

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
2016 PROPERTY TAX RATES per \$1000 of Assessed Value

Property Class >		01	02	04	05	06	08	09
		Residential	Utilities	Major Industry	Light Industry	Business/other	Rec./Non-profit	Farm
080	General Purposes - General	0.87590	7.76450	2.52090	2.43420	2.62780	1.33260	2.89050
080	General Purposes - Protective Services	1.26850	11.24490	3.65090	3.52530	3.80560	1.92990	4.18620
	TOTAL General Purposes	2.14440	19.00940	6.17180	5.95950	6.43340	3.26250	7.07670
080	Parks	0.28040	2.48600	0.80720	0.77940	0.84140	0.42670	0.92550
080	Transportation Roads	0.52360	4.64190	1.50710	1.45530	1.57100	0.79670	1.72810
080	Stormwater	0.17520	1.55320	0.50430	0.48690	0.52570	0.26660	0.57820
	TOTAL Other Municipal Purposes	0.97920	8.68110	2.81860	2.72160	2.93810	1.49000	3.23180
	TOTAL MUNICIPAL PURPOSES - Bylaw 5195	3.12360	27.69050	8.99040	8.68110	9.37150	4.75250	10.30850
080	Fraser Valley Regional Library	0.10900	0.96590	0.31360	0.30280	0.32690	0.16580	0.35960
010, 020	Langley School District #35	1.77110	13.50000	2.16000	5.40000	5.40000	3.10000	3.45000
040	Translink - S C B C Transportation Authority	0.28340	2.57430	1.92350	1.52110	1.24200	0.25820	0.36290
070	Municipal Finance Authority	0.00020	0.00070	0.00070	0.00070	0.00050	0.00020	0.00020
060	G V R D (Metro Vancouver) - Bylaw 5195	0.05231	0.18308	0.17785	0.17785	0.12816	0.05231	0.05231
050	British Columbia Assessment	0.05430	0.49950	0.49950	0.15750	0.15750	0.05430	0.05430
	TOTAL OTHER AUTHORITIES	2.16131	16.75758	4.76155	7.25715	6.92816	3.46501	3.91971
TOTAL TAX RATE		5.39391	45.41398	14.06555	16.24105	16.62656	8.38331	14.58781

* Actual Class 4 School Tax Rate 5.4 less 60%
* Actual Class 9 School Tax Rate 6.9 is less 50%

Due Dates	Property Taxes JUL 4		HOG - no Penalty Aug-31	Penalty 1 JUL 04 10%	(close of business)
Interest On Arrears & Delinquents (& Tax Sale Redemptions)	JAN 01 - APR 30 5.70%	MAY 01 - AUG 31 5.70%	SEP 01 - DEC 31		
Interest On Pre-Authorized Debit Plan(PAD) 2.0% Below Prime Rate	JAN 01 0.70%				
Interest on Tax Deferments	2015 OCT 01 - 2016 MAR 31 0.85%		2016 APR 01 - 2016 SEP 30 0.70%	2016 OCT 01 - 2017 MAR 31	Renewals fee \$ 10.00 New Applications \$ 60.00
Interest on Tax Deferments-Families With Children	2015 OCT 01 - 2016 MAR 31 2.85%		2016 APR 01 - 2016 SEP 30 2.70%	2016 OCT 01 - 2017 MAR 31	
Home Owner Grants	<u>BASIC</u> 570.00	<u>BASIC + ADDED</u> 845.00	The grant is reduced and eliminated on a graduated scale by \$ 5.00 for every \$ 1,000 of residential assessed values (land and buildings) in excess of \$ 1,200,000.		
Minimum Taxes Payable	350.00	100.00	(plus user fees if applicable)		

TAX SALE
MONDAY SEPTEMBER 26
Certified cheques in by Friday July 29, 2016

THE FOLLOWING MAY ALSO BE APPLICABLE in addition to ** LOCAL AREA SERVICE AND/OR BUSINESS IMPROVEMENT AREA CHARGES TO SPECIFIC PROPERTY **

Water User Rates - Bylaw 5188	Residential Flat Rate \$493.32 Per Unit	Commercial Rate \$0.713 /m3, base rate \$246.66 per half year for first 110m3, billed semi-annually	Secondary Suite Rate \$148.00 Per Unit
Sewer User Rates - Bylaw 5189	Residential Flat Rate \$399.34 Per Unit	Commercial Rate \$ 1.124/m3, base rate \$199.67 per half year, billed semi-annually (based on 80% of metered water consumption)	Secondary Suite Rate \$119.80 Per Unit
Garbage Service Rate - Bylaw 5190	\$291.57	Per Residence if in Garbage Area	

FINAL

2016 TOL Property Tax Rates