



Property Tax Information

Due: July 4, 2016



FIN16-099

Township of Langley
 Revenue and Tax Collection Department
 20338 - 65 Avenue, Langley, BC V2Y 3J1
 604.533.6005
 taxdept@tol.ca



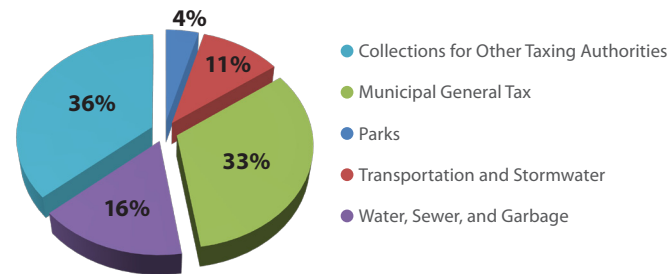
tol.ca/taxes

Property Tax Statement Where do the collected funds go?

A. Total Property Tax

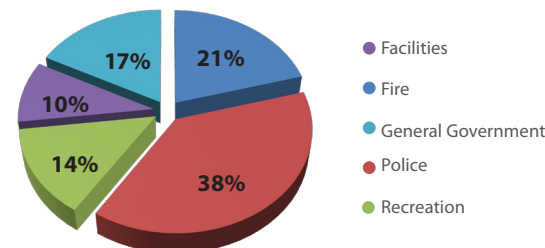
Municipal General Tax	33%
Transportation and Stormwater Levy	11%
Parks	4%
Water, Sewer, and Garbage	16%
Collected for Other Taxing Authorities:	36%

- BC Assessment
- Fraser Valley Regional Libraries
- Greater Vancouver Regional District (Metro Vancouver)
- Langley School District #35
- Municipal Finance Authority
- TransLink



B. Municipal General Tax Portion (78 million)

This graph identifies how the 33% Municipal General Tax portion (from the graph above) is distributed amongst the various Township of Langley divisions.



Never miss another garbage or recycling day!

Get a reminder email, tweet, or phone call, or have a reminder added to your phone/computer calendar.

tol.ca/recycle
 click on
Create a reminder!

2016 Five Year Financial Plan

Each year, Township of Langley Council adopts a new Five-Year Financial Plan prior to final adoption of the annual Property Tax Bylaw. The Five-Year Financial Plan details how the Township of Langley plans to manage its resources, revenues, and expenditures to best serve the community.

Property Tax Increase: 3.93%

In 2016, Council approved a 3.93% general municipal tax rate increase based on the Township's approved operation budget. The 3.93% property tax increase is comprised of:

General inflation	1.26%
Contribution to capital: Transportation	0.46%
Future Aldergrove facility	0.23%
Universal Services Property Taxes (base)	1.95%

Protective Services:

RCMP members (2)	0.30%
Litter and illegal waste management	0.09%

Infrastructure:

Paving program increase	0.50%
Capital infrastructure renewal and replacement contribution increase	0.50%
Parks operating contribution to capital	0.46%
Public works vehicle and equipment replacement reserve	0.13%
Universal Services Property Tax Increase	3.93%

Tax rates were set after property assessments were received from BC Assessment. Individual tax increases may be higher or lower depending on the change in your property assessment. For instance, preliminary BC Assessment values indicate an average increase in market assessed values of 8% over 2015. If your property's assessed value increased by the average, your taxes should increase by 3.93%. If the value increase is higher or lower than the average, your tax increase will vary accordingly.

For a typical residential property not receiving water, sewer, or garbage collection, taxes will increase by \$63 for the year. Households receiving user-pay services, such as water, sewer, and garbage collection will pay an additional amount for each service as follows:

- Water \$12
- Sewer \$9
- Garbage (\$15)

2016 Major Operational Cost Drivers

- RCMP contract and integrated teams policing costs
- Regional district charges (water, sewer, and garbage)
- Capital infrastructure renewal and replacement reserve

2016 Major Capital Investments

- Detention pond: 198A Street at 82 Avenue
- Playing field replacement
- Recreation centre construction: Aldergrove
- Water reservoir: 73A Avenue at 204 Street
- Road construction:
 - 216 Street interchange
 - 72 Avenue: 196 Street to 198B Street
 - 80 Avenue extension
- Road widening:
 - 208 Street corridor
 - Fraser Highway
- Sanitary lift station and force main replacement: Aldergrove
- Solid waste collection carts for semi-automatic collection program
- Willoughby Park area infrastructure

Property taxes due: **Monday, July 4, 2016**

Full payment of property taxes and eligible Home Owner Grants must be received by July 4, 2016 to avoid a 10% penalty. Unclaimed Home Owner Grants are considered to be unpaid taxes and are subject to the same 10% penalty.

Payment Options

✓ **Avoid the line. Pay online.**

Internet/Telebanking: to set up, log into your financial institution's online banking system and set up a new payee. Search for "Langley" and select Township of Langley (taxes). Locate the 10 digit folio number on the front of your Property Tax Statement; use this number as the account number. Contact your financial institution for more information. Retain your receipt; it may be required by the Township of Langley for proof of payment date.

✓ **Canadian Financial Institutions/Automated**

Banking Machine (ABM): will accept payments but will not take responsibility for forwarding Home Owner Grants. *ABM, internet/telebanking, and financial institution payments are subject to a 10% penalty if rejected by the financial institution for any reason or if the payment is made after the financial institution's local cut-off time on the due date. Retain your receipt; it may be required by the Township of Langley for proof of payment date.*

✓ **24 Hour Drop Box:** located at the street level entrance to the Civic Facility, 20338 - 65 Avenue. Drop off cheque and/or completed Home Owner Grant in an envelope labeled Tax Department. Do not put cash in the drop box. *Drop box will be cleared daily and at midnight, July 4, 2016. Payments and Home Owner Grants received after midnight, July 4, 2016 are subject to a 10% penalty.*

✓ **Mail (Canada Post) or Courier:** Mail cheque and/or completed Home Owner Grant in an envelope addressed to the Township of Langley Tax Department at 20338 - 65 Avenue, Langley, BC V3Y 3J1. *Payment that is lost, stolen, or delayed by mail is subject to a 10% penalty.*

✓ **In Person:** make payment in person at any of the locations listed below with cash, debit, or cheque. Postdated cheques for July 4, 2016 are accepted.

Note: Credit cards are not accepted.

Civic Facility

20338 - 65 Avenue
Langley, BC V2Y 3J1 604.533.6005
Monday 8:00am - 7:00pm
Tuesday - Friday 8:00am - 5:00pm

Extended Tax Season Hours:

June 28 - 30
Tuesday - Friday 8:00am - 6:00pm

Note: Civic Facility is closed Friday, July 1, 2016

Aldergrove Kinsmen Community Centre

26770 - 29 Avenue 604.533.6144

Langley Centennial Museum

9135 King Street 604.532.3536

Langley Events Centre - Gate 1

7888 - 200 Street 604.882.8800

W.C. Blair Recreation Centre

22200 Fraser Highway 604.533.6170

Walnut Grove Community Centre

8889 Walnut Grove Drive 604.882.0408

Willoughby Community Centre

7888 - 200 Street 604.455.8821

For hours of operation, visit tol.ca/hoo

✓ **Pre-Authorized Debit Plan:** if you are a current user of the plan and an outstanding balance is shown on your Property Tax Statement, it must be paid by July 4, 2016 to avoid a 10% penalty. Remember to claim your Home Owner Grant if eligible.

July

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Provincial Home Owner Grant

Eligible home owners must complete a Home Owner Grant application each year and submit it to the Township of Langley by the due date to avoid a 10% penalty. You may claim the Home Owner Grant without making a payment.

There are two ways to claim the Home Owner Grant; choose one option below.

1. **Claim online** at tol.ca/hog

You will require the 10 digit folio number and the 7 digit access code from the front of your Property Tax Statement. Retain your confirmation/order number as proof of processing as it may be required by the Township of Langley.

2. Complete the application in full; see front of your Property Tax Statement, and submit it to any of the Township of Langley locations listed.

For more information on eligibility requirements, visit: gov.bc.ca/homeownergrant

Property Tax Deferment Program

The British Columbia Property Tax Deferment Program is a provincial loan program that allows registered property owners to defer their annual property tax payment when certain criteria are met. Currently there are two different deferment programs available. Contact the Township of Langley's Tax Department for more information, or visit: gov.bc.ca/propertytaxdeferment

How to Apply

All deferment applications (new or renewal) must be submitted to the Township of Langley for processing along with the utility user fees payment (water, sewer, and garbage, if applicable) and the Home Owner Grant application, if eligible, by July 4, 2016 to avoid a 10% penalty.

Plan ahead. Prepay your taxes for 2017!

2 Easy Options:

1 Pre-Authorized Debit Plan (PAD)

The Township of Langley offers an automatic pre-authorized debit plan for property owners to pay their taxes monthly.

How to apply for Pre-Authorized Debit Plan

- Pay the current year's Property Tax Statement and claim the Home Owner Grant, if eligible, by July 4, 2016 to avoid a 10% penalty
- Complete the PAD application form online at tol.ca/pad
- Attach a void cheque
- Submit the completed PAD application form by July 20, 2016 to any of the listed Township of Langley facilities, by fax or email

The benefits of using Pre-Authorized Debit Plan

- Spreading the estimated balance over 10 monthly debits from August 1 to May 1
- Accrue interest on prepaid balances
- No requirement to apply each year – the plan will automatically recalculate annual monthly payment, which appears on the Property Tax Statement
- Available to properties with outstanding balances

2 Internet/Telebanking

- Pay the current year's Property Tax Statement and claim the Home Owner Grant, if eligible, by July 4, 2016 to avoid a 10% penalty
- Set up prepayments through your financial institution
- Log into your financial institution online banking system
- Set up a new payee for the Township of Langley (taxes)
- Locate the 10 digit folio number on the front of your Property Tax Statement; use this number as the account number
- Choose a convenient date for monthly payments