



EXPLANATORY NOTE

BYLAW NO. 3020

A taxation revenue increase of 3.61% is required to fully fund the 2017 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	3,379	1.000	\$ 105	5.34%
Average Strata Dwelling	5,795	1.000	(\$ 20)	-2.77%
Average Light Industrial Property	78	3.195	\$ 864	5.34%
Average Business Property	628	2.990	\$ 962	5.39%

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

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	47.63%	\$12,245,858
Utilities (2)	0.42%	107,984
Light Industrial (5)	6.08%	1,563,194
Business & Other (6)	45.62%	11,729,079
Recreation / Non Profit (8)	0.25%	64,276
Farmland (9)	0.00%	34
Total	100%	\$25,710,425

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 shift the tax burden from the residential class to the business class so that the business class pays a higher proportion of the property taxation to move to the average ratio between classes (1: 3) identified in Metro Vancouver. The ratio in 2017 will be 1 : 2.99 between the residential and business class. This ratio change shifted an additional 1.72% of the overall city property tax burden to the business class properties.

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.



2017 TAX RATES BYLAW NO. 3020

A Bylaw to levy property value taxes for municipal purposes for the year 2017.

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 year 2017 for:
 - a) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
 - b) 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 "2017 Tax Rates Bylaw, 2017, No. 3020".

READ A FIRST, SECOND AND THIRD TIME this -- day of --, 2017.

ADOPTED this -- day of --, 2017.

MAYOR

CORPORATE OFFICER

2017 Tax Rates Bylaw No. 3020 Schedule "A"

Municipal Taxes

<i>Property Class</i>	COLUMN "A" <i>General Municipal</i>	<i>Police</i>	<i>Fire</i>	<i>Library</i>	<i>Infrastructure</i>	<i>Other</i>
1. Residential	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876
2. Utility	40.0000	18.2429	6.6240	2.4145	0.1906	12.5280
3. Supportive Housing	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876
5. Light Industry	9.0532	4.1289	1.4992	0.5465	0.0431	2.8355
6. Business/Other	8.4724	3.8640	1.4030	0.5114	0.0404	2.6536
8. Rec/Non-profit	9.0532	4.1289	1.4992	0.5465	0.0431	2.8355
9. Farm	2.8336	1.2923	0.4692	0.1710	0.0135	0.8876

Regional Tax Requisitions

<i>Property Class</i>	<i>GVRD</i>
1. Residential	0.0446
2. Utility	0.1562
3. Supportive Housing	0.0446
5. Light Industry	0.1517
6. Business/Other	0.1093
8. Rec/Non-profit	0.0446
9. Farm	0.0446