



City of Richmond

Report to Committee

To: Richmond City Council

Date: April 24, 2003

From: Andrew Nazareth
Director of Finance

File: 0925-01

Re: 2003 Property Tax Rates Bylaw 7519

Staff Recommendation

That the 2003 Property Tax Rates Bylaw be introduced to Council for first, second, and third readings.

Andrew Nazareth
Director of Finance

Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Section 359 of the Local Government Act requires a municipality to impose property taxes for the year by establishing tax rates after the adoption of the financial plan but before May 15th.

Analysis

Based on the figures of the 5-year financial plan, a 4.35% tax increase will generate the \$105,586,000 in revenue required to meet the City's 2003 budget.

Appendix A shows the tax rates required from each property class, in the categories as it will appear on the 2003 tax bill. The weighting of the tax burden on each class remains relatively similar to previous years, with 50% of the total tax dollars coming from residential properties.

Currently, municipal taxes is broken down into General Municipal, City Policing, Fire & Rescue, and Storm Drainage categories on the tax bill. This year, a new line item will be broken out from the general municipal rate for Fire Hall replacement.

Financial Impact

The average priced home in Richmond will see an increase of approximately \$40 on their municipal taxes.

Conclusion

That the 2003 Annual Property Tax Rates Bylaw 7519 be introduced to Council for first, second, and third reading.

Ivy Wong
Manager, Property Taxes

IW:iw

APPENDIX A

Policing Services

Net 2003 Policing Cost: 22,501,000

Class	Description	Net Taxable Value	City Policing	Revenue Required for Policing Cost	% of total
1301	General Residential	14,234,819,583	0.79037	11,250,785.96	50.00
1302	General Utilities	10,693,931	8.52405	91,155.56	0.41
1304	General Major Industry	72,393,100	2.35877	170,758.34	0.76
1305	General Light Industry	297,897,500	3.05272	909,398.50	4.04
1306	General Business	4,202,985,929	2.38144	10,009,138.07	44.48
1308	General Seasonal/Rec	90,164,100	0.30358	27,372.18	0.12
1309	General Farm	26,152,239	1.62095	42,391.40	0.19
		18,935,106,382		22,501,000.00	100.00

385

Fire & Rescue

Net 2003 Fire & Rescue Cost: 19,949,600

Class	Description	Net Taxable Value	Fire & Rescue	Revenue Required for Fire & Rescue	% of total
1301	General Residential	14,234,819,583	0.70075	9,975,053.53	50.00
1302	General Utilities	10,693,931	7.55750	80,819.38	0.41
1304	General Major Industry	72,393,100	2.09130	151,395.96	0.76
1305	General Light Industry	297,897,500	2.70657	806,281.33	4.04
1306	General Business	4,202,985,929	2.11140	8,874,196.74	44.48
1308	General Seasonal/Rec	90,164,100	0.26916	24,268.43	0.12
1309	General Farm	26,152,239	1.43715	37,584.62	0.19
		18,935,106,382		19,949,600.00	100.00

Fire Hall Replacement

996,093

Net 2003 Fire Hall Replacement:

Class	Description	Net Taxable Value	Fire Hall Replacement	Revenue Required for Hall Replacement	% of total
1301	General Residential	14,234,819,583	0.03499	498,059.16	50.00
1302	General Utilities	10,693,931	0.37735	4,035.35	0.41
1304	General Major Industry	72,393,100	0.10442	7,559.27	0.76
1305	General Light Industry	297,897,500	0.13514	40,258.01	4.04
1306	General Business	4,202,985,929	0.10542	443,092.86	44.48
1308	General Seasonal/Rec	90,164,100	0.01344	1,211.73	0.12
1309	General Farm	26,152,239	0.07176	1,876.62	0.19
		18,935,106,382		996,093.00	100.00

386

Storm Drainage

2,701,100

Net 2003 Storm Drainage:

Class	Description	Net Taxable Value	Storm Drainage	Revenue Required for Storm Drainage	% of total
1301	General Residential	14,234,819,583	0.09488	1,350,584.33	50.00
1302	General Utilities	10,693,931	1.02326	10,942.64	0.41
1304	General Major Industry	72,393,100	0.28315	20,498.44	0.76
1305	General Light Industry	297,897,500	0.36646	109,167.43	4.04
1306	General Business	4,202,985,929	0.28588	1,201,532.50	44.48
1308	General Seasonal/Rec	90,164,100	0.03644	3,285.85	0.12
1309	General Farm	26,152,239	0.19458	5,088.81	0.19
		18,935,106,382		2,701,100.00	100.00

APPENDIX A

Municipal Rate Net of Policing, Fire & Rescue, Fire Hall Replacement & Storm Drainage Costs

Class	Description	Net Taxable Value	Municipal Tax Rate	Total General Revenue	% of total
1301	General Residential	14,234,819,583	2.08791	29,721,039.37	50.00
1302	General Utilities	10,693,931	22.51785	240,804.32	0.41
1304	General Major Industry	72,393,100	6.23112	451,089.84	0.76
1305	General Light Industry	297,897,500	8.06433	2,402,344.93	4.04
1306	General Business	4,202,985,929	6.29100	26,440,996.01	44.48
1308	General Seasonal/Rec	90,164,100	0.80197	72,308.68	0.12
1309	General Farm	26,152,239	4.28203	111,984.76	0.19
		18,935,106,382		59,440,567.92	100.00



ANNUAL PROPERTY TAX RATES

BYLAW NO. 7519

EFFECTIVE DATE –

CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES BYLAW NO. 7519

The Council of the City of Richmond enacts:

- (a) Parts 1 through 7 excluding part 4, pursuant to the *Local Government Act*; and
- (b) Part 4 pursuant to the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates appearing 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 *Local Government Act*.

1.2 City Policing, Fire & Rescue, Fire Hall Replacement and Storm Drainage

- 1.2.1 The tax rates appearing in columns B, C, D & E 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: GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA) AND REGIONAL DISTRICT RATES

2.1 Greater Vancouver Transportation Authority (GVTA)

- 2.1.1 The tax rates appearing in column A of Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes, for Greater Vancouver Transportation Authority purposes.

2.2 Regional District

- 2.2.1 The tax rates appearing in column B of 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: STEVESTON SPECIFIED AREA RATES

- 3.1 The tax rate of 1.0906 is imposed and levied on the taxable land and improvements of all benefitting properties in the area declared a specified area by Steveston Specified Area Bylaw No. 4755.

PART FOUR: TRUNK SEWERAGE RATES

- 4.1 The tax rates appearing in Schedule C are hereby 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 FIVE: GENERAL PROVISIONS

5.1 Imposition of Penalty Dates and Percentage Additions

- 5.1.1 Instead of the 2nd day of July, as prescribed in the *Local Government Act* as the day on or after which a percentage is to be added to the unpaid taxes of the current year, the following other dates and percentage additions are hereby established:

- (a) As soon as practicable on or after the 3rd day of July, 2003, 5% of the amount unpaid on the 3rd day of July, 2003 is to be added to the unpaid taxes of the current year, for each parcel of land and the improvements thereon, shown on the real property tax roll; and
- (b) As soon as practicable on or after the 3rd day of September, 2003, 5% of the amount unpaid on the 3rd day of September, 2003 is to be added to the unpaid taxes of the current year, each parcel of land and the improvements thereon, shown on the real property tax roll.

5.2 Designation of Bylaw Schedules

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

PART SIX: INTERPRETATION

6.1 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 SEVEN: PREVIOUS BYLAW REPEAL

7.1 Annual Property Tax Rates Bylaw No. 7358 (2002) is repealed.

PART EIGHT: BYLAW CITATION

8.1 This bylaw is cited as "2003 Annual Property Tax Rates Bylaw No. 7519".

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. 7519

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D FIRE HALL REPLACEMENT	COLUMN E STORM DRAINAGE	TOTAL
1. Residential	2.08791	0.79037	0.70075	0.03499	0.09488	3.70890
2. Utility	22.51785	8.52405	7.55750	0.37735	1.02326	40.0000
4. Major Industry	6.23112	2.35877	2.09130	0.10442	0.28315	11.06876
5. Light Industry	8.06433	3.05272	2.70657	0.13514	0.36646	14.32523
6. Business /other	6.29100	2.38144	2.11140	0.10542	0.28588	11.17514
8. Recreation /non profit	0.80197	0.30358	0.26916	0.01344	0.03644	1.42459
9. Farm	4.28203	1.62095	1.43715	0.07176	0.19458	7.60647

SCHEDULE B to BYLAW NO. 7519

PROPERTY CLASS	COLUMN A GREATER VANCOUVER TRANSPORTATION AUTH.	COLUMN B REGIONAL DISTRICT
1. Residential	0.2874	0.09771
2. Utilities	2.3802	0.34197
4. Major industry	2.3138	0.33220
5. Light industry	2.3138	0.33220
6. Business/other	1.6657	0.23938
8. Rec/non profit	0.2874	0.09771
9. Farm	0.2874	0.09771

SCHEDULE C to BYLAW NO. 7519

AREA		RATES
A	Sewer Debt Levy (land only)	0.50092
B	Sewer Debt Levy (land only)	0.50092
C	Sewer Debt Levy (land only)	0.52597