

Property Tax Information

Due Tuesday, July 3, 2018

Full payment of property taxes and eligible Home Owner Grants must be received by July 3, 2018 to avoid a 10% penalty. Unclaimed Home Owner Grants are considered to be unpaid taxes and are subject to the same 10% penalty.

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				

Avoid the line, pay your property taxes online!

1

Log on to your financial institution to add payee

2

Search for 'Langley' and select 'Township of Langley (taxes)'

3

Use the 10 digit folio number on the front of your Property Tax Statement as the account number

4

Make payment prior to your bank's local daily cutoff time. Retain receipt for proof of payment

Other Tax Payment Options

Canadian Financial Institutions/Automated Banking

Machine (ABM)*: Will accept payments but will not take responsibility for forwarding Home Owner Grants.

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 3, 2018.

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 V2Y 3J1.

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 3, 2018.

*Payment that is lost, stolen, or delayed by mail, ABM, online/teletanking, financial institution, or 24 Hour Drop Box is subject to a 10% penalty. Retain receipt for proof of payment date to avoid a 10% penalty. Remember to claim your Home Owner Grant if eligible.

In Person: Make payment in person at any of the locations listed below with debit, cash, or cheque. Postdated cheques for July 3, 2018 are accepted. **Note: Credit cards are not accepted.**

Civic Facility
20338 - 65 Avenue
604.533.6005

Monday
8:00am - 7:00pm

Tuesday - Friday
8:00am - 5:00pm

**Extended
Tax Season Hours**

June 26 - 29 and July 3
8:00am - 6:00pm

Note: Civic Facility is closed
Monday, July 2, 2018

**Aldergrove Kinsmen
Community Centre**
26770 - 29 Avenue
604.533.6144

George Preston Recreation Centre
20699 - 42 Avenue
604.530.1323

Langley Centennial Museum
9135 King Street
604.532.3536

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/recfacilities

Avoid the line, claim your Home Owner Grant online!

1

Go online to tol.ca/hog to fill out the online application form

2

Enter the 10 digit folio number and 7 digit access code on the front of your Property Tax Statement

3

Complete the electronic Home Owner Grant application

4

Select 'Claim Grant' to submit and retain your order number as proof of processing

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. See the front of your Property Tax Statement to complete the application in person and submit to any of the Township of Langley locations listed above.

For more info 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 Revenue and Tax Collection Department for more information, or visit gov.bc.ca/propertytaxdeferment.

How to Apply

All Deferment applications (new or renewal) must be submitted along with the payment of prior year outstanding taxes, user fees (water, sewer, and garbage) if applicable, and Home Owner Grant application, if eligible, by the due date to avoid a 10% penalty. All application forms must be submitted to the Township of Langley for processing.

Plan ahead. Prepay your taxes for 2019!

Pay your 2018 Property Tax Statement and claim the Home Owner Grant, if eligible, by July 3, 2018, to avoid a 10% penalty, then choose one of the following 2 options to prepay your 2019 taxes

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

- Complete the PAD application form online at tol.ca/pad
- Attach a void cheque
- Submit the completed PAD application form by July 20, 2018 to the Township of Langley Civic Facility or email tax@tol.ca

2

Online/Teletanking

- Log on to your financial institution to add payee
- Search for 'Langley' and select 'Township of Langley (taxes)'
- Use the 10 digit folio number on the front of your Property Tax Statement as the account number
- Choose a convenient monthly payment date

Benefits

- Spread the 2019 estimated amount over the year
- Accrue interest on prepaid balances
- Available to properties with outstanding balances (penalty and interest will apply)

Reminders

- When you receive your annual Property Tax Statement, verify any outstanding amount to be paid
- Claim the Home Owner Grant, if eligible, annually

Five-Year Financial Plan

Each year, Township 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 plans to manage its resources, revenue, and expenditures to best serve the community.

General Municipal Tax Increase

Given the current challenging economic environment, there is tremendous pressure on municipalities to keep budgets down. For the budget year 2018 that means a base level increase of 1.95% is required to offset general inflation and to maintain existing service levels.

In addition to the base increase, Council has continued with their commitment to infrastructure and protective services. Contributions to roads, stormwater, parks and facility infrastructure budgets have resulted in a levy increase of 1.26% which has been offset by an increase in development revenue. Contributions to protective services by adding four RCMP Members starting October 1st resulted in a 0.14% levy increase.

Other increases, totaling 0.38%, included a grant to the Gateway of Hope, additional support for the Langley Regional Airport, and the extension of hours of service in one recreation facility to bring it in line with other Township recreation operations.

Property Tax Increase: 2.47%

In 2018, Council approved a 2.47% general municipal tax rate increase based on the Township's approved operating budget. The 2.47% property tax increase is comprised of:

Core Property Tax Increase	1.41%
Transportation Contribution to Capital Program	0.29%
Future Aldergrove Facility	0.25%
Universal Services Property Taxes - Base	1.95%
Commitment to roads, stormwater, parks, and facilities infrastructure	1.26%
RCMP, 4 members starting October 1 st	0.14%
Other Positions and Programs	0.38%
• Grant to Gateway of Hope 0.8%	
• Airport support 0.10%	
• Extended recreation facility hours 0.20%	
Development Revenue in Support of Infrastructure	(1.26%)
Additional Items for Council Consideration	0.52%
Universal Services Property Taxes	2.47%

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 17% over 2017. If the property's assessed value:

- Increased by the average, taxes should increase by 2.47%
- Is higher or lower than the average, tax increase will vary accordingly

For an average residential property not receiving water, sewer or garbage collection, taxes will increase by \$48 for the year. Households receiving user-pay services, such as water and sewer will pay an additional \$6 and \$12 respectively for the year. Solid waste user fees will remain the same as 2017.

2018 Major Capital Investments

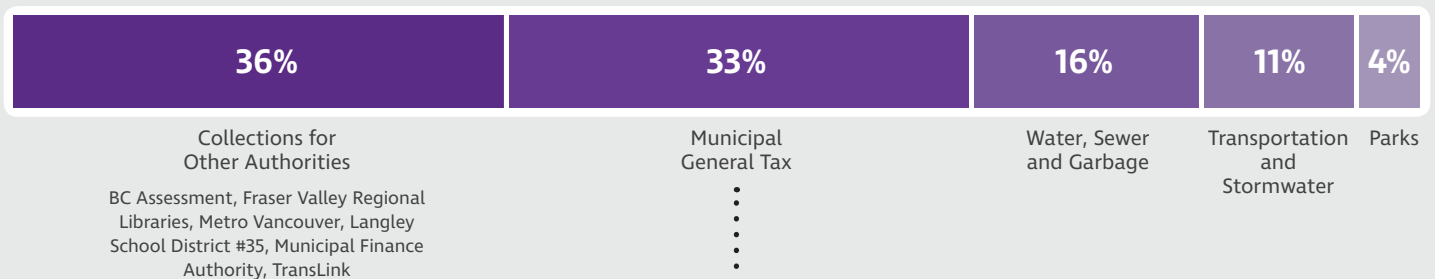
- Railway crossing and safety improvements throughout Township
- Intersection improvements at four locations
- Multipurpose outdoor and indoor sport facility site prep work
- George Preston Community Centre upgrades
- Langley Event Centre, additional seating
- Willoughby area park infrastructure improvements
- Synthetic turf replacement at Willoughby Community Park
- Synthetic turf infield at McLeod Athletic Park
- Aldergrove Credit Union Community Centre playground
- Sanitary force main replacement, phase II, at Gloucester
- Sewer infrastructure repair and upgrades at Milner
- Sanitary sewer design and construction at Fraser Highway 264 to 270 Street
- Water booster station design and upgrade at Jericho
- Detention pond at Latimer

2018 Major Operational Cost Drivers

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

Total Property Tax Levy (\$263 million)

Where do the collected funds go?



Municipal General Tax Portion (\$86 million)

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

