

My Property Accounts

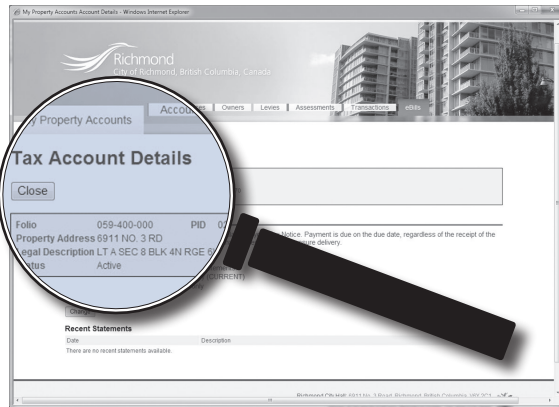
You can handle everything related to property taxes without leaving your home. **You can receive your bill electronically and claim your grant online by registering on the City's website.** You can also pay your taxes through your financial institution's website.

The City's *My Property Accounts* electronic service offers the ease and convenience of:

- Receiving tax and utility bills by email.
- Viewing historical tax, utility and metered water consumption information.
- Reprinting past statements.

To use this service:

- Go to <https://interactive.richmond.ca/mypropacct>.
- If you choose to receive future tax and utility bills by email, hard copies will no longer be mailed (unless you cancel electronic billing).



My Property Accounts electronic service makes it easy to receive bills by email, view information online and reprint past statements.

Four ways to pay



1. At your financial institution

- Via internet or telephone banking, bank machine/ATM or in person.
- Your financial institution may not accept your Home Owner Grant application form. Please refer to the Home owner grant section of this pamphlet for application instructions.



2. By mail to City of Richmond

- PO Box 94351, Richmond, BC, V6X 8A8.
- Postmarks are not accepted as the payment date.
 - Do not mail cash.



3. In the drop box at City Hall

6911 No. 3 Road.



4. In person at City Hall during business hours, 8:15 a.m.–5:00 p.m.

- Due to the volume of taxpayers, wait times may be longer than anticipated.
- **City Hall does not accept credit cards for property tax or utility payments.**

Penalties on unpaid taxes

A five per cent penalty is applied to current unpaid taxes after July 4, 2016 and an additional five per cent is applied after September 2, 2016.

2016 Property Tax Information

2016 property taxes are due
Monday, July 4, 2016

Due Date:
Monday, July 4, 2016

Contact information

City of Richmond Tax Office

T: 604-276-4145

E: TaxDept@richmond.ca

W: www.richmond.ca/tax

Other taxing agencies

BC Assessment	1-866-825-8322
Metro Vancouver	604-432-6200
Municipal Finance Authority.....	250-383-1181
School Tax.....	1-888-355-2700
TransLink	604-953-3040

City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

www.richmond.ca



Richmond

5 Year Financial Plan

The City of Richmond annually adopts a 5 Year Financial Plan that consists of: the Operating Budget, which funds City services and determines annual property tax rates; the Capital Budget, which funds investments in new or replacement infrastructure and equipment; and the Utilities Budget, which supports water, sewer, solid waste and recycling, flood protection, grease management and environmental protection.

Operating Budget

The City's 2016 Operating Budget results in an overall average tax increase of 2.11 per cent, plus another one per cent going towards replenishing the City's reserves for future infrastructure replacement and renewal. The overall tax increase takes into consideration the additional growth in housing units the City has been experiencing.

Council continues to focus on investments in Community Services, which includes Parks, Recreation, Community Social Services and Community Safety, which includes police and fire services. The 2016 budget includes the addition of 12 police officers with no tax impact. This is funded through efficiencies, increased revenues and reducing expenditures in other departments without impacting services. About 38 cents of every tax dollar goes towards Community Safety services.

Richmond's average tax increase from 2012 to 2016 has been 2.78 per cent, which includes transfers to reserves for infrastructure replacement. This increase is one of the lowest among the five largest cities in the region.



Community safety is one of the main priorities of Richmond City Council.

Capital Budget

The 2016 Capital Budget is \$114.5 million, which includes (1) \$15.1 million for parkland purchases and park improvements, including the second phase of park development on the Garden City Lands; (2) \$21.2 million for other land acquisitions; (3) \$43.8 million in improvements to City infrastructure and utilities, including roads, water, sewer and drainage.

Your tax bill

Property taxes are based on assessment values set by BC Assessment. To learn how your tax bill is calculated, watch a short video on www.richmond.ca/tax > Property Assessments.

The City of Richmond receives approximately half of the property taxes you pay. The rest goes to different agencies such as the Province of BC (school tax), TransLink, BC Assessment Authority, Metro Vancouver and the Municipal Finance Authority.

Tax deferment

Homeowners may postpone the annual property tax payment on their principal residence if they qualify for one of the following low interest provincial loan programs:

- Property Tax Deferment Program
- Families with Children Tax Deferment Program

When the tax deferment has been approved by the province, you can continue to defer your tax payments annually or submit a renewal form for the years you need financial flexibility. Loan repayment will not be required until the property is sold or when the land title is changed.

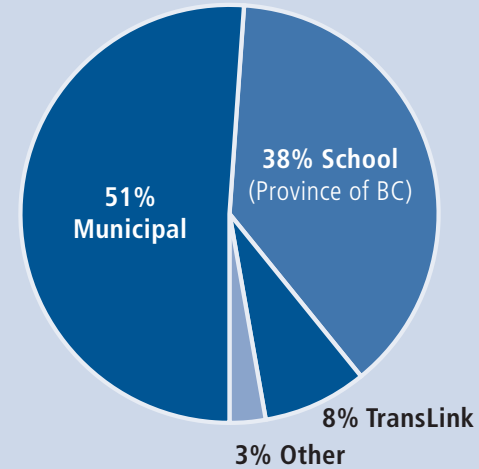
To get more information and application forms:

- Go online to www.gov.bc.ca/propertytaxdeferment
- Visit a Service BC centre or call 604-660-2421

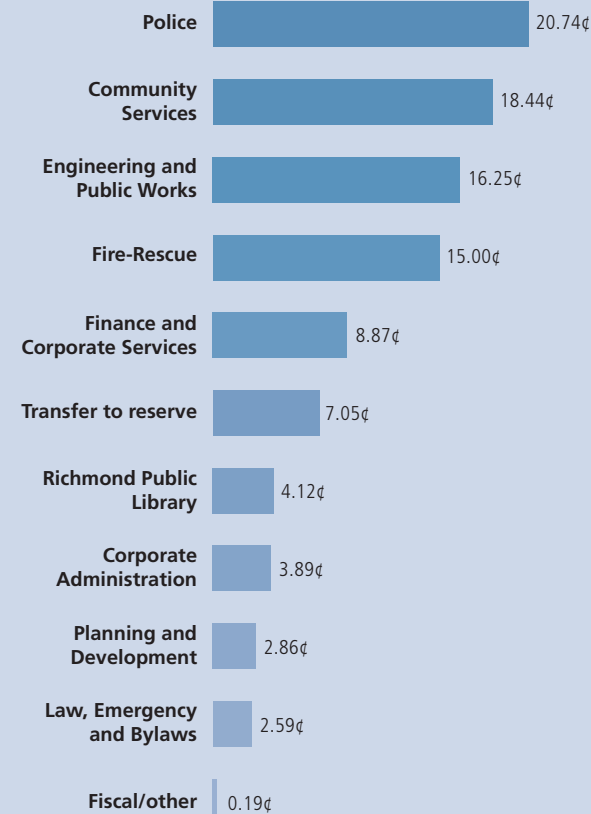
Tax deferment application forms are also available at Richmond City Hall.

Completed deferment application forms must be submitted to the City of Richmond Tax Office by **Monday, July 4, 2016**.

Typical breakdown of a property tax bill



Breakdown of a municipal tax dollar



Home owner grant

- Most financial institutions will not accept home owner grant applications.
- There are two ways to apply for your home owner grant: **(1) Securely online through the City's website at www.richmond.ca/homeownergrant**. Please retain the confirmation number as a receipt of the application; **(2) Completing the application in full on the bottom of the tax notice and returning it to City Hall.**
- If eligible, property owners must claim the grant every year before the due date.

For more information, call Home Owner Grant Administration at 1-888-355-2700 or visit www.gov.bc.ca/homeownergrant.

Preauthorized Withdrawals (PAWS) monthly payment plan

For next year's property taxes, why not put aside some money each month? This program offers:

- Fixed monthly payments
- Interest on your money

Visit www.richmond.ca/tax.

To maximize the benefits of pre-paying your 2017 property taxes, submit your form by Friday, July 15, 2016.