



EXPLANATORY MEMO

2021 TAX RATE BYLAW, 2021, No. 3166

A taxation revenue increase of 4.68% is required to fully fund the 2021 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	3,303	1.000	\$ 103.00	4.85 %
Average Strata Dwelling	6,634	1.000	\$ 64.00	6.47 %
Average Light Industrial Property	78	2.280	\$ 1,167.00	5.05 %
Average Business Property	620	2.540	\$ 804.00	3.85 %

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)	50.4%	\$ 15,828,543
Utilities (2)	0.6%	203,296
Light Industrial (5)	6.0%	1,891,407
Business & Other (6)	42.7%	13,431,203
Recreations / Non Profit (8)	0.3%	80,886
Farmland (9)	0.0%	30
Total	100.0%	\$ 31,435,365

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 2021 will be 1 : 2.540 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.



2021 TAX RATE BYLAW No. 3166

BYLAW No. 3166

A Bylaw to Levy property value taxes for municipal purposes
for the year 2021

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 2021 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 "2021 Tax Rates Bylaw, 2021 No. 3166".

READ A FIRST, SECOND and THIRD time this twenty-sixth day of April, 2021.

READ FINAL time this _____ day of _____, 2021

MAYOR

CORPORATE OFFICER

**2021 Tax Rate Bylaw No. 3166
Schedule A**

Municipal Taxes						
Property Class		"A" General Municipal	RCMP	Fire	Library	Other
1	Residential	2.5285	1.0883	0.4359	0.1410	0.8633
2	Utility	40.0000	17.2166	6.8958	2.2299	13.6577
3	Supportive Housing	2.5285	1.0883	0.4359	0.1410	0.8633
4	Major Industry	5.7649	2.4813	0.9938	0.3214	1.9684
5	Light Industry	5.7649	2.4813	0.9938	0.3214	1.9684
6	Business/Other	6.4223	2.7642	1.1072	0.3580	2.1929
7	Managed Forest	6.9533	2.9928	1.1987	0.3876	2.3742
8	Rec/Non-profit	6.9533	2.9928	1.1987	0.3876	2.3742
9	Farm	2.5285	1.0883	0.4359	0.1410	0.8633

Regional Tax Requisitions		
Property Class		(GVRD) Metro Vancouver
1	Residential	0.0566
2	Utility	0.1981
3	Supportive Housing	0.0566
4	Major Industry	0.1924
5	Light Industry	0.1924
6	Business/Other	0.1387
7	Managed Forest	0.1698
8	Rec/Non-profit	0.0566
9	Farm	0.0566