



EXPLANATORY MEMO

2019 TAX RATE BYLAW, 2019, No. 3102

A taxation revenue increase of 6.98% is required to fully fund the 2019 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,337	1.000	\$ 2.01	0.10 %
Average Strata Dwelling	5,972	1.000	\$ 136.53	16.87 %
Average Light Industrial Property	78	3.000	\$ 1,472.44	7.01 %
Average Business Property	626	3.075	\$ 1,359.41	7.00 %

The following table outlines the distribution of the property taxes amount of the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	48.8%	\$ 14,238,966
Utilities (2)	0.5%	149,054
Light Industrial (5)	5.9%	1,731,382
Business & Other (6)	44.5%	12,996,847
Recreations / Non Profit (8)	0.3%	74,868
Farmland (9)	0.0%	28
Total	100.0%	\$ 29,191,145

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to maintain the tax burden close to the average ratio between the classes (1 : 3) identified in Metro Vancouver. The ratio in 2019 will be 1 : 3.075 between the residential and business class.

Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.



2019 TAX RATE BYLAW No. 3102

BYLAW No. 3102

A Bylaw to Levy property value taxes for municipal purposes
for the year 2019

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. The following tax rates appearing in Schedule “A”, attached to and forming a part of this bylaw, are imposed and levied for the 2019 year for:

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body.

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the “2019 Tax Rates Bylaw, 2019 No. 3102”.

READ A FIRST AND SECOND TIME this _____ day of _____, 2019.

READ A THIRD TIME this _____ day of _____, 2019.

FINALLY ADOPTED this _____ day of _____, 2019.

MAYOR

CORPORATE OFFICER

2019 Tax Rate Bylaw No. 3102 Schedule A

Municipal Taxes						
<i>Property Class</i>	<i>"A" General Municipal</i>	<i>RCMP</i>	<i>Fire</i>	<i>Library</i>	<i>Infrastructure</i>	<i>Other</i>
1 Residential	2.3236	1.0312	0.4117	0.1334	0.0060	0.7413
2 Utility	40.0000	17.7524	7.0877	2.2966	0.1028	12.7605
3 Supportive Housing	2.3236	1.0312	0.4117	0.1334	0.0060	0.7413
5 Light Industry	6.9708	3.0937	1.2352	0.4002	0.0179	2.2238
6 Business/Other	7.1450	3.1710	1.2660	0.4102	0.0184	2.2794
8 Rec/Non-profit	8.0629	3.5784	1.4287	0.4629	0.0207	2.5722
9 Farm	2.3236	1.0312	0.4117	0.1334	0.0060	0.7413

Regional Tax Requisitions	
<i>Property Class</i>	<i>(GVRD) Metro Vancouver</i>
1 Residential	0.0404
2 Utility	0.1413
3 Supportive Housing	0.0404
5 Light Industry	0.1373
6 Business/Other	0.0989
8 Rec/Non-profit	0.0404
9 Farm	0.0404