THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2013 PROPERTY TAX RATES per $1000 of Assessed Value

	Property Class >	01 Residential	02 Utilities	04 Major Industry	05 Light Industry	06 Business/other	08 Rec./Non-profit	09 Farm
080	General Purposes - General	0.73250	6.25360	1.97630	2.21710	2.19930	1.20272	2.24790
080	General Purposes - Protective Services	1.41280	12.05980	3.81090	4.27590	4.24130	2.31950	4.33510
	TOTAL GENERAL PURPOSES - Bylaw 4993	**2.14530**	**18.31340**	**5.78720**	**6.49300**	**6.44060**	**3.52222**	**6.58300**
080	Transportation Roads	0.57820	4.93510	1.55980	1.74950	1.73570	0.94930	1.77380
080	Stormwater	0.18900	1.61350	0.50990	0.57190	0.56760	0.31040	0.57990
080	Parks	0.24740	2.11150	0.66740	0.74840	0.74260	0.40620	0.75890
080	Fraser Valley Regional Library	0.11440	0.97630	0.30850	0.34610	0.34340	0.18780	0.35090
	TOTAL MUNICIPAL PURPOSES - Bylaw 4993	**3.27430**	**27.94980**	**8.83280**	**9.90890**	**9.82990**	**5.37592**	**10.04650**
010, 020	Langley School District #35	1.97070	14.00000	2.48000	4.32000	6.20000	3.40000	3.45000
040	Translink - S C B C Transportation Authority	0.32520	2.71970	2.25440	1.81480	1.48890	0.31050	0.36190
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 4993	0.05908	0.20677	0.20086	0.20086	0.14474	0.05908	0.05908
050	British Columbia Assessment	0.06100	0.52130	0.52130	0.18110	0.18110	0.06100	0.06100
	TOTAL OTHER AUTHORITIES	**2.41618**	**17.44847**	**5.45726**	**6.51746**	**8.01524**	**3.83078**	**3.93218**
TOTAL		**5.69048**	**45.39827**	**14.29006**	**16.42636**	**17.84514**	**9.20670**	**13.97868**

* Actual Class 4 school rate 6.2 and actual class 5 School Tax Rate 10.8 are less 60%

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

Due Dates		**Property Taxes JUL 2**	HOG - no Penalty Aug-31	Penalty 1 JUL 02 10%	(close of business)
Interest On Arrears & Delinquents (& Tax Sale Redemptions)	JAN 01 - APR 30 6.00%	MAY 01 - AUG 31 6.00%	SEP 01 - DEC 31		
Interest On Pre-Authorized Debit Plan(PAD) 2.0% Below Prime Rate	JAN 01 1.00%				
Interest on Tax Deferments	2012 OCT 01 - 2013 MAR 31 1.00%		2013 APR 01 - 2013 SEP 30 1.00%	2013 OCT 01 - 2014 MAR 31	Renewals fee $ 10.00 New Applications $ 60.00
Interest on Tax Deferments-Families With Children	2012 OCT 01 - 2013 MAR31 3.00%		2013 APR 01 - 2013 SEP 30 3.00%	2013 OCT 01 - 2014 MAR 31	
	BASIC	BASIC + ADDED			
Home Owner Grants	570.00	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 $ 1,295,000.		
Minimum Taxes Payable	350.00 (plus user fees if applicable)	100.00			

Grant eliminated at the following assessments:
a) Under 65 - $ 1,409,000
b) Over 65 - $ 1,464,000

TAX SALE
MONDAY SEPTEMBER 30
Certified cheques in by Aug 02, 2013

FOLLOWING MAY ALSO BE APPLICABLE ** LOCAL AREA SERVICE AND SPECIFIED AREA CHARGES MAY APPLY TO SPECIFIC PROPERTY **

Water User Rates - Bylaw 4990
- Residential Flat Rate: $433.34 Per Unit
- Commercial Rate: $0.626 /m3, base rate $216.67 per half year for first 110m3, billed semi-annually

Sewer User Rates - Bylaw 4991
- Residential Flat Rate: $365.40 Per Unit
- Commercial Rate: $ 1.030 /m3, base rate $182.70 per half year, billed semi-annually

Garbage Service Rate - Bylaw 4992: $284.75 Per Residence if in Garbage Area

FINAL

2013 TOL Property Tax Rates