

Property Taxes Explained | Reference Guide

Visit the City of Pitt Meadows' Property Tax web page for more information on property taxes: pittmeadows.ca/taxes. For support, call 604-465-2418 or email pmtaxes@pittmeadows.ca.

Property Taxes are due on the first regular business day after Canada Day.

[Property taxes](#), and the [Provincial Home Owner grants](#), are due by Tuesday, July 2, 2024.

Please note that homeowners now **apply for the Provincial Home Owner Grant directly through the Province**. For more details, visit pittmeadows.ca/home-owner-grant.

2024 Budget

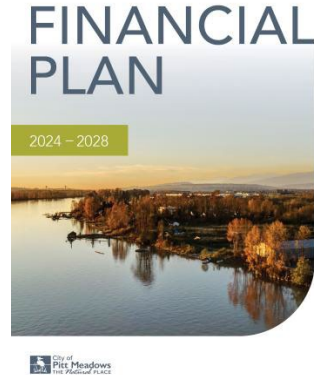
Budget deliberations were successfully concluded on December 11, 2023 after City Council reviewed and deliberated on department operating and capital budgets and decision packages. A [media release on December 14](#) (pittmeadows.ca/news) announced that Council approved the 2024 budget of \$54.2 million with a property tax increase of \$39 per month or \$469 annually for the average single-family home. The annual increase is comprised of \$264 in utility fees and \$205 in property taxes equivalent to 7.79%. Learn more at pittmeadows.ca/financialplan. **The \$469 increase is broken down as follows:**

Combined Taxes and Utilities	\$
Uncontrollable Costs	
Metro Vancouver water purchases and sewage treatment costs	217
Contracted Services - RCMP	44
Contracted Services - Library	5
Salaries & Benefits (CUPE, IAFF Collective Bargaining, and Exempt)	90
Subtotal	356
Asset Replacement Savings	97
Utility Departments	14
City Departments	24
Revenue Growth	(22)
Total Combined Taxes and Utilities	469
Tax and Utilities	\$
Property Taxes	205
Utility Fees	264
Total Taxes and Utilities	469

Major cost pressures come from:

- Uncontrollable cost charges related to Metro Vancouver water and sewage treatment, collective agreements, RCMP policing costs, as well as supply chain and high inflationary pressures; all of which account for \$356.
- Asset Replacement Savings account for \$97 providing an additional \$1.0 million towards future replacement of aging infrastructure and ensuring long-term sustainability.
- Investing in the Fire and Rescue Service with the creation of a full-time Administrative Clerk and the addition of four flex Firefighter positions for \$21.

For more information on where your tax dollars go, read the [2024-2028 Financial Plan](https://pittmeadows.ca/financialplan) at pittmeadows.ca/financialplan.



2024 Property Taxes (Page 20 of the 2024-2028 Financial Plan)

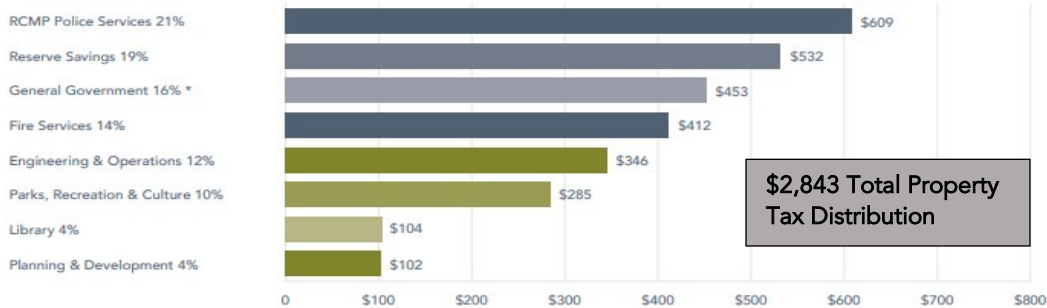
AVERAGE PROPERTY TAX IMPACT

The Single Family Home will receive a property tax increase of \$205 broken down as follows:

AVERAGE SINGLE FAMILY DWELLING ASSESSED AT \$1,193,494

Tax %'s based on \$/1% tax increase:

DESCRIPTION	2023 BUDGET	2024 BUDGET	VARIANCE \$	TAX IMPACT
RCMP Police Services	565	609	44	1.67%
Corporate Finance Reserve Savings	472	532	60	2.29%
General Government*	438	453	15	0.56%
Fire Services	366	412	46	1.76%
Engineering & Operations	323	346	23	0.85%
Parks, Recreation, Culture	273	285	12	0.48%
Library - FVRL	99	104	5	0.19%
Planning & Development	102	102	0	-0.01%
Total Property Tax	\$2,638	\$2,843	\$205	7.79%



*Includes Council, Office of the CAO, Administrative and Legislative Services, Emergency Programs, Financial Services, Human Resources, Communication, Information Technology, and Corporate Finance general administration.

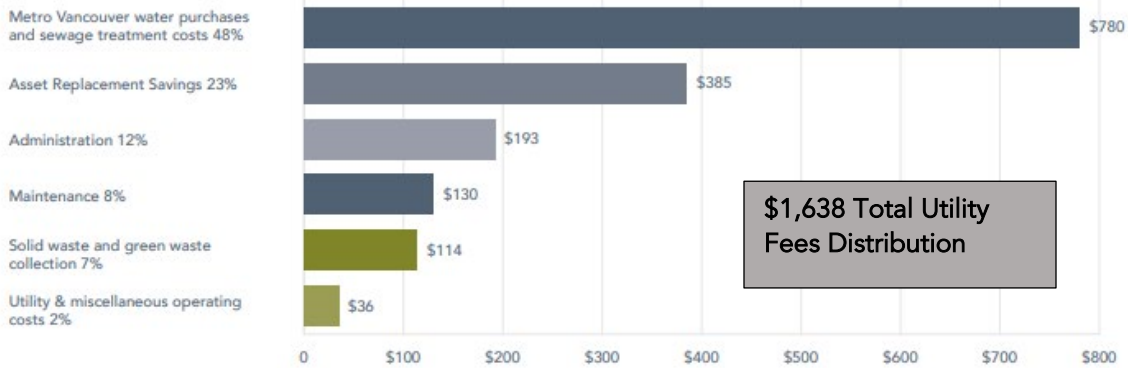
2024 Utility Fees (Page 22 of the 2024-2028 Financial Plan)

AVERAGE UTILITIES FEE IMPACT

The Single Family Home will receive a utilities fee increase of \$264 broken down as follows:

AVERAGE SINGLE FAMILY DWELLING ASSESSED AT \$1,193,494

DESCRIPTION	2023 BUDGET	2024 BUDGET	UTILITY USER FEE INCREASE (DECREASE) \$
Drainage, Diking	74	80	6
Sanitary Sewer	372	432	60
Solid Waste	223	209	(14)
Water	615	817	202
Drainage (mill rate)	90	100	10
Total Utility Fees	\$1,374	\$1,638	\$264



Video: Property Taxes Explained



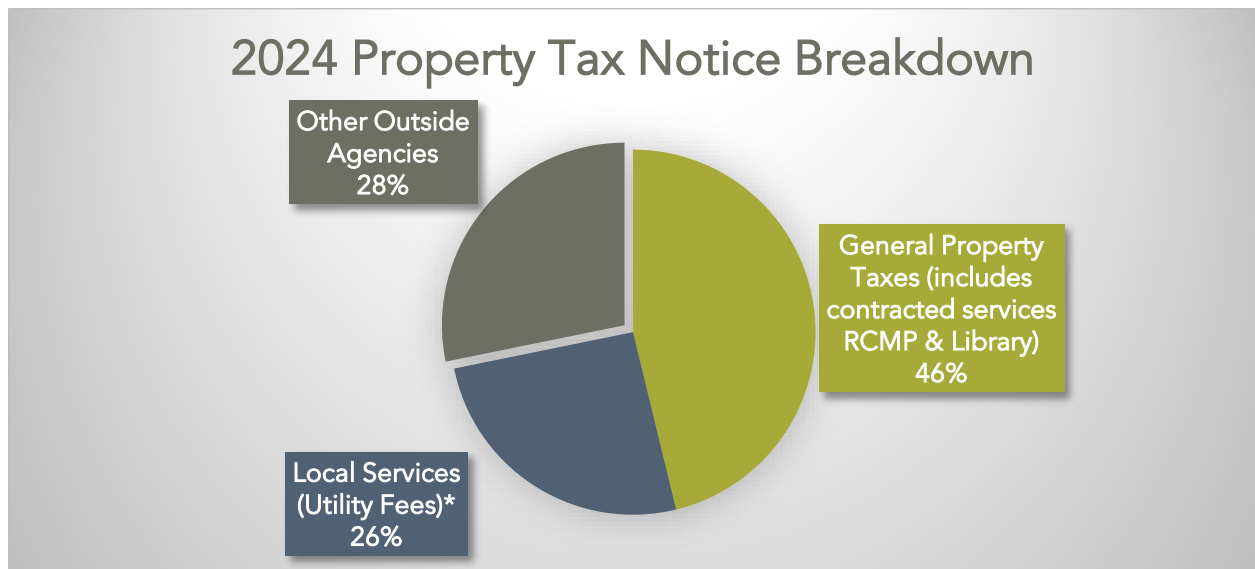
The average single-family home experiencing the 0.18% average residential decrease from the 2023 assessment value of \$1,193,494 will see a \$469 combined municipal property tax and utility increase. Watch video: <https://www.youtube.com/watch?v=iypYEFOzjoA&t=10s>.

Tax Notices: Levies Collected on behalf of External Agencies

The levies collected through municipal tax notices also include levies which are collected by the City and remitted in full to outside agencies such as:

- Metro Vancouver;
- The Province (Schools);
- BC Assessment Authority (BCA);
- Greater Vancouver Transportation Authority (TransLink); and
- The Municipal Finance Authority.

The levies are set by each of the outside agencies and are not considered part of the City's Property Tax calculation during business planning. As shown below, levies from **outside agencies are approximately 25% to 30% of the total amount payable on the Property Tax Notice.**



**Approximately 40% to 50% of total utility fees result from Metro Vancouver Water, Sewage and Drainage service costs.*

Provincial Government Administered Program

Tax Deferment Program

Each year, property owners 55 years of age or over, or a person with disabilities who live in their home, or a qualifying homeowner who is financially supporting a dependent child under the age of 18, have the option of applying for the Tax Deferment program through the Government of British Columbia. This is a loan program to help homeowners pay their property taxes on their principle residence. Full details are available [online through the Province](#) or by calling 1-855-355-2700. Learn more at pittmeadows.ca/tax-deferment-program.