the ____ day of ____, 2023.

Mayor

CAO

**THE CORPORATION OF THE VILLAGE OF SLOCAN
BYLAW NO. ____**

**SCHEDULE
2023 TAX RATES**

(Dollars of tax per \$1,000 of taxable assessed value)

	A	B	C
PROPERTY CLASS	General Municipal	West Kootenay Boundary Regional Hospital	Regional District of Central Kootenay
1. Residential	2.0468	0.1618	1.8750
2. Utility	40.000	0.5663	6.5625
5. Light Industrial	7.7971	0.5501	6.3750
6. Business	2.1295	0.3964	4.5938