



## PROPERTY OWNER'S RESPONSIBILITY TAX INFORMATION SHEET

This information sheet provides a calendar of events to help property owners prepare for and understand their responsibilities. It does not replace governing legislation.

### Property Tax Timelines

#### JANUARY

BC Assessment informs property owners of the assessed value of their property by mailing Assessment Notices to property owners. The assessed value of your property plays an important part in how your property taxes are calculated. Visit [BC Assessment's e-valueBC service](#) for further assessment information.

**If you disagree with your assessed value, register your appeal with BC Assessment by January 31.** Visit [BC Assessment's website](#) to learn more about the appeal process.

#### FEBRUARY

Unpaid utility bills and outstanding accounts receivable, payable to the City as at December 31, are transferred to property taxes as arrears or overdue tax balances.

A Statement of Outstanding Taxes is mailed to affected property owners. Daily interest charges apply to arrears tax balances.

#### MAY

Property tax notices are mailed to property owners at the end of May. If you do not receive your property tax notice by the second week of June, or you have questions regarding the information on your property tax notice, please visit the [City's website](#) for information or contact the City.

The property tax rates, along with the property classification and assessed value of your property, are used to determine the amount of your property taxes. **Property taxes cannot be appealed.**

Claim your Home Owner Grant **each year** online at [www.abbotsford.ca/hog](http://www.abbotsford.ca/hog), if you are eligible to apply, as soon as you receive your tax notice. The online portal is activated on May 15 each year.

#### JULY

**Property taxes are due the first business day after July 1.** Unpaid current year tax amounts, including unclaimed Home Owner Grant amounts, are assessed a 5% penalty on the day after the due date. A Statement of Outstanding Taxes is mailed to property owners with unpaid property taxes at the end of July. Consider joining the [pre-payment plan](#) to get a head start on **next year's** taxes.

If you are applying for the Home Owner Grant, your application is due on the same day as your property taxes. These grants help reduce your annual property taxes if you meet certain qualifications. Visit the Province's Home Owner Grant website at [www.gov.bc.ca/homeownergrant](http://www.gov.bc.ca/homeownergrant) for program information and applications or contact the City.

If you are applying for the Provincial Property Tax Deferral Program your application is due on the same day as your property taxes. This low interest loan programs allow you to defer the annual property taxes on your home if you meet certain qualifications. Visit the Province's Property Tax Deferral website at [www.gov.bc.ca/propertytaxdeferral](http://www.gov.bc.ca/propertytaxdeferral) for program information and applications or contact the City.

## **SEPTEMBER**

A second penalty of 5% is applied to current year property taxes that remain unpaid on the first working day after September 15. No further penalties will be applied until January 1 of the following year, at which time, interest charges will begin to accumulate at a rate specified by Provincial legislation.

Annual Tax Sale is held on the last Monday of September as per Local Government Act, Division 7 legislation. Properties with three (3) years of unpaid property taxes are offered for sale by auction in order for the City to recover unpaid tax balances. Properties with delinquent taxes will be advertised in a local newspaper twice before the tax sale. Visit [www.abbotsford.ca/taxsale](http://www.abbotsford.ca/taxsale) for information or contact the City.

## **NOVEMBER**

Statements of Outstanding Taxes are mailed to property owners.

## **DECEMBER**

Deadline to apply for a current year Home Owner Grant or Property Tax Deferment program is December 31.

## **Moving?**

If you move or want to change your mailing address to ensure you receive all the information relevant to your property, update your address through BC Assessment at [www.bcassessment.ca/forms](http://www.bcassessment.ca/forms).

## **Water and Sewer Utility Fees**

Water and sewer utilities operated by the City are billed bi-monthly, separately from the annual tax notice. Clearbrook Waterworks' customers are billed quarterly for sewer services. Any utility balances remaining unpaid as of December 31 will be transferred to your property tax account in accordance with Community Charter, Division 14. To learn more about utility billing, including the auto debit program, visit [www.abbotsford.ca/utilities](http://www.abbotsford.ca/utilities) or contact the City.

## **Water and Sewer Meter Readings & Leak Detection**

Contact the Engineering Department if you have questions about the volume billed.

## **Garbage, Yard Waste, Compost and Recycling Fees**

Fees apply to properties within the related bylaw boundaries and are included on the annual tax notice.

<b>Contact Information</b>	
<b>Property Tax &amp; Utility Department</b> Tel: 604-864-5522 Email: <a href="mailto:cash@abbotsford.ca">cash@abbotsford.ca</a>	<b>Engineering Department</b> Tel: 604-864-5511 (Water Use) 5514 (Other) Email: <a href="mailto:wateruse@abbotsford.ca">wateruse@abbotsford.ca</a> Email: <a href="mailto:eng-info@abbotsford.ca">eng-info@abbotsford.ca</a> (Other)
<b>BC Assessment</b> B200 - 20161 86 Avenue, Langley Tel: 1-866-825-8322 Email: <a href="mailto:connect@bcassessment.ca">connect@bcassessment.ca</a> Website: <a href="http://www.bcassessment.ca">www.bcassessment.ca</a>	<b>BC Land Title &amp; Survey</b> #300-88 Sixth Street, New Westminster Tel: 604-660-0380 or Toll free: 1-877-577-5872 Website: <a href="http://www.ltsa.ca">www.ltsa.ca</a>
<b>Ministry of Finance</b> Home Owner Grant Administration PO Box 9991 Stn Prov Govt Victoria, BC V8W 9R7 Tel: 1-888-355-2700 Email: <a href="mailto:hogadmin@gov.bc.ca">hogadmin@gov.bc.ca</a> Website: <a href="http://www.gov.bc.ca/homeownergrant">www.gov.bc.ca/homeownergrant</a>	<b>Ministry of Finance</b> Property Tax Deferment PO Box 9474 Stn Prov Govt Victoria, BC V8W 9W6 Tel: 1-888-355-2700 Email: <a href="mailto:TaxDeferment@gov.bc.ca">TaxDeferment@gov.bc.ca</a> Website: <a href="http://www.gov.bc.ca/propertytaxdeferment">www.gov.bc.ca/propertytaxdeferment</a>