

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
2014 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	0.74190	6.10000	1.94270	2.13840	2.20540	1.12710	2.27160
080	General Purposes - Protective Services	1.42450	11.71120	3.72940	4.10570	4.23410	2.16390	4.36120
	TOTAL General Purposes	2.16640	17.81120	5.67210	6.24410	6.43950	3.29100	6.63280
080	Parks	0.26340	2.16530	0.68970	0.75890	0.78290	0.40020	0.80620
080	Transportation Roads	0.60990	5.01390	1.59700	1.75750	1.81280	0.92660	1.86690
080	Stormwater	0.19100	1.57040	0.50010	0.55040	0.56790	0.29020	0.58470
	TOTAL Other Municipal Purposes	1.06430	8.74960	2.78680	3.06680	3.16360	1.61700	3.25780
	TOTAL MUNICIPAL PURPOSES - Bylaw 5074	3.23070	26.56080	8.45890	9.31090	9.60310	4.90800	9.89060
080	Fraser Valley Regional Library	0.11660	0.95840	0.30520	0.33600	0.34650	0.17710	0.35690
010, 020	Langley School District #35	1.96220	13.60000	2.40000	6.00000	6.00000	3.40000	3.45000
040	Translink - S C B C Transportation Authority	0.33150	2.74170	2.11300	1.70070	1.45080	0.31700	0.36650
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 5074	0.05989	0.20962	0.20363	0.20363	0.14674	0.05989	0.05989
050	British Columbia Assessment	0.06190	0.51150	0.51150	0.17550	0.17550	0.06190	0.06190
	TOTAL OTHER AUTHORITIES	2.53229	18.02192	5.53403	8.41653	8.12004	4.01609	4.29539
TOTAL TAX RATE		5.76299	44.58272	13.99293	17.72743	17.72314	8.92409	14.18599

* Actual Class 4 School Tax Rate 6.0 less 60% and class 5 reductions eliminated.
 * 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 6.00%		
Interest On Pre-Authorized Debit Plan(PAD) 2.0% Below Prime Rate	JAN 01 1.00%				
Interest on Tax Deferments	2013 OCT 01 - 2014 MAR 31 1.00%		2014 APR 01 - 2014 SEP 30 1.00%	2014 OCT 01 - 2015 MAR 31	Renewals fee \$ 10.00 New Applications \$ 60.00
Interest on Tax Deferments-Families With Children	2013 OCT 01 - 2014 MAR31 3.00% BASIC	BASIC + ADDED	2014 APR 01 - 2014 SEP 30 3.00%	2014 OCT 01 - 2015 MAR 31	
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 \$ 1,100,000.		
Minimum Taxes Payable	350.00 (plus user fees if applicable)	100.00	Grant eliminated at the following assessments: a) Under 65 - \$ 1,214,000 b) Over 65 - \$ 1,269,000		

TAX SALE MONDAY SEPTEMBER 29 Certified cheques in by Aug 01, 2014
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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 5052			
Residential Flat Rate	\$458.12 Per Unit	Secondary Suite Rate	\$137.44 Per Unit
Commercial Rate	\$0.662 /m3, base rate \$229.06 per half year for first 110m3, billed semi-annually		
Sewer User Rates - Bylaw 5053			
Residential Flat Rate	\$375.60 Per Unit	Secondary Suite Rate	\$112.68 Per Unit
Commercial Rate	\$ 1.058 /m3, base rate \$187.80 per half year, billed semi-annually		
Garbage Service Rate - Bylaw 5054	\$292.69	Per Residence if in Garbage Area	

FINAL

2014 TOL Property Tax Rates
