



FOR INFORMATION ONLY

DATE: July 30, 2018

TO: Finance, Culture and Economic Development Committee

FROM: Ben Currie, Manager of Financial Services

RE: 2018 Property Tax Statistics

FILE NO: 1970

RECOMMENDATION

1. That the report from the Manager of Financial Services dated July 30, 2018 regarding 2018 Property Tax Statistics be received for information.

PURPOSE

The purpose of this report is to provide Council with a summary of the 2018 property tax statistics. These statistics can be used to identify trends with home owner grants claimed, deferred tax participants, total taxes collected, and penalties applied. It is important to keep in mind that this report focuses on the total portion of property taxes due and the levies from other jurisdictions are included.

DISCUSSION

The District of Sechelt collects approximately \$24.9 million in property taxes each year from 6,208 properties. In 2018, the District collected \$21.9 million (88%) of the total taxes before the July 3rd deadline.

Out of the total property taxes collected, the District retains approximately \$11.9 million to provide for Police Protection, Corporate Services, Sustainable Planning and Community Development, Administration, Facilities, Parks, Airport, Community Services, Sewer, Solid Waste, Public Works and Bylaw Enforcement Services. These taxes are the 'Municipal General Tax' portion printed on your annual tax notice.

The remaining \$13 million is collected for other taxing authorities, including:

- Provincial Government (School Taxes)
- Sunshine Coast Regional District
- Regional Hospital District
- Fire Protection District

- BC Assessment Authority
- Municipal Finance Authority

The municipality has no control over the taxation rates for these agencies. The municipality pays these taxes to each agency even if property owners do not pay their annual property taxes.

Property Tax Statistics District of Sechelt

Total Properties by Class

	<u>2018</u>	<u>%</u>
Residential (01) *	5,755	92.70%
Utilities (02)	25	0.40%
Supportive Housing (03)	2	0.03%
Major Industry (04)	-	0.00%
Light Industry (05)	15	0.24%
Business/Other (06)	326	5.25%
Managed Forest Land (07)	5	0.08%
Recreational/Non-Profit (08)	41	0.66%
Farm (09)	39	0.63%
	6,208	

* Residential includes 603 vacant land properties and other ALR land with residential property

Outstanding Taxes as of: July 4, 2018

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Current	\$ 2,970,931.08	\$ 2,729,648.23	\$ 1,529,355.02
Arrears	\$ 244,755.15	\$ 310,287.79	\$ 402,494.39
Delinquent	\$ 109,675.41	\$ 153,977.33	\$ 221,904.77
Total	\$ 3,325,361.64	\$ 3,193,913.35	\$ 2,153,754.18

Total Properties Eligible for the Home Owner Grant

	2018	%
Residential Single Family	4245	85.60%
Residential Strata	714	14.40%
	4959	

Home Owner Grants Claimed

	2018	%	2017	2016
Regular Grant (\$770)	1,524	30.73%	1,625	1,447
Senior (over 65 \$1045)	1,981	39.95%	2,010	1,830
Employment & Assistance for Persons with Disabilities Act	13	0.26%	16	-
Disability	40	0.81%	45	53
War Veterans Allowance	3	0.06%	1	-
Total	3,561	71.81%	3,697	3,330

Percentage of home owner grants claimed compared to eligible properties.

It is estimated that a further 300 - 400 home owner grants could be claimed between July and the end of the 2018. There are approximately 1000 - 1,446 secondary (investment) homes in the District.

Online HOG Claimed

	2018	%	2017	2016
Regular Grant	608	69.80%	560	349
Senior (over 65)	262	30.08%	229	137
Employment & Assistance for Persons with Disabilities Act	-	0.00%	-	-
Disability	1	0.11%	2	-
War Veterans Allowance	-	0.00%	-	-
Total	871		791	486

Percentage of Online Home Owner Grants

2018	2017	2016
24.46%	21.40%	14.59%

Total Tax Deferments

	2018	2017	2016
	526	462	389

Penalties on Outstanding Current Taxes

	2018	2017	2016
Total Properties Posted Penalty	500	1,031	1,015
Total Value of Annual Penalty*	n/a	\$ 91,978.00	\$ 105,501.00
Total Value of first 5% Penalty	\$71,790.98	\$ 62,831.00	\$ 76,844.00

* Important to note that 2018 penalty includes the first 5% penalty posted at July 4 and a second penalty of 5% will be posted again at September 1.

34 Delinquent Properties Heading for Tax Sale (as at 4 July 2018).

816 Number of PAP Folios for a Total Monthly Amount of \$221,557

Respectfully submitted,

Ben Currie
Manager of Financial Services