THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2017 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	0.76540	8.70210	2.50630	2.52200	2.78960	1.42150	3.34200
080	General Purposes - Protective Services	0.87490	9.94650	2.86480	2.88270	3.18850	1.62480	3.81990
	TOTAL General Purposes	1.64030	18.64860	5.37110	5.40470	5.97810	3.04630	7.16190
080	Parks	0.21780	2.47560	0.71300	0.71750	0.79360	0.40440	0.95080
080	Transportation Roads	0.41300	4.69530	1.35230	1.36080	1.50520	0.76700	1.80320
080	Stormwater	0.13130	1.49210	0.42980	0.43240	0.47830	0.24370	0.57310
	TOTAL Other Municipal Purposes	0.76210	8.66300	2.49510	2.51070	2.77710	1.41510	3.32710
	TOTAL MUNICIPAL PURPOSES - Bylaw 5279	**2.40240**	**27.31160**	**7.86620**	**7.91540**	**8.75520**	**4.46140**	**10.48900**
080	Fraser Valley Regional Library	**0.08160**	**0.92710**	**0.26700**	**0.26870**	**0.29720**	**0.15140**	**0.35610**
010, 020	Langley School District #35	1.38380	13.40000	1.92000	4.80000	4.80000	2.70000	3.45000
040	Translink - S C B C Transportation Authority	0.21930	2.49920	1.87560	1.34420	1.07720	0.21050	0.35310
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 5279	0.04264	0.14924	0.14498	0.14498	0.10447	0.04264	0.04264
050	British Columbia Assessment	0.04320	0.49810	0.49810	0.13930	0.13930	0.04320	0.04320
	TOTAL OTHER AUTHORITIES	**1.68914**	**16.54724**	**4.43938**	**6.42918**	**6.12147**	**2.99654**	**3.88914**
	TOTAL TAX RATE	**4.17314**	**44.78594**	**12.57258**	**14.61328**	**15.17387**	**7.60934**	**14.73424**

* Actual Class 4 School Tax Rate 4.8 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 - MAR 30 5.70%	APR 01 - JUN 30 5.70%	JUL 01 - SEP 30 5.70%	OCT 01 - DEC 31 6.20%	
Interest On Pre-Authorized Debit Plan(PAD) 2.0% Below Prime Rate	JAN 01 0.70%	Jul-13 0.95%	Sep-11 1.20%		
Interest on Tax Deferments	2017 APR 01 - 2017 SEP 30 0.70%		2017 OCT 01 - 2018 MAR 31	2018 OCT 01 - 2019 MAR 31	Renewals fee $ 10.00 New Applications $ 60.00
Interest on Tax Deferments-Families With Children	2017 APR 01 - 2017 SEP 30 2.70%		2017 OCT 01 - 2018 MAR 31	2018 OCT 01 - 2019 MAR 31	

	BASIC	BASIC + ADDED
Home Owner Grants	570.00	845.00
Minimum Taxes Payable	350.00 (plus user fees if applicable)	100.00

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 $ 1,600,000**.

Grant eliminated at the following assessments:
a) Under 65 - $ 1,714,000
b) Over 65 - $ 1,769,000

TAX SALE
MONDAY SEPTEMBER 25
Certified cheques in by Tuesday August 1, 2017

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 5261
Residential Flat Rate $500.97 Per Unit Secondary Suite Rate $150.29 Per Unit
Commercial Rate $0.724 /m3, base rate $250.48 per half year for first 110m3, billed semi-annually

Sewer User Rates - Bylaw 5262
Residential Flat Rate 423.02 Per Unit Secondary Suite Rate $126.91 Per Unit
Commercial Rate $ 1.190/m3, base rate $211.51 per half year, billed semi-annually (based on 80% of metered water consumption

Garbage Service Rate - Bylaw 5200
140.00 Base Rate Per Residence if in Garbage Area
plus container charge dependant on size
240L - $150.00
120L - $75.00

FINAL

2017 TOL Property Tax Rates