



City of Delta
COUNCIL REPORT
Regular Meeting

Item 1

To: **Mayor and Council**

From: **Finance Department**

Bylaw Nos.: **8402, 8403, 8404**

Date: **April 15, 2024**

2024 Tax Rate Bylaws

The following report has been reviewed and endorsed by the City Manager.

▪ **RECOMMENDATIONS:**

- A. THAT Delta Annual Tax Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999 Amendment Bylaw No. 8402, 2024 be given first, second and third readings (Attachment A).
- B. THAT Delta Annual Tax Rates and Tax Collection (Other) Bylaw No. 5752, 1999 Amendment Bylaw No. 8403, 2024 be given first, second and third readings (Attachment B).
- C. THAT Tsawwassen Business Improvement Area Rates Bylaw No. 8404, 2024 be given first, second and third readings (Attachment C).

▪ **PURPOSE**

The purpose of this report is to seek Council approval for the 2024 Tax Rate Bylaws. The 2024 Tax Rate Bylaws for Delta, Metro Vancouver Regional District, and Tsawwassen Business Improvement Area are presented for three readings.

▪ **BACKGROUND:**

Property tax rates are set each year to enable the City to collect the tax levy that is required in the financial plan. The *Community Charter* requires Council to adopt annual tax rate bylaws before May 15 each year.

In addition to city property taxes, Delta calculates the tax rates for Metro Vancouver Regional District based on their tax requisition. Delta also calculates the rate charged on behalf of Tsawwassen Business Improvement Area. The tax due date is established as the first working day after July 1 of each year. For 2024, the due date is July 2. A 5% penalty is applied to all outstanding current taxes after July 2 and September 3, 2024.

▪ **DISCUSSION:**

Bylaw 8402 – Delta Annual Tax Rates

This bylaw reflects a property tax increase that supports the 2024 Financial Plan which was approved on December 11, 2023. The 2024 Financial Plan incorporates an average property tax rate increase for Delta property owners of 5.75% for City operational services and 2% for recreation capital investment:

5.75%	City Operational Services
<u>2.00%</u>	Recreation Capital Investment
7.75%	

The property tax rates will go towards funding core City services and programs such as protective services (Police & Fire), parks, recreation and culture, engineering, development, bylaw enforcement, and base capital infrastructure renewal. The additional 2% for recreation capital investment will fund major investments in City recreation capital such as renewing Winskill Aquatic and Fitness Centre, sport field upgrades, civic amenity improvements and community park enhancements.

For a typical residential home with a change in assessed value in line with the average, the increase in 2024 Delta property taxes is approximately \$208, or \$17 per month.

Bylaw 8403 – Metro Vancouver Regional District Annual Tax Rates

This bylaw gives Delta authority to levy and collect property taxes for Metro Vancouver Regional District. The District specifies their funding requirements and the City establishes the necessary tax rates.

Bylaw 8404 – Tsawwassen Business Improvement Area Annual Tax Rates

This bylaw gives Delta authority to levy and collect property taxes for Tsawwassen Business Improvement Association.

Delta also acts as the collector for other government authorities. These authorities include BC Assessment, Municipal Finance Authority, TransLink and the Province for school taxes. These other governmental authorities set their own respective rates.

Distribution of Property Taxes

Before adopting the annual property tax bylaws, all municipalities under the *Community Charter*, must consider the proposed tax rates for each property class in conjunction with the objective and policy of the distribution of the tax burden.

The practice of Council has been to set tax rates consistently each year and apply any increase evenly among the property classes. This may have the effect of shifting the tax burden depending on a number of factors such as class assessment values and non-market change.

The distribution of taxes for all property classes has remained stable, as demonstrated in the following table that summarizes the proposed tax burden in 2024 compared to 2023:

Property Class	Tax Burden % 2024	Tax Burden % 2023
1 Residential	51.9%	51.9%
2 Utilities	0.7%	0.7%
4 Major Industry	9.4%	9.5%
5 Light Industry	13.5%	13.2%
6 Business and Other	23.7%	23.9%
8 Recreation Property/Non-Profit Organization	0.2%	0.2%
9 Farm	0.6%	0.6%

Implications:

Delta's Tax Rate Bylaw will result in an overall 2024 municipal tax increase of 7.75%. Property class, changes in assessed value and class multiples will all have an impact on the actual dollar increase for an individual taxpayer.

▪ **CONCLUSION:**

This report recommends that Council give three readings to the 2024 Tax Rate Bylaws.



Navin Chand, CPA, CMA
General Manager, Finance

Department submission prepared by: Nancy Hudson, Revenue Services Manager
NH/kf

▪ **ATTACHMENTS:**

- A. Bylaw No. 8402
- B. Bylaw No. 8403
- C. Bylaw No. 8404

SCHEDULE 1
Page 1 of 1

CITY OF DELTA ANNUAL RATES (MUNICIPAL) 2024

Tax Rates (dollars of tax per \$1,000 taxable value)

	PROPERTY CLASS	A GENERAL	B NEIGHBOURHOOD ROAD IMPROVEMENTS	D LIBRARY	E DRAINAGE (LAND ONLY)	F ANNACIS DRAINAGE (LAND ONLY)
1	Residential	2.0096	0.0562	0.0513	0.0837	0.0520
2	Utilities	37.9688	1.0618	0.9692	1.5814	0.9825
3	Supportive Housing	2.0096	0.0562	0.0513	0.0837	0.0520
4	Major Industry (Excludes Eligible Port Properties)	15.1654	0.4241	0.3871	0.6316	0.3924
	Major Industry (Eligible Port Properties) Regular Ports Tax Cap	26.1036	0.7300	0.6664	1.0872	0.6755
	New Investment Tax Cap	21.3575	0.5973	0.5452	0.8895	0.5526
5	Light Industry	2.9993	0.0839	0.0766	0.1249	0.0776
6	Business and Other	3.8424	0.1075	0.0981	0.1600	0.0994
8	Recreation Property/ Non-Profit Organization	5.2264	0.1462	0.1334	0.2177	0.1352
9	Farm	23.6349	0.6610	0.6033	0.9844	0.6116

CITY OF DELTA

BYLAW NO. 8403

A bylaw to amend the tax rates under Bylaw No. 5752 for the year 2024

The Council of the City of Delta, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "**Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999 Amendment Bylaw No. 8403, 2024**".
2. "Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999" as amended is hereby further amended as follows:
 - By replacing all references to the year 2023 in sections 2 and 3 with the year 2024.
 - By replacing Schedule 1 with the Schedule 1 attached hereto.

READ A FIRST time the day of , **2024**.

READ A SECOND time the day of , **2024**.

READ A THIRD time the day of , **2024**.

FINALLY CONSIDERED AND ADOPTED the day of , **2024**.

George V. Harvie
Mayor

Michelle Jansson
City Clerk

Bylaw No. 8403

-2-
SCHEDULE 1

CITY OF DELTA
ANNUAL RATES (OTHER) 2024

Tax Rates (dollars of tax per \$1,000 taxable value)

Property Class	Greater Vancouver Regional District
1 Residential	0.0559
2 Utilities	0.1957
3 Supportive Housing	0.0559
4 Major Industry	0.1901
5 Light Industry	0.1901
6 Business and Other	0.1370
8 Recreation Property/Non-Profit Organization	0.0559
9 Farm	0.0559

CITY OF DELTA

BYLAW NO. 8404

*A bylaw to provide the levying of tax rates
for the Tsawwassen Business Improvement Area*

WHEREAS pursuant to a Bylaw entitled "Tsawwassen Business Improvement Area Bylaw No. 8002, 2021", provision was made to impose a rate on the taxable values of land and improvements assessed as Class 5 (Light Industry) and Class 6 (Business and Other);

AND WHEREAS it is now necessary to establish a fixed rate applicable to the "Tsawwassen Business Improvement Area";

NOW THEREFORE the Council of the City of Delta, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "**Tsawwassen Business Improvement Area Rates Bylaw No. 8404, 2024**".
2. For all real property classified as Light Industry and Business and Other within the Tsawwassen Business Improvement Area, a rate of \$0.3116 per \$1,000 of taxable assessed value.

READ A FIRST time the day of , **2024**.

READ A SECOND time the day of , **2024**.

READ A THIRD time the day of , **2024**.

FINALLY CONSIDERED AND ADOPTED the day of , **2024**.

George V. Harvie
Mayor

Michelle Jansson
City Clerk