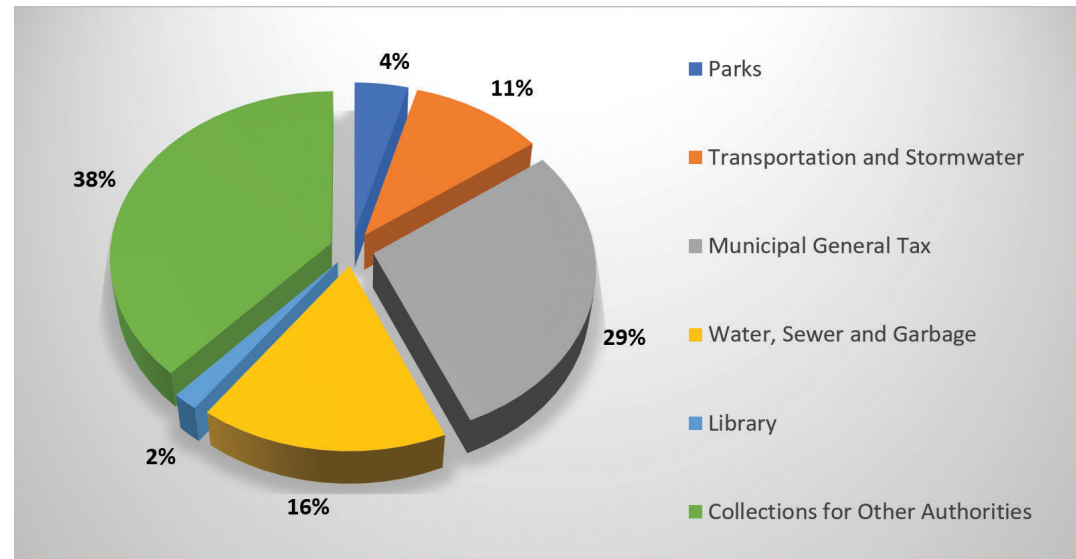


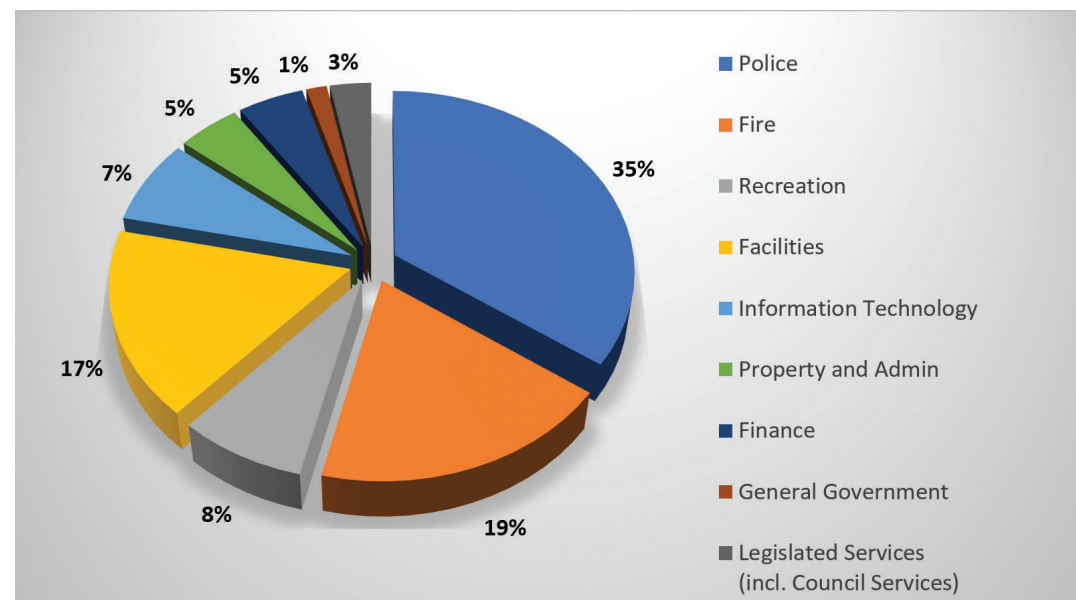
2022 Budget Allocations

Property Tax & Utility Revenue
(including collections for other authorities)
\$350 million



Municipal General Tax Portion
\$100 Million

This graph identifies how the 29% General Tax Portion (from the graph above) is distributed amongst the various Township divisions.



Township of Langley

2022 Property Tax Information

Taxes Due Monday, July 4, 2022

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
24/31	25	26	27	28	29	30



Home Owner Grant

The Home Owner Grant must be claimed through the Province of BC. Municipalities no longer accept Home Owner Grant applications. Apply online at gov.bc.ca/homeownergrant or call the Province of BC at 1.888.355.2700.

- When claiming your grant, you will need the jurisdiction number and the folio/roll number located on your property tax statement.
- Penalty will apply to the Home Owner Grant if the grant is not submitted before the due date.
- The Home Owner Grant threshold is \$1,975,000. The grant is reduced by \$5 for each \$1,000 of assessed value over \$1,975,000 to a maximum of \$2,089,000 for basic grant and \$2,144,000 for additional grant.

Provincial Property Tax Deferment Program

Find eligibility requirements and apply for new or renewal deferments at gov.bc.ca/propertytaxdeferment.

To avoid penalty the following must be completed by July 4, 2022:

- apply at gov.bc.ca/propertytaxdeferment.
- claim your home owner grant at gov.bc.ca/homeownergrant.
- pay total user fees, water, sewer, garbage (if applicable).

eBilling Now Available

As the Township works to deliver excellent customer service to our residents and businesses, MyTownship and eBilling for property taxes is now available. You can easily view your property tax account through this secure online service.

- Create an online MyTownship account at tol.ca/MyTownship.
- On the MyTownship Dashboard click Property Taxes.
- Click Link Account.
- Click Link a Property Tax Account.
- Enter your folio/roll number and access code from your property tax statement.
- Choose to receive your property tax statement electronically.
- Click the My Accounts button.
- Click the box with your address to access your account.

Penalties

- Penalty of 5% will be applied to the balance of the current year taxes if not paid by July 4, 2022.
- Penalty of 5% will be applied to the home owner grant if not claimed by July 4, 2022.
- Additional penalty of 5% will be applied to current year taxes if not paid and the home owner grant if not claimed by September 1, 2022.

How To Pay Your Property Taxes

Credit cards are not accepted. Make cheques payable to Township of Langley.

Online

- Login to your financial institution, find where you can pay bills, and add payee.
- Search for 'Langley' and select 'Township of Langley (taxes)'. Note: Township payee name may vary by institution.
- Use the 10-digit folio number on the front of your Property Tax Statement as the account number.
- Make payment and retain your confirmation.

Canadian Financial Institutions

Most financial institutions will accept payment.

Canada Post

Mail to the Township of Langley Tax Department at 20338 – 65 Avenue, Langley, BC V2Y 3J1. Post dated cheques for July 4, 2022 accepted.

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 4, 2022 to avoid penalty. If you are on the Pre-Authorized Debit Plan, you do not need to re-apply every year.

Claim the Home Owner Grant, if eligible.

Mortgages

Verify with your mortgage company that taxes are being paid on your behalf.

24 Hour Drop Box

Located at both entrances of the Civic Facility at 20338 - 65 Avenue. Drop off cheque and bottom half of your statement in an envelope labeled Tax Department. Do not place cash in the drop box. Drop box will be emptied daily and at midnight on July 4, 2022 and September 1, 2022.

Civic Facility

20338 – 65 Avenue Monday to Friday
604.533.6005 8:30 am - 4:30 pm

Extended Tax Season Hours:

June 27 - 30, and July 4 8:30 am - 6:00 pm

Note: Opening dates and times may be subject to change based on recommendations of the Provincial Health Authority. Please check tol.ca/taxes for updates.

Other Township facilities, including recreation and community centres will not be accepting property tax payments.

Warnings

- Pay early, allow 2-3 business days for your payment to be processed as financial institutions have local cut off times.
- Owners are responsible to ensure payments are made to the proper municipality and folio/roll number.
- Folio/Roll numbers correspond to property address, so if you have moved or sold a property in the last year you will need to update or delete your existing payee with the new folio/roll number. Payments made to incorrect folio or municipality will be subject to penalty.
- Retain your payment confirmation or receipt. It may be required.
- 24 hour drop boxes at the Civic Facility will be cleared at midnight July 4, 2022 and September 1, 2022. Payments deposited after midnight will be subject to the penalty.
- If you are on a payment plan, any balance owing must be paid by July 4, 2022 to avoid penalty.
- Mail lost, stolen, or delayed will be subject to the penalty when received after July 4, 2022.
- Returned payment constitutes a non-payment of taxes and will be subject to penalty and service charge.

Find more property tax information at tol.ca/taxes.

Avoid cash payments. Property taxes can be paid online through your financial institution.

Additional Property Tax Information

Delinquent Taxes

If delinquent (2020) taxes remain unpaid, the property may be sold for taxes at 10:00 am, on Monday, September 26, 2022. All cheques tendered for payment of delinquent taxes after August 5, 2022 must be certified.

For information about non-municipal taxes on your notice, please contact:

Municipal Finance Authority
1.250.383.1181

Metro Vancouver
604.432.6249

Additional School Tax

Residential properties with an assessment over \$3 million are subject to this tax. For more information, call 1.888.355.2700 or visit gov.bc.ca/schooltax.

BC Assessment
1.866.825.8322

School Taxes
1.888.355.2700

Change of Mailing Address

Contact BC Assessment at bcassessment.ca or 1.866.825.8322.

Credit Balances

Credit (-) balances will automatically be applied to next year's property taxes.

Plan Ahead And Prepay Your Taxes For 2023!

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 15, 2022.

Benefits

- Spread the 2023 estimated amount over the year.
- Accrue interest on prepaid balances.
- Available to properties with outstanding balances (penalty and interest will apply).

Budget 2022

Where do the collected funds go?

General Municipal Tax Increase

For the budget year 2022, a base level increase of 2.45% is required to offset general inflation and to maintain existing service levels. In addition to the base increase, Council has continued in their commitment to protective services, infrastructure, and enhanced service delivery. Contributions to protective services with the addition of six firefighters starting July 1, resulted in a rate increase of 0.19%. Additional contributions to infrastructure budgets for renewal and replacement of assets resulted in a rate increase of 0.17%. Finally, enhancements to programs and other positions resulted in a 0.19% increase to support cybersecurity, internal controls, freedom of information, corporate energy management, and safety initiatives within the Township.

2022 Major Operational Cost Drivers

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

2022 Major Capital Investments

- Road Widening 80 Ave; 2100 Block to 202A Street.
- Replacement of two fire trucks.
- Watermain design and construction, Brawn Pump Station to Murrayville Reservoir.
- Yorkson Community Park Development.

See Budget Allocations on page 4.

Claim your Home Owner Grant, if eligible, online at gov.bc.ca/homeownergrant.