



VILLAGE OF BELCARRA

"Between Forest and Sea"

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COMPARE YOUR 2009 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, TransLink, the Municipal Finance Authority, and Schools. Therefore, the important comparison is the difference between the General Municipal Rate (excluding Police and Fire services) and the Water, Sewer and Garbage residential user fees, which are as follows:

2009 Municipal Tax Rate (Per \$100,000 Assessed Value)	Annual Cost			
	Water	Sewer	Garbage	
Coquitlam	\$223	\$328	\$324	\$238
Port Coquitlam	\$214	\$306	\$272	\$176
Port Moody	\$201	\$302	\$276	\$241
Anmore	\$103	\$122 ¹ + \$448 ²	\$0	\$80 ³
Belcarra	\$149	\$0	\$0	\$183

Note 1: The figure shown is the average of the Village of Anmore's four specified area parcel debt levies of \$33.99, \$168.04, \$177.08, \$108.17. The debt levy paid by a property owner depends on the "specified area". 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 2: All homes in the *Village of Anmore* are on water meters, and the figure shown is an average cost based on a rate of \$1.22 per cubic meter on the volume of water used.

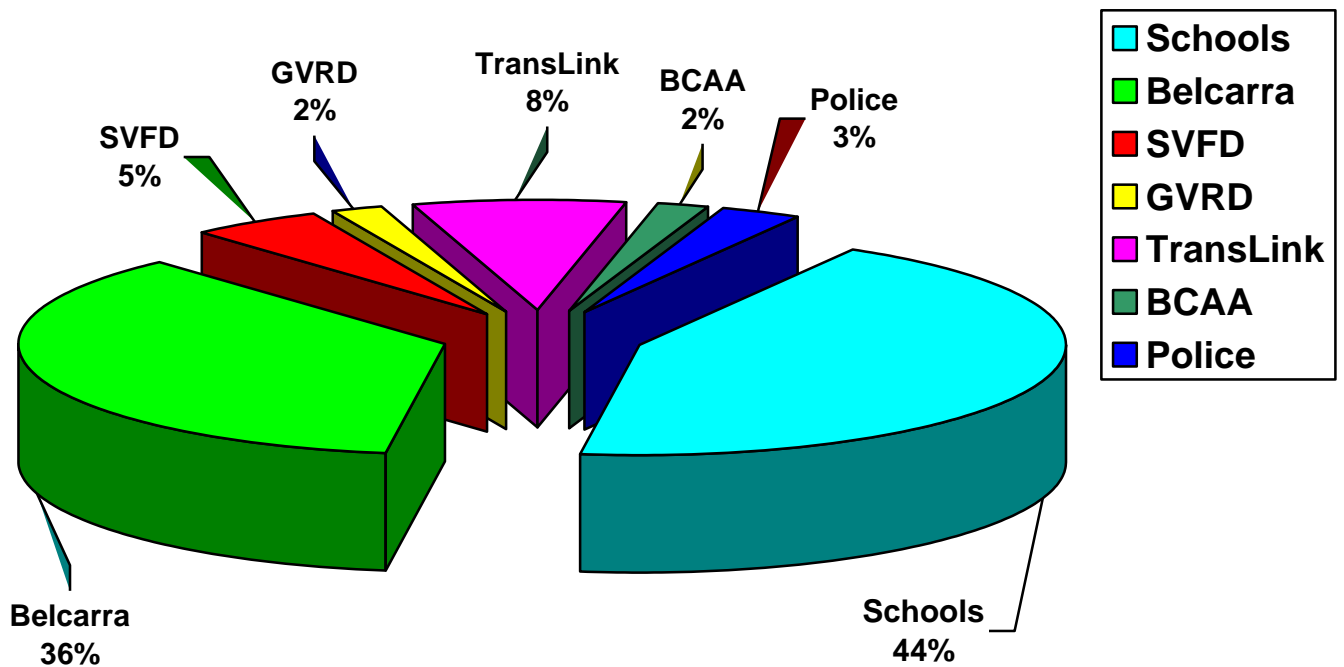
Note 3: The figure shown is the annual base rate charge. In addition, *Village of Anmore* residents must buy tags at a rate of \$2.00 per garbage bag, which equals \$104 per year for one bag per week.

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

	<u>Rate per</u> <u>\$100,000</u>	<u>Percent</u> <u>of Total</u>
School District No. 43	\$185.96	44%
Belcarra Municipal Levy	\$149.00	36%
TransLink	\$ 34.94	8%
GVRD (SVFD)	\$ 20.66	5%
Police Tax	\$ 14.44	3%
BC Assessment Authority	\$ 6.41	2%
GVRD (General)	\$ 6.28	2%
Municipal Finance Authority	\$ 0.02	0.01%
TOTAL	<u>\$417.71</u>	<u>100%</u>

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 36% of the total property taxes in Belcarra.

2009 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 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 go to www.livesmartbc.ca.

**RALPH DREW
MAYOR**