



City of Richmond

Report to Council

To: Richmond City Council
From: Jerry Chong
Acting Director, Finance
Re: 2006 Property Tax Rates Bylaw 8066

Date: April 10, 2006
File: 03-0925-01/2006-Vol 01

Staff Recommendation

That the 2006 Property Tax Rates Bylaw 8066 be introduced to Council for first, second, and third readings.

Jerry Chong
Acting Director, Finance

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Budgets		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
Law		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
REVIEWED BY TAG		YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
				REVIEWED BY CAO	YES
					<input checked="" type="checkbox"/>
					NO
					<input type="checkbox"/>

Staff Report

Origin

All municipalities are required under Section 197 of the Community Charter to establish property taxes rates for the current year after the adoption of the 5 Year Financial Plan, but before May 15th.

Analysis

The 5 Year Financial Plan indicates that for 2006, a 3.98% tax increase is necessary to generate the total tax revenue of \$121,692,000 required to meet the financial obligations of the City.

2006 property assessment values have increased across the board with the residential assessment increasing by 11.27% from 2005. In order to attain the specific tax revenue required to balance the budgets, the mill rates have been adjusted downwards from the 2005 values. Schedule A of Bylaw No. 8066 lists the 2006 mill rates for each class.

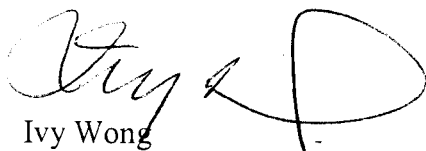
Consistent with prior years, taxes from the residential class will make up 50% of the total tax requirement.

Financial Impact

The total revenue raised for 2006 from property taxes will be \$121,692,000. The 2006 average residential property in Richmond has increased by \$37,799 from 2005 to the current value of \$376,666. Municipal taxes on the average assessed residential property will increase by approximately \$34.

Conclusion

That Council introduce and give first, second, and third readings to the 2006 Annual Property Tax Rates Bylaw 8066.



Ivy Wong
Revenue Manager
(4046)

IW:iw

CITY OF RICHMOND



ANNUAL PROPERTY TAX RATES

BYLAW NO. 8066

EFFECTIVE DATE –

CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES BYLAW NO. 8066

The Council of the City of Richmond enacts:

- (a) Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*, and
- (b) Part 3 pursuant to the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required under bylaws of the **City** to meet payments of interest and principal of debts incurred by the **City**, or required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the **City**, for which other provision has not been made.

PART TWO: REGIONAL DISTRICT RATES

- 2.1 The tax rates appearing in Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes, for Greater Vancouver Regional District purposes.

PART THREE: TRUNK SEWERAGE RATES

- 3.1 The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:

- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island West Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
- (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
- (c) Area C, being that part of the **City** contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area.

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agricultural District" in Section 221 of the **Zoning & Development Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates and Percentage Additions

- 4.1.1 All taxes payable under this bylaw must be paid on or before July 4, 2006, failing which the follow penalties apply:
 - (a) Any amount of tax which remains unpaid on July 5, 2006 is subject to a penalty equal to 5% of the unpaid amount and such penalty is added to and becomes part of the taxes owing;
 - (b) Any amount of tax which remains unpaid on September 1, 2006 is subject to a penalty equal to 5% of the unpaid amount and such penalty is added to and becomes part of the taxes owing.

4.2 Designation of Bylaw Schedules

- 4.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

ZONING & DEVELOPMENT BYLAW means the current Zoning & Development Bylaw of the **City**.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates Bylaw No. 7940 (2005) is repealed.

PART SEVEN: BYLAW CITATION

7.1 This bylaw is cited as “**2006 Annual Property Tax Rates Bylaw No. 8066**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 8066

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	1.60196	0.66381	0.53006	0.06597	2.86180
2. Utilities	21.32452	8.83636	7.05584	0.87811	38.09483
4. Major Industry	6.03036	2.49883	1.99532	0.24832	10.77283
5. Light Industry	7.67723	3.18125	2.54023	0.31614	13.71485
6. Business / other	5.93998	2.46138	1.96541	0.24460	10.61137
8. Recreation / non profit	0.73585	0.30492	0.24348	0.03030	1.31455
9. Farm	4.48549	1.85868	1.48416	0.18471	8.01304

SCHEDULE B to BYLAW NO. 8066

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.08055
2. Utilities	0.28192
4. Major Industry	0.27386
5. Light Industry	0.27386
6. Business/other	0.19734
8. Rec/non profit	0.08055
9. Farm	0.08055

SCHEDULE C to BYLAW NO. 8066

AREA		RATES
A	Sewer Debt Levy (land only)	0.23300
B	Sewer Debt Levy (land only)	0.23300
C	Sewer Debt Levy (land only)	0.28300