



# VILLAGE OF BELCARRA

"Between Forest and Sea"

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May 2010

## COMPARE YOUR 2010 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, Metro Vancouver, Municipal Finance Authority, Schools and TransLink. Therefore, the important comparison is the difference between the Municipal Residential Tax Rate (excluding Police services) and the water, sewer and recycle/refuse user fees, which are as follows:

<u>Municipal Residential Tax Rate</u> (Per \$100,000 of Assessed Value)	<u>Annual Utility Charges</u>			
	<u>Water</u>	<u>Sewer</u>	<u>Recycle &amp; Refuse</u>	
Port Coquitlam	\$312.99 <sup>5</sup>	\$334	\$285	\$176.30 <sup>4</sup>
Coquitlam	\$259.07 <sup>5</sup>	\$359	\$334	\$302
Port Moody	\$233.35 <sup>5</sup>	\$322	\$319	\$302
Belcarra	\$144.00	\$0	\$0	\$200.91
Anmore	\$114.42	\$122 <sup>1</sup> + \$448 <sup>2</sup>	\$0	\$236 <sup>3</sup>

**Note 1:** The figure shown is the average of the Village of Anmore's four specified area parcel tax levies of \$33.99, \$168.04, \$177.08, \$38.81. The debt levy paid by a property owner depends on the specified area. The *Village of Anmore* also imposes a water utility levy of \$0.1145 per \$1,000 of assessed value (\$14.55 per \$100,000) on property improvements only (not on land) which is contributed annually to a reserve fund for future improvements.

**Note 2:** *Village of Anmore* is on water meters and the figure shown is an average cost based on a volume rate of \$1.27 per cubic meter of water used.

**Note 3:** *Village of Anmore* residents pay an \$80 annual recycling fee and must buy tags at a rate of \$3.00 per garbage bag, which equals \$156 per year to dispose one bag of garbage per week.

**Note 4:** *Port Coquitlam* provides bi-weekly collection service.

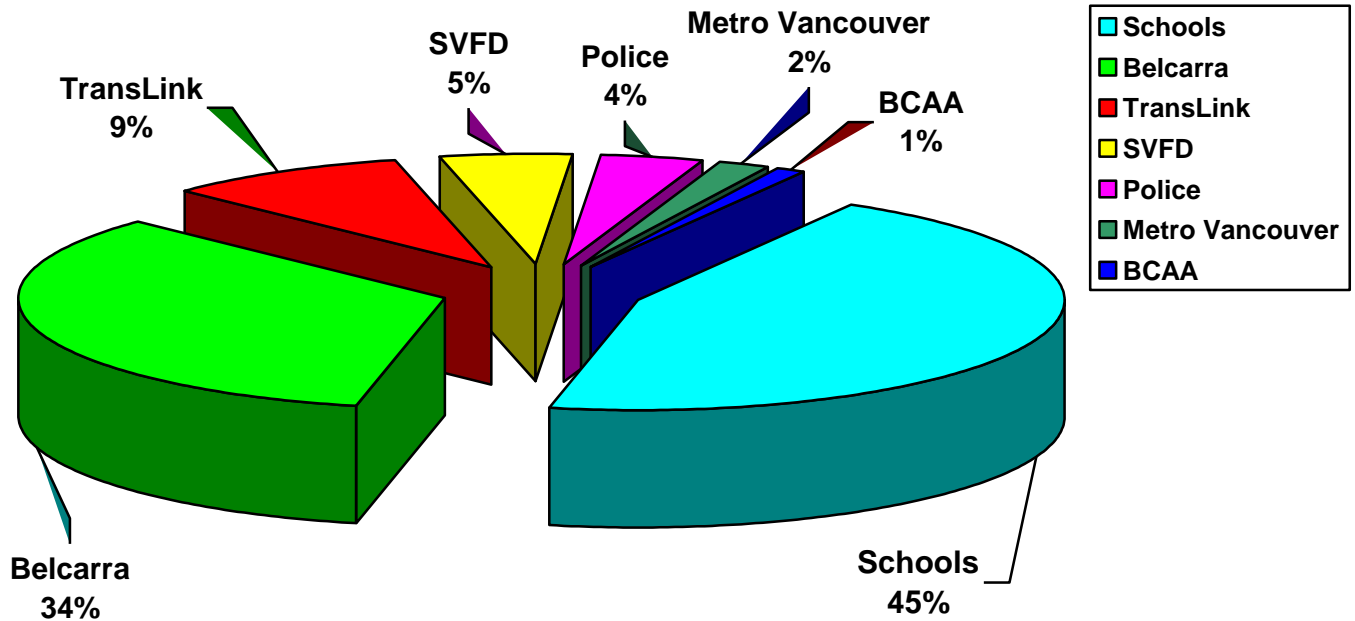
**Note 5:** This rate includes fire services and excludes police services.

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

	<u>Rate per \$100,000</u>	<u>Percent of Total</u>
School District No. 43	\$ 191.46	45%
Belcarra Municipal Levy	\$ 144.00	34%
TransLink	\$ 36.28	9%
Sasamat Volunteer Fire Department	\$ 20.08	5%
Police Tax	\$ 15.53	4%
Metro Vancouver (General)	\$ 6.52	2%
BC Assessment Authority	\$ 6.64	1%
Municipal Finance Authority	\$ 0.02	0.01%
<b>TOTAL</b>	<b>\$ 420.53</b>	<b>100%</b>

As can be seen, Belcarra's Residential Municipal Tax Levy is the second lowest of the five municipalities within School District No. 43, and accounts for only 34% of the total property taxes in Belcarra.

# 2010 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](http://www.livesmartbc.ca).

**RALPH DREW  
MAYOR**