



scəwáθən məsteyəx<sup>w</sup>

TSAWWASSEN FIRST NATION

*Property Taxation Act*  
**ANNUAL RATES REGULATION (2024)**

**Date Enacted: 7 May 2024**

*Order Number: O.021-2024*

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Section(s) Amended	Date	Order number	Come Into Force Date

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## **Citation**

- 1 This regulation may be cited as the *Annual Rates Regulation (2024)*.

## **Definitions**

### **2 In this Act:**

“Act” means the *Property Taxation Act (Tsawwassen)*.

## **Annual Rates**

- 3 The tax rates shown in Schedules A are imposed and levied on the assessed value of land and improvements on Tsawwassen Lands, subject to the Act and other Regulations made under the Act, to meet the costs of the provision of local government services by Tsawwassen First Nation, pursuant to section 22(2)(c) of the Act.
- 4 The tax rates shown in Schedule B are imposed and levied on the assessed value of land and improvements, subject to the Act and other Regulations made under this Act, for:
  - (a) an education equivalency tax rate, pursuant to section 22(2)(a) of the Act, and
  - (b) tax rates sufficient to pay the requisitioned amounts to meet the costs of services as provided by Metro Vancouver Regional District, South Coast British Columbia Transportation Authority (SCBCTA) and BC Assessment Authority pursuant to section 22(2)(b) of the Act.
- 5 The tax rates shown in Schedule C are imposed and levied on the assessed value of the land, not including improvements.
- 6 Stahaken leasehold interests receive credit equal to the Delta tax rate, pursuant to sections 22 (5) and 22 (6) of the Act.

## **Tax Payments, Penalties, and Interest**

- 7 All taxes levied under this regulation are payable on or before July 2, 2024, pursuant to section 23(1) of the Act.
- 8 If all or part of the taxes levied under this regulation are unpaid after July 2, 2024, a penalty of 5% of the portion that remains unpaid must be added to the amount of the unpaid taxes pursuant to section 31 of the Act and the amount so added is deemed for all purposes to be part of the taxes, notwithstanding Sections 9 and 10 below.

- 9** If all or part of the taxes levied under this regulation is unpaid after September 3, 2024, a penalty of 5% of the portion of current year taxes, excluding any penalty amount applied under Section 8, that remains unpaid must be added to the amount of unpaid taxes pursuant to section 31 of the Act and the amount so added is deemed for all purposes to be part of the taxes.
- 10** Where a penalty addition would otherwise be applied under Section 8 above and the property owner is eligible for and subsequently claims the Home Owner Grant Equivalent for the current year and submits their Grant application to TFN on or before September 3, 2024, the penalty under Section 8 above shall not be applied to the portion of the taxes outstanding which was equal to the current year's Home Owner Grant Equivalent.
- 11** If all or any portion of taxes, together with any applicable penalties, remains unpaid after December 31 in the year imposed, the unpaid portion accrues daily interest, compounded annually at the rate that the province of British Columbia charges on outstanding balances in respect of income tax, pursuant to section 32 of the Act.
- 12** Pursuant to section 14 of the Act, a person is entitled to a refund of taxes due to a change in assessed property value for the respective year as provided by the assessor. The refundable amount includes simple, daily interest accruing thirty (30) days following the date the assessor processed the amendment in the form of a supplementary assessment. The refundable portion accrues interest at the rate that the province of British Columbia pays on refunds in respect of income tax. For certainty, only refunds due to a change in the assessment are eligible to accrue interest refundable.

#### **Designation of Schedules**

- 13** Schedules A, B, and C are attached and designated as part of this regulation.

### SCHEDULE A

Property Class	Local Government Services
Residential	2.3696
Utilities	46.6194
Major Industrial	8.0567
Light Industrial	5.7222
Business	8.0018
Recreation	7.8541
Farm	25.1122

(All rates are per \$1,000 of assessed value)

### SCHEDULE B

Property Class	Education Equivalency	Educ. Equiv. Tax Credit	Metro Vancouver	SCBCTA (Translink)	BC Assessment	Total
Residential	0.9935	0.0000	0.0406	0.2687	0.0347	1.3375
Utilities	12.11	0.0000	0.2100	2.3185	0.4359	15.0744
Major Industrial	1.36	0.0000	0.1379	1.3672	0.4359	3.301
Light Industrial	3.39	0.0000	0.1580	0.6194	0.0963	4.2637
Business	3.39	0.0000	0.1580	0.7886	0.0963	4.4329
Recreation	2.11	0.0000	0.0881	0.1821	0.0347	2.4149
Farm	7.15	3.5750	0.1418	0.3276	0.0347	11.2291

(All rates are per \$1,000 of assessed value)

### SCHEDULE C

Property Class	Drainage (charged on land only)
Residential	0.1277
Utilities	0.4470
Major Industrial	0.1488
Light Industrial	0.1488
Business	0.1984
Recreation	0.4508
Farm	1.498

(All rates are per \$1,000 of assessed value)