



City of Richmond

Report to Council

To: Richmond City Council

Date: April 17, 2009

From: Jerry Chong
Director, Finance

File:

Re: 2009 Annual Property Tax Rates Bylaw 8487

Staff Recommendation

That the 2009 Property Tax Rates Bylaw 8487 be introduced to Council and given first, second, and third readings.

Jerry Chong
Director, Finance
(604-276-4064)

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	for A. NAZARETH	
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

Section 197 of the Community Charter requires municipalities to establish property tax rates for the current year after the adoption of the 5 Year Financial Plan and before May 15th. Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

Analysis

Assessments in 2009 were held at the lower of the July 2007 and July 2008 values. Therefore, most assessment classes showed a reduction in assessment values and base mill rates were adjusted.

According to the 5 Year Financial Plan (2009-2013), a 2.97% tax increase is necessary to generate the additional tax revenue that is necessary in order to meet 2009 financial obligations.

On April 14, 2009, the 2009 Tax Ratio report was presented to Finance Committee detailing the status quo and recommended tax distribution and rates for each assessment class. Council approved staff's recommendation for the allocation of tax burden by assessment class as the basis for setting the 2009 property tax rates.

The attached bylaw provides the mill rates necessary to attain the tax allocation and 2.97% tax increase.

Financial Impact

The average residential property assessed at \$509,187 will receive a municipal tax increase by approximately \$39.50.

Conclusion

That Council introduce and give first, second, and third readings to the 2009 Annual Property Tax Rates Bylaw 8487.



Ivy Wong, CMA
Revenue Manager
(604-276-4046)

IW:iw



CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES

BYLAW NO. 8487

EFFECTIVE DATE –



ANNUAL PROPERTY TAX RATES BYLAW NO. 8487

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

4.1.1 All taxes payable under this bylaw must be paid on or before July 2, 2009 as stated in section 234 of the Community Charter.

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. 8356 (2008) is repealed.

PART SEVEN: BYLAW CITATION

7.1 This bylaw is cited as “Annual Property Tax Rates Bylaw No. 8487”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 8487

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	<i>1.36348</i>	0.52055	0.42999	0.05585	<i>2.36987</i>
2. Utilities	<i>19.15349</i>	7.31246	6.04022	0.78447	<i>33.29064</i>
4. Major Industry	<i>5.83677</i>	2.22837	1.84068	0.23905	<i>10.14487</i>
5. Light Industry	<i>5.61914</i>	2.14529	1.77204	0.23014	<i>9.76661</i>
6. Business / other	<i>4.74635</i>	1.81207	1.49680	0.19440	<i>8.24962</i>
8. Recreation / non profit	<i>0.92508</i>	0.35318	0.29173	0.03789	<i>1.60788</i>
9. Farm	<i>6.15424</i>	2.34958	1.94080	0.25206	<i>10.69668</i>

SCHEDULE B to BYLAW NO. 8487

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.06226
2. Utilities	0.21791
4. Major Industry	0.21168
5. Light Industry	0.21168
6. Business/other	0.15254
8. Rec/non profit	0.06226
9. Farm	0.06226

SCHEDULE C to BYLAW NO. 8487

AREA	RATES
A, B, & C	Sewer Debt Levy (land only) 0.12651