



To: Richmond City Council

Date: April 22, 2004

From: Andrew Nazareth
Director of Finance

File: 12-8060-20-7714

Re: 2004 Property Tax Rate Bylaw 7714

Staff Recommendation

That the 2004 Property Tax Rates Bylaw be introduced to Council for first, second, and third readings.

Andrew Nazareth
Director of Finance
(4365)

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
REVIEWED BY CAO	YES <input type="checkbox"/>	N/A <input type="checkbox"/>

Staff Report

Origin

Section 197 of the Community Charter 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 3.74% tax increase will generate the \$110,493,000 in revenue required to meet the City's 2004 Budget.

Schedule A of Bylaw No. 7714 lists the 2004 mill rates for each class. The rates have been adjusted downwards from the 2003 values in order to attain the budgeted revenue. The weighting of the tax burden is beginning to show signs of the burden shifting towards the residential class. This is solely due to more residential developments over the year in comparison to non-residential developments.

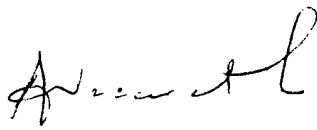
In 2003, Fire Hall Replacement was a separate line item on the tax bill. In 2004, this amount will be rolled into the total required for Fire & Rescue.

Financial Impact

In 2004, the average assessed price of a house in Richmond has increased by \$27,930 to the current value of \$293,584. The municipal taxes on the average assessed house will increase by approximately \$32.

Conclusion

That the 2004 Annual Property Tax Rates Bylaw 7714 be introduced to Council for first, second, and third reading.


for Ivy Wong
Revenue Manager
(4046)

IW:iw



ANNUAL PROPERTY TAX RATES

BYLAW NO. 7714

EFFECTIVE DATE –

CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES BYLAW NO. 7714

The Council of the City of Richmond enacts:

- (a) Parts 1 through 6 excluding part 4, pursuant to the *Community Charter*, 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 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: STEVESTON SPECIFIED AREA RATES

- 3.1 The tax rate of 1.1156 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 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 FIVE: GENERAL PROVISIONS

5.1 Imposition of Penalty Dates and Percentage Additions

- 5.1.1 All taxes payable under this bylaw must be paid on or before July 2, 2004, failing which the follow penalties apply:
- (a) Any amount of tax which remains unpaid on July 3, 2004 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 3, 2004 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.

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. 7519 (2003) is repealed.

PART EIGHT: BYLAW CITATION

8.1 This bylaw is cited as "2004 Annual Property Tax Rates Bylaw No. 7714".

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. 7714

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	1.94207	0.75950	0.67735	0.08641	3.46533
2. Utility	22.41709	8.76680	7.81864	0.99747	40.0000
4. Major Industry	6.27195	2.45282	2.18753	0.27908	11.19138
5. Light Industry	7.89169	3.08626	2.75247	0.35115	14.08157
6. Business /other	6.33499	2.47747	2.20952	0.28188	11.30386
8. Recreation /non profit	0.81287	0.31789	0.28351	0.03617	1.45044
9. Farm	4.50503	1.76181	1.57126	0.20046	8.03856

SCHEDULE B to BYLAW NO. 7714

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.09727
2. Utilities	0.34042
4. Major industry	0.33069
5. Light industry	0.33069
6. Business/other	0.23829
8. Rec/non profit	0.09726
9. Farm	0.09726

SCHEDULE C to BYLAW NO. 7714

AREA		RATES
A	Sewer Debt Levy (land only)	0.34767
B	Sewer Debt Levy (land only)	0.34767
C	Sewer Debt Levy (land only)	0.39767