



EXPLANATORY MEMO

2025 TAX RATE BYLAW, 2025, No. 3312

A taxation revenue increase of 6.7% is required to fully fund the 2025 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:

Assessment Classification	Number of Properties	Average Assessed Value	Municipal Taxes	Annual Change	Monthly Change	% Change
Strata Home	7,703	\$ 580,434	\$ 1,354	\$ 76	\$ 6.33	5.94%
Single Family Home	3,226	\$ 1,369,059	\$ 3,194	\$ 200	\$ 16.71	6.70%
Business/Other	638	\$ 4,810,192	\$ 28,257	\$ 1,639	\$ 136.58	6.16%
Light Industrial	79	\$ 7,229,108	\$ 31,846	\$ 1,844	\$ 153.67	6.15%

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

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	52.0%	\$23,283,087
Utilities (2)	0.8%	367,325
Light Industrial (5)	6.5%	2,888,458
Business & Other (6)	40.3%	18,071,537
Recreation / Non-Profit (8)	0.4%	168,023
Total	100.0%	\$44,778,430

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. The taxable assessed values of business properties increased disproportionately compared to residential properties, this required a deviation from previous ratio in order to not over burden business and light industrial property owners. The ratio in 2025 will be 1:2.518 between the residential and business class and 1:1.805 between the residential and light industrial 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.



2025 TAX RATE BYLAW, 2025

BYLAW NO. 3312

A Bylaw to Levy property value taxes for municipal purposes
for the year 2025

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 part of this bylaw, are imposed and levied for the 2025 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 “2025 Tax Rates Bylaw, 2025, No. 3312”.

READ A FIRST, SECOND and THIRD time this _____ day of _____, 2025.

READ FINAL time this _____ day of _____, 2025

MAYOR

CORPORATE OFFICER

**2025 Tax Rate Bylaw No. 3312
Schedule A**

Municipal Taxes							
Property Class		"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other
1	Residential	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200
2	Utility	40.0000	16.6429	7.0742	1.8500	0.3738	14.0591
3	Supportive Housing	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200
4	Major Industry	4.2110	1.7521	0.7447	0.1948	0.0393	1.4801
5	Light Industry	4.2110	1.7521	0.7447	0.1948	0.0393	1.4801
6	Business/Other	5.8745	2.4442	1.0389	0.2717	0.0549	2.0648
7	Managed Forest	8.1655	3.3975	1.4441	0.3777	0.0763	2.8699
8	Rec/Non-profit	8.1655	3.3975	1.4441	0.3777	0.0763	2.8699
9	Farm	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200

Regional Tax Requisitions		
Property Class		(GVRD) Metro Vancouver
1	Residential	0.0592
2	Utility	0.2072
3	Supportive Housing	0.0592
4	Major Industry	0.2013
5	Light Industry	0.2013
6	Business/Other	0.1450
7	Managed Forest	0.1776
8	Rec/Non-profit	0.0592
9	Farm	0.0592