



# VILLAGE OF BELCARRA

"Between Forest and Sea"

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## COMPARE YOUR 2008 TAXES

Each year when it is time to pay our property taxes, it is enlightening to compare Belcarra's tax rate with those of our neighbours in *School District No. 43*. We all pay the same tax rates for the *BC Assessment Authority*, *GVRD (Parks, Planning, and Solid Waste)*, *TransLink*, the *Municipal Finance Authority*, and *Schools*. Therefore, the important comparison is the difference between the **General Purpose (Municipal Levy)** and the **Water & Sewer** residential tax levies, which are as follows:

2008 Municipal Tax Rate (Per \$100,000 Assessed Value)	Annual Cost	
	Water	Sewer
City of Coquitlam	\$265	\$304
City of Port Coquitlam	\$324	\$306
City of Port Moody	\$514	\$274
Village of Anmore	\$ 95	\$266
Village of Belcarra	\$145	\$130 <sup>1</sup> + 75 <sup>2</sup> + \$408 <sup>3</sup>
		\$0

**Note 1:** The figure shown is the average of the *Village of Anmore's* four specified area parcel debt levies of \$42.79, \$113.72, \$179.58, \$184.34. The debt levy paid by a property owner depends on the "specified area".

**Note 2:** The *Village of Anmore* also imposes a water utility levy on assessed property improvements only (not on land) that is an annual flat rate of \$0.1455 per \$1,000 assessed value (\$14.55 per \$100,000), contributed annually to a reserve fund for future improvements.

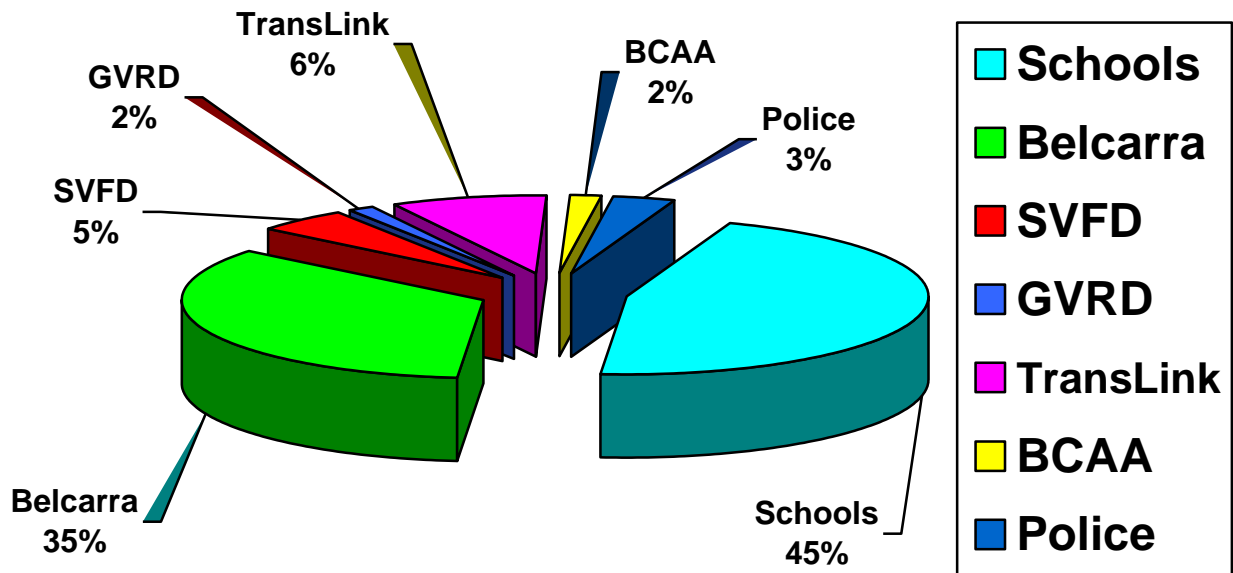
**Note 3:** The figure shown is an average cost based on a rate of \$1.11 per cubic meter on all water used. The *Village of Anmore* homes are on water metres.

In addition to the above comparison, it is informative to compare the individual components of our total annual property taxes:

	Rate per <u>\$100,000</u>	Percent <u>of Total</u>
School District No. 43	\$ 180.42	45%
Belcarra Municipal Levy	\$ 145.00	35%
TransLink	\$ 33.81	6%
GVRD (SVFD)	\$ 21.09	5%
Police Tax	\$ 14.37	3%
GVRD (General)	\$ 6.40	2%
BC Assessment Authority	\$ 6.15	2%
Municipal Finance Authority	\$ 0.02	0.1%
<b>TOTAL</b>	<b><u>\$ 407.26</u></b>	<b><u>100%</u></b>

As can be seen, Belcarra's *General Purpose Municipal Tax Levy* is the second lowest of the five municipalities within *School District No. 43*, and accounts for only 35% of the total property taxes in Belcarra.

# 2008 Property Tax Distribution



## LiveSmart BC: Efficiency Incentive Program

Homeowners — save money and reduce your carbon footprint by taking part in the B.C. government's new **LiveSmart BC: Efficiency Incentive Program**. The program provides rebates and incentives in addition to federal **ecoEnergy** incentives when you make energy efficiency upgrades to your home. Upgrades include **Energy Star** windows and doors, insulation, hot water heating, high-efficiency furnaces, weather stripping and caulking.

The first step is to arrange for an in-home energy assessment by a certified energy advisor. The energy advisor will provide you with your home's **EnerGuide** rating recommend energy efficiency improvements and handle the paperwork of getting rebates and incentives from both programs.

For more information on the **LiveSmart BC** program, phone 1-866-430-8765 or go to: [http://www.gov.bc.ca/empr/popt/livesmart\\_bc.html](http://www.gov.bc.ca/empr/popt/livesmart_bc.html) .

**RALPH DREW  
MAYOR**