

PROPERTY TAXES DUE

WEDNESDAY, JULY 2, 2014

To avoid penalty, your property tax payment and completed Home Owner Grant application must be received by 4:00 pm on July 2, 2014.

Payment Options

- **On Line or Telephone Banking** – use your roll number as the account number.
- **By Mail** – Postmarks are not acceptable as proof of payment.
- **Post Dated Cheques** – To avoid the last minute rush, mail or drop off your post dated cheque before the due date.
- **In Person** – City Hall hours are 8:30 am to 4:30 pm up to May 31. From June 1, hours are 8:00 am to 4:00 pm. Cash, cheque or debit are accepted. It is helpful if your forms are completed in advance.
- **After Hours Drop Off** – Use the secure drop box at City Hall at any time.

Contact Us

Telephone: 250-746-6126

Email: duncan@duncan.ca

In Person: 200 Craig Street in Downtown Duncan

HOMEOWNER GRANT

- Even if your taxes are paid through your mortgage, you still need to complete your Homeowner Grant Application.
- Apply online at www.duncan.ca or fill out the form on the bottom of your tax notice and return it to City Hall.
- **Remember, if you don't apply for the Homeowner Grant by the July 2, 2014 deadline, you will be subject to a penalty of 5 percent of the grant even if your mortgage company pays your property taxes. A further 5% penalty will be applied on September 2, 2014.**

2015 PROPERTY TAX INSTALLMENT PAYMENTS

This City program gives property owners the option to pay next year's taxes in monthly installments, through an automatic deduction from your bank account.

Payments are deducted on the first business day of each month, starting August 1, 2014 and ending May 1, 2015. You will earn interest of 0.25% on these payments. Return the enclosed form to City Hall to participate.

2014 PROPERTY TAX NEWS

The purpose of this newsletter is to answer the questions you may have about your property taxes for this year. If you do not find the information you need in this document, please contact City Hall staff or your Mayor and Council.

For 2014, the municipal portion of the property tax rate increased overall by 2.54%. Your actual tax increase or decrease will depend on the type of property you own, and whether the assessed value of your property went up or down this year.

Property assessment is the responsibility of the BC Assessment Authority. Your assessment notice for 2014 would have been received by you in January of this year. If you have questions about your property assessment value, you must contact BC Assessment. They can be reached at 1-866-valueBC.

The City also collects taxes for other authorities, including the School District, the Cowichan Valley Regional District, Cowichan District Hospital and the Vancouver Island Regional Library. If these organizations increased their tax rates for 2014, then your total tax bill may increase as a result.

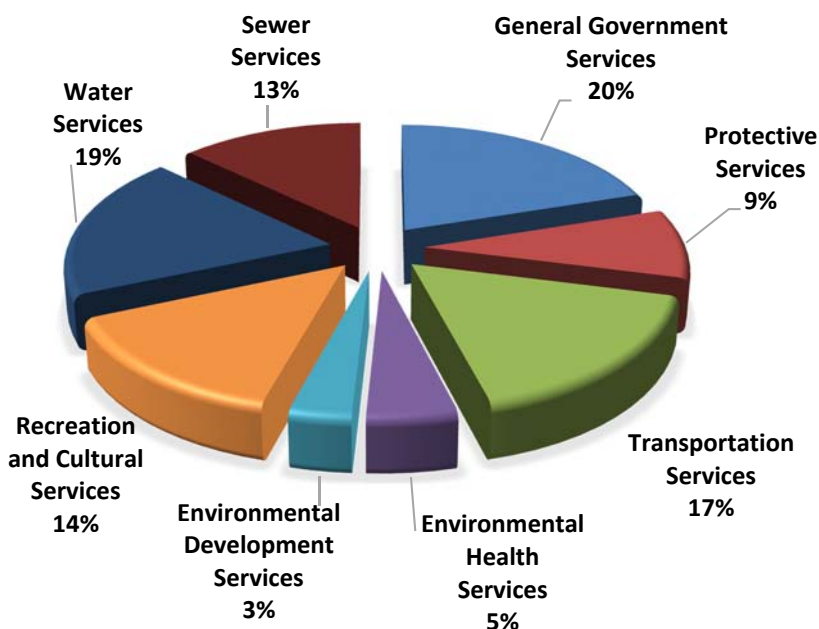
THE BUDGET PROCESS

The City of Duncan's Financial Plan and Tax Rates Bylaws for 2014 reflect Council's efforts to keep taxes affordable for households and businesses.

Throughout the budget process, public feedback was encouraged. Notification of the timing of budget meetings was advertised in the newspaper as well as on our Facebook page and posted in all the usual posting places. A space for delegations was included at the beginning of each meeting. Additionally, a public meeting was held specifically to discuss the budget on February 20, 2014 from 4:00 to 6:30pm.

Please submit any questions or comments about the budget to budget@duncan.ca. You are also welcome to visit our Facebook page (City of Duncan – Local Government) and post your comments.

2014 OPERATING EXPENSES BY FUNCTION

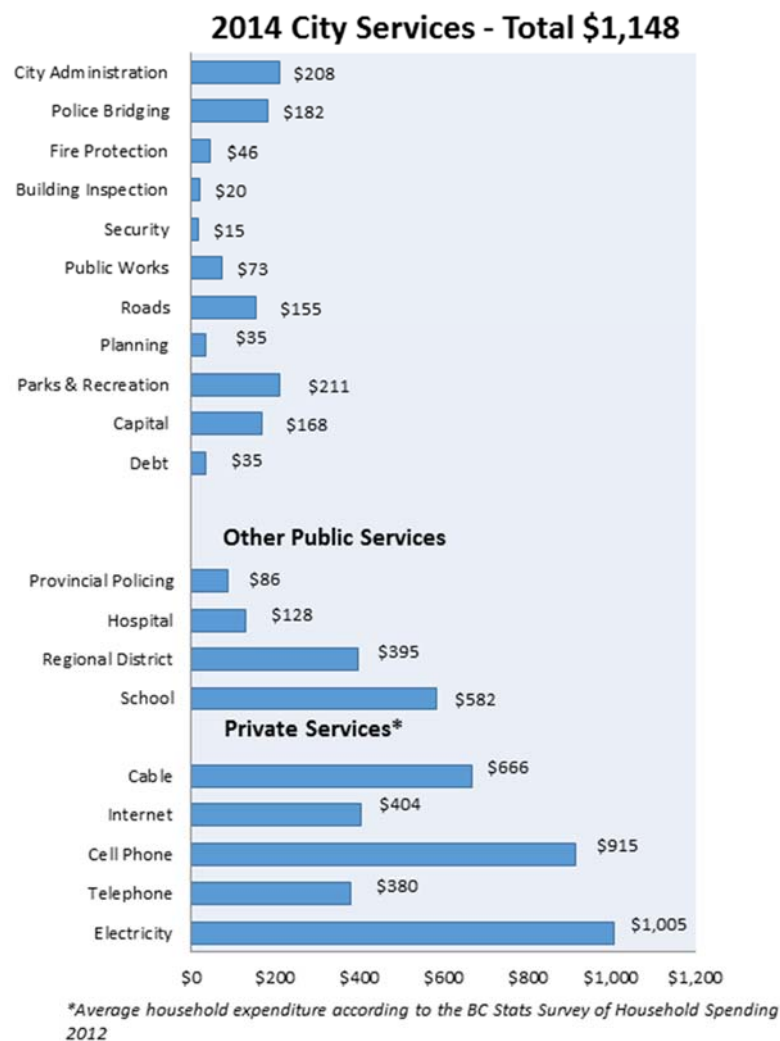


Comments, questions or concerns about your property taxes?

Phone 250-746-6126 or email duncan@duncan.ca

HOUSEHOLD ANNUAL COSTS – 2014

Detailing the average household cost of City services (based on the average assessment of \$251,577 for a single family dwelling) compared to other common household costs.



PROPERTY TAX DEFERMENT PROGRAMS

A low-interest provincial loan program can assist qualified homeowners with paying their annual property taxes. You may be eligible to defer your taxes if you are 55 years or over, a person with disabilities and you live in your home, or are a qualifying homeowner who financially supports a dependent child under the age of 18.

Contact the Tax Deferment Program at 1-800-663-7868 or by email at TaxDeferment@gov.bc.ca

TAXES PER \$100,000 OF ASSESSMENT

	Residential	Business
General Municipal Taxes	\$457.27	\$1,208.48
Other Taxing Authorities		
Provincial School Taxes	231.16	600.00
Provincial Police Taxes	34.22	83.85
CVRD Taxes	156.96	384.55
Hospital Taxes	50.69	124.19
MFA/BC Assessment Taxes	6.21	17.60
Total Other Taxing Authorities	\$479.24	\$1,210.19
Total Taxes	\$936.51	\$2,418.67
Municipal Tax Rate	4.5736	12.0848

The City sets only the General Municipal Tax Rate and does not have any control over the tax rates set by other taxing authorities.

2014 BUDGET HIGHLIGHTS

In accordance with Council's Strategic Plan for the City, 2014 includes the following projects of interest.

Wayfinding and Signage Improvements incorporating the new City logo will be installed - funded from prior years' surplus.

The City will continue its programs of repair and replacement for water, sewer, storm and roads infrastructure.

Major projects proposed to begin in 2014 include:

- \$465,000 for Dogwood Avenue from Arbutus to Hemlock with includes: paving, spot repairs to the sewer main and upgrades to the water main;
- \$535,000 for Cedar Avenue from Government to Arbutus including: paving, storm main improvements, curb repairs, spot repairs to the sewer main and upgrades to the water main (may complete in 2015 due to scheduling);
- \$300,000 for upgrades to City Hall heating and cooling systems and repairs to the flat roof;
- \$695,000 for upgrades to the Fire Hall including seismic upgrading and replacement of the roof;
- \$518,000 for the beginning of the residential water metering program.

The transit pass rebate program for City residents will continue for 2014.

A universal yard waste removal program will begin in May 2014. Details on this program were delivered by Canada Post in early May.

Finally, the City will continue with its planning processes for the University Village and improvements to the Trans Canada Highway corridor with its neighbor partners.

2014 REVENUE SOURCES

Property Taxes.....	42.7%
Water User Fees.....	20.9%
Sewer User Fees.....	10.4%
Gas Tax/Development Cost Charges...	8.0%
Own Sources.....	7.8%
Sales of Services.....	5.8%
Government Transfers.....	4.3%
Grants in Lieu of Taxes.....	0.1%

Own Source Revenue includes:

- business and dog licences
- building and other related permits
- real estate rentals
- parking permits
- interest on investments
- penalties
- land use alteration fees