



EXPLANATORY MEMO

2026 TAX RATE BYLAW, 2026, No. 3336

A taxation revenue increase of 5.82% is required to fully fund the approved 2026 Financial Plan.

The following table shows the average effect on the City controlled property tax levies:

Assessment Classification	Number of Properties	Average Assessed Value	Municipal Taxes	Change		
				Annual	Monthly	%
Strata	7,863	\$ 554,238	\$ 1,438	\$ 83.35	\$ 6.95	6.15%
Single Family	3,214	\$ 1,269,858	\$ 3,294	\$ 99.55	\$ 8.30	3.12%
Business/Other	635	\$ 4,684,257	\$ 29,873	\$1,643.43	\$ 136.95	5.82%
Light Industrial	79	\$ 7,571,027	\$ 38,154	\$2,078.91	\$ 173.24	5.76%

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)	52.6%	\$25,075,139
Utilities (2)	0.8%	358,034
Light Industrial (5)	6.3%	3,014,181
Business & Other (6)	39.9%	18,969,300
Recreation / Non-Profit (8)	0.4%	179,430
Total	100.0%	\$47,596,084

The impact of a property tax increase affects each class, or type of property, differently depending on how the individual property assessments have changed. To adjust for market value shifts the bylaw includes adjusted tax rates for each property class, however the Province only allows municipalities to have one tax rate for all residential class properties.

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. In 2026 the assessed value of single-family homes decreased 7.25%, whereas strata (multi-family homes) have decreased 4.51%, therefore when the overall tax rate increase of 5.82% is applied, it has a larger impact on strata homes.

To adjust for the disproportionate change in business and light industrial properties, the property tax ratio in 2026 will be 1:2.459 between the residential and business class and 1:1.943 between the residential and light industrial class.

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



2026 TAX RATE BYLAW, 2026

BYLAW No. 3336

A Bylaw to Levy property value taxes for municipal purposes
for the year 2026

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 2026 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 "2026 Tax Rates Bylaw, 2026, No. 3336".

READ A FIRST, SECOND and THIRD time this _____ day of _____, 2026.

READ FINAL time this _____ day of _____, 2026

MAYOR

CORPORATE OFFICER

**2026 Tax Rate Bylaw No. 3336
Schedule A**

Municipal Taxes							
Property Class	"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other	
1 Residential	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	
2 Utility	40.0000	16.8269	7.3409	1.8121	0.1881	13.8320	
3 Supportive Housing	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	
4 Major Industry	5.0395	2.1200	0.9249	0.2283	0.0237	1.7426	
5 Light Industry	5.0395	2.1200	0.9249	0.2283	0.0237	1.7426	
6 Business/Other	6.3773	2.6830	1.1705	0.2889	0.0300	2.2049	
7 Managed Forest	10.1152	4.2553	1.8564	0.4583	0.0476	3.4976	
8 Rec/Non-profit	10.1152	4.2553	1.8564	0.4583	0.0476	3.4976	
9 Farm	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	

Regional Tax Requisitions	
Property Class	(GVRD) Metro Vancouver
1 Residential	0.0555
2 Utility	0.1943
3 Supportive Housing	0.0555
4 Major Industry	0.1887
5 Light Industry	0.1887
6 Business/Other	0.1360
7 Managed Forest	0.1665
8 Rec/Non-profit	0.0555
9 Farm	0.0555