

2024

PROPERTY TAX GUIDE

City of Campbell River



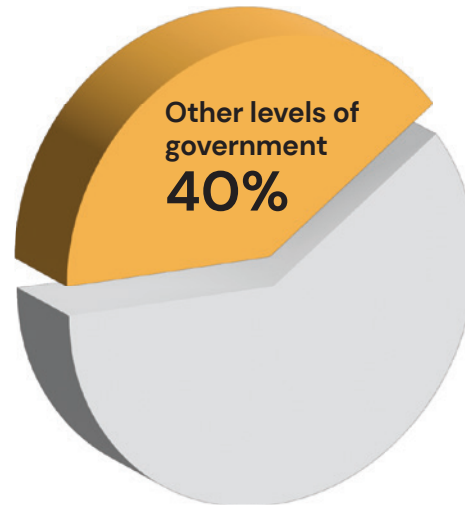
Your property taxes and user fees fund more than 100 services in the community – from clean water, road maintenance and fire protection services to the spectacular sea walk, parks and special events.

Each year, your City Council reviews the budget with the goal of delivering quality services – both in the short and long term – while maintaining affordability.

Property Tax Breakdown

Approximately 40 per cent of your property tax bill goes to other levels of government. The City of Campbell River collects taxes for City services, as well as for other government agencies (library, hospital and Regional District).

Your notice includes annual property taxes from the City, along with taxes collected for other services, as well as your annual utility fees.



Did you know?

The City includes residential utility charges (water, sewer and solid waste) as part of your annual property tax notice. Some municipalities issue separate invoices for these quarterly throughout the year.

PROPERTY VALUES AND TAXES

Let's say there is an average assessed value increase of 30% in your property class:



If your home has **increased** in value **more than 30%**, your **taxes are likely to increase**

Increase in value
over 30%

Increase in value
less than 30%



If your home has **decreased** in value or **increased less than 30%**, your **taxes are likely to decrease**

Property Tax and Assessed Value

While property tax is impacted by the value of your home, an increase (or decrease) in your assessed value may not lead to the exact same increase/decrease in your property tax.

What impacts your property taxes is the amount of change in your house value, compared to the average change for others in your property class.



ABOUT YOUR 2024 PROPERTY TAXES

Staff and council worked hard to reduce the overall 2024 tax increase to 3.47%. This was achieved by identifying operational efficiencies, funding discretionary costs as operating projects and increasing operational revenues.

Here's how it breaks down for you:

An average residential property (assessed at \$678,000) will see an average monthly increase of \$6 in property taxes.

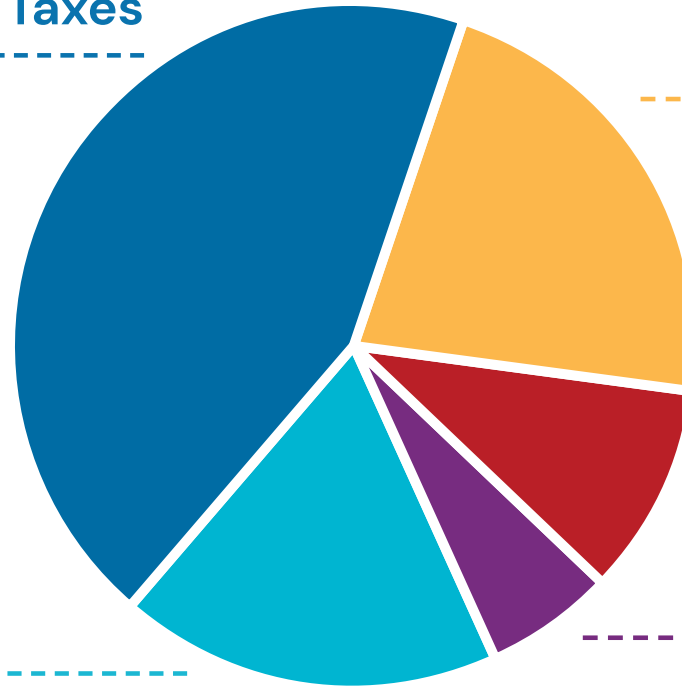
44%
City Taxes

18%
City User Fees

22%
Provincial Taxes

10%
Regional Taxes

6% Hospital
and Library



Did you know?

In a recent review of 13 other BC municipalities, including seven on Vancouver Island, Campbell River's 2024 tax increase is expected to be the lowest.



Where do your taxes go?

Property tax revenue is required to support critical community services and meet growing demands. These funds support many things residents use every day, including:



Roads



Emergency Response



Parks and Trails



Recreation Facilities and Special Events



Infrastructure



Did you know?

Less than half the City's budget is funded through property taxes; the majority is funded through user fees, sale of services and senior government funds. This helps align costs with the user who's benefiting from the services provided rather than the general taxpayer.

Where do your taxes go?



Payment Options



There are many property tax payment options available:

Online: At campbellriver.ca with your credit card (2% cost recovery fee will apply).

Internet Banking: Log into your online banking system and set up a new payee. Search for "Campbell River" and select "Campbell River Tax". Use the 8-digit folio number on the front of this Property Tax Notice (without the ".") as your account number. Allow banks two to three business days to process payments.

Financial Institution/Automated Banking Machine: Take your tax notice to your financial institution to make payment via cash or other means. Retain your receipt as it may be required by the City for proof of payment date.

Canada Post mail/courier: Mail cheque to the City – allow ample time for delivery since payment must be received by the City by the deadline. You may wish to use a courier service, or registered letter to ensure payment is received on time.

24 Hour Drop Box: Located on the outside wall to the right of the main entrance doors of City Hall, 301 St. Ann's Road. The drop box is cleared daily and at 11:59 p.m. PDT on July 2, 2024.

Mortgage Company: If your mortgage company pays the property taxes on your behalf, contact your financial institution to confirm the remittance amount.

Pre-authorized Withdrawal Plan: To sign up for the Pre-authorized Withdrawal Plan to pre-pay 2025 taxes, please complete the application form found online at campbellriver.ca/property-taxes. If already registered no payment is required but you must apply for your Home Owner Grant (if eligible).

In Person: Use your credit (2% cost recovery fee will apply) or debit card, or cheque (including post-dated cheques) made payable to the City of Campbell River during regular office hours, cash also accepted. Contact your financial institution to confirm your daily debit card limit.



Remember:
The City must receive payment by

**11:59 p.m.,
JULY 2, 2024**

Late payments will incur a 10 % penalty



Sign up for eBilling

Get your next property tax notice by email by signing up for eBilling:

Visit campbellriver.ca/my-city to register and access your MyCity account securely, at any time, and from anywhere.

If you own more than one property, register each one in your My City account using the eight-digit folio number and access code from each property tax notice.



Homeowners Grant

Homeowners are responsible for applying for their homeowners grant. Find more information on your property tax notice, or at campbellriver.ca/property-taxes