

PROPOSED 2022 ANNUAL EXPENDITURE BUDGET AND PROPERTY TAX REVENUES

Anticipated Dates

- July 26, 2022, to August 9, 2022: Review of the 2022 annual expenditure budget containing projected property tax revenues and projected expenditures of those revenues.
- August 19, 2022: Mailout of 2022 property tax notices to Leaseholders.
- September 30, 2022: 2022 property tax payment deadline.

2022 Budget Proposal

	2022	2021	\$ Var	% Var
Administration Costs	\$ 89,020	\$ 82,880	\$ 6,140	7.4%
qathet Regional District	\$ 160,185	\$ 137,973	\$ 22,210	16.1%
Public Works	\$ 79,200	\$ 75,400	\$ 3,800	5.0%
Homeowner Grant	\$ 80,000	\$ 82,500	\$ (2,500)	-3.0%
Cost of Services	\$ 408,405	\$ 378,753	\$ 29,650	7.8%
Policing	\$ 1,181	\$ 14,472	\$ (13,290)	-91.8%
qathet Hospital District	\$ 3,953	\$ 3,767	\$ 190	4.9%
BC Assessment	\$ 2,875	\$ 2,516	\$ 360	14.3%
Taxation for other Authorities	\$ 8,009	\$ 20,755	\$ (12,750)	-61.4%
TOTAL TAXATION	\$ 416,414	\$ 399,508	\$ 16,900	4.2%

2022 Budget 2021 Budget

- **Administration costs** are the internal costs for administering the property tax program on an annual basis.

Taxation Administrator Wages	\$	20,000	\$	19,050
Taxation Management Wages		30,480		25,875
Project Accountant Wages		20,880		20,875
Directors & Tax Authority		6,350		6,050
Supplies		3,080		3,000
Office Admin.		3,080		3,000
General/Misc.		4,640		4,530
Flyer Delivery / Mail-outs		510		500
Sub Total:	\$	89,020	\$	82,880

- **qathet RD** annual service agreement payments made on behalf of the leaseholder properties.

Regional Administration	\$	8,457	\$	7,021
Parks		6,933		6,316
Cemetery		1,704		1,518
Waste Management		12,867		8,460
Emergency Telephone - 911		2,026		1,755
Library		8,436		7,343
House Numbering		625		277
Septage Disposal		812		713
Northside Fire Department		103,690		92,041
Other Fiscal Services - PRRD - Lund		14,635		12,529
Sub Total:	\$	160,185	\$	137,973

2022 Budget 2021 Budget

- **Public Works** cost recovery primarily due to third-party cost recoveries.

Roads Repairs/Brush Clearing/Ditching	\$ 21,000	\$ 20,000
Snow and Ice Removal	2,600	2,500
Drainage Upgrade on Klahanie Drive	-	
Street Lighting	5,600	5,300
Water System - hydrants	12,200	11,600
Garbage Waste Collection and Disposal	33,600	32,000
Spring Clean-Up	4,200	4,000
Sub Total:	\$ 79,200	\$ 75,400

- **Home Owner Grants** approved in 2021 under the Nation’s Home Owner Grant program was \$73,390.

2022 Tax Rate Proposal (dollars of property tax per \$1,000 of taxable assessed value)

Proposed - 2022 Rates						
	1	2	3	4	5	
Property Class	Local Services	Education Equivalency	Regional Hospital District	BC Assessment Authority	Police	Total
Residential	3.21259	1.51840	0.05080	0.03490	0.01500	4.83169
Utilities	45.64968	12.72000	0.17780	0.46620	0.05250	59.06618
Business and other	19.04558	3.52000	0.12446	0.10360	0.03680	22.83044
Recreation/Non-Profit	17.66925	2.03000	0.27940	0.03490	0.01500	20.02855

2021 Tax Rates

Prior Year - 2021 Rates						
	1	2	3	4	5	
Property Class	Local Services	Education Equivalency	Regional Hospital District	BC Assessment Authority	Police	Total
Residential	4.23000	1.96000	0.15700	0.04110	0.24670	6.63480
Utilities	42.30000	12.86000	0.54950	0.47310	0.86350	57.04610
Business and other	20.40000	3.86000	0.38470	0.11370	0.60440	25.36280
Recreation/Non-Profit	20.11890	2.33000	0.15700	0.01440	-	22.62030

Local Services tax rates are set by the Tla’amin Nation and collect revenues to cover the cost of services provided to the leasehold properties (Administration, qathet Regional District, Public Works, Homeowner Grants).

Education Equivalency tax rates are equivalent to the Provincial School Tax Rates and collect revenues to cover the cost of services provided to the leasehold properties (Administration, qathet Regional District, Public Works, Homeowner Grants).

Regional Hospital District tax rates are set by the Tla’amin Nation to collect the tax requisition dollar value required to be paid to the qathet Regional Hospital District on behalf of the leasehold properties.

BC Assessment Authority sets the tax rates that are to be applied to the leasehold properties and the revenue generated is paid over to the BC Assessment Authority.

Police tax rates are set by the Province of BC. All revenues collected are paid over to the Province.

Market Assessment Change 2021 to 2022

2022 residential property assessments increased approximately 37% due to changes in Market Value.

In recognition of this market value increase, the Local Services tax rate was reduced to an “equivalent 2021 tax rate” prior to reflecting the required 2022 revenue increase.

	2022	2021
Average Residential Assessment	556,675	405,858
Total Property Tax Payable, before Home Owner Grant	\$ 2,689.68	\$ 2,692.79

Average Business Assessment	563,000	477,000
Total Property Tax Payable	\$12,853.54	\$12,098.06

Examples of Actual Residential Assessment and Property Taxation change from 2021 to 2022						
	2022 Assessment	2021 Assessment	% Asses Increase	2022 Prop Taxes	2021 Prop Taxes	% Tax Increase
Property 1	640,000	452,000	41.59	3,092.28	2,999.02	3.11
Property 2	721,000	433,000	66.51	3,483.65	2,872.96	21.26
Property 3	775,000	580,000	33.62	3,744.53	3,848.26	(2.70)
Property 4	530,000	431,000	22.97	2,560.80	2,859.69	(10.45)