

factsheet



2009 Assessment Roll – Legislative changes

BC Assessment

What was the BC government's decision?

On November 27, 2008, the provincial government passed the *Economic Incentive and Stabilization Statutes Amendment Act, 2008*, S.B.C. 2008, c. 44 (Bill 45), which provides special valuation rules for the purpose of the 2009 tax year only. Part 3 of Bill 45 provides that properties valued at market value will, on the 2009 assessment roll, be valued at the actual value calculated using either a July 1, 2007 or July 1, 2008 valuation date, whichever is lower. Properties valued using regulated rates will be valued at the rates developed for the 2008 assessment roll.

www.gov.bc.ca/sbr/popt/property_assessment/index.html

What properties are affected?

Bill 45 applies to all land and improvements for all properties in British Columbia (estimated at 1.85 million) in nine different property classes.

How will changes to properties be reflected?

BC Assessment will assess properties reflecting their physical condition and permitted use as of October 31, 2008 using the lower of a July 1, 2007 or a July 1, 2008 valuation date. In determining the assessed value, changes such as new construction or inventory, permitted use (e.g., zoning), property class, occupation, eligibility for an exemption or in the taxing jurisdiction boundary, will be reflected on the roll. All other dates in the *Assessment Act* stay the same.

Will I see a change in my assessment?

Not likely. About 94 per cent of property owners in British Columbia will see an identical or lower assessed value on their 2009 notice compared to 2008. Eighty-two per cent of BC's 1.85 million properties will reflect last year's assessed value. Another 12 per cent of properties will be assessed at July 1, 2008 values because that value is lower than July 1, 2007. The remaining six per cent of properties will have undergone changes that are described in the previous question-and-answer section of this fact sheet.

Will I receive an assessment notice?

Yes. All property owners will receive a notice of their 2009 assessment in the mail in early January 2009.

Can I still appeal my assessment?

Yes. Property owners are encouraged to first contact BC Assessment in January if they have questions or concerns about their assessment. If you still disagree with your assessment, submit a notice of complaint (appeal) form by February 2, 2009. The form is available at www.bcassessment.ca or you can mail, fax or deliver your written request for review to your assessment office. Mailed-in requests must be post-marked by **February 2, 2009**. The back page of your 2009 assessment notice will explain the appeal process in more detail or please visit: www.sbr.gov.bc.ca/parp/index.html.

How will my property taxes be affected?

BC Assessment does not have a direct role in setting property taxes. Taxing authorities (municipalities, regional districts) set their tax rates for property taxes based on their budget requirements. Contact your municipality or taxing authority if you have questions about your property tax.

More Explanation by Property Class:

Class 1 – Residential

Class 5 – Light Industry

Class 6 – Business and Other

Class 8 – Recreational Property / Non-profit Organization

For the 2009 taxation year, properties which fall within these property classes are valued at market value in whole or in part, and will be valued at the lower of the actual value produced using either a July 1, 2007 or July 1, 2008 valuation date. Any changes in permitted use or physical condition of the property which occur up to October 31, 2008 will be reflected on the 2009 roll.

Class 2 - Utilities

Most properties in this class are valued by way of valuation rates set by the BC Assessment Board of Directors. Rates will not change from those in effect for the 2008 roll.

Class 3 – Supportive Housing

This is a new class designated by the Province for 2009. Properties in this Class are valued by a formula which reduces the value of the property to \$1 for improvements and \$1 for land. These value reductions apply no matter what the market value of these properties would have otherwise been. Therefore, the value of property within this Class will not be affected by amendments to the 2009 assessment roll. Find more policy information at www.bcasassessment.ca/pdf/publications/fact_sheets/F_S40_Supportive_Housing.pdf

Class 4 – Major Industry

These properties are valued using two methods. Most of the land used for major industrial plants is valued at its market value. For 2009 only, that land will be valued at its market value as of July 1, 2007 or July 1, 2008, whichever is lower. The plant structure is valued using regulated manuals. Normally, these values are updated annually to reflect inflation and other costs. There will be no update factors applied for the 2009 roll. Values will remain the same as they were for the 2008 roll.

Special rules apply to the assessment of major industrial plants located on port authority lands and which are used to export goods. The regulated values for those lands will be frozen at 2008 roll levels. The only new values in the port lands regulation will be for lands that are being newly designated for the 2009 roll. The values of those lands will be regulated at the values that were developed for the 2008 roll.

Class 7 – Managed Forest Land

Class 7 applies only to land. Land in this Class is valued using a combination of two methods: rates set by BC Assessment's Board of Directors; and the regulated value of the timber cut on those lands added to the base land value. Neither the land rates nor the cut timber value rates will be changed from 2008 roll values.

Class 9 – Farm Land

Land classified as farm land is valued using regulated rates which are based on the value of these lands as farm land and not for any other purpose. The rates used to value farm land are set by BC Assessment's Board of Directors. The rates in place for the 2008 roll will remain in effect.

More information online:

www.gov.bc.ca/sbr/popt/property_assessment/index.html

www.bcasassessment.ca/2009_assessment_roll_info/index.asp