



PROPERTY TAXES & UTILITIES

DUE DATE: JULY 4, 2023

PENALTY STRUCTURE

A 5% penalty will be levied on all accounts with outstanding balances on July 5, 2023.

An additional 5% penalty will be levied to all accounts with outstanding balances on September 6, 2023.

HOME OWNER GRANT EQUIVALENT (HOGE)

DUE DATE: JULY 4, 2023

Residents can claim their HOGE online at <https://tempest.tsawwassenfirstnation.com/apps/ehog/>

You will need your **folio number** and **access code**; both are located on your Property Taxation Notice.

Residents can also mail their HOGE application to the TFN Administration Office or drop it off there in person. The application form is the tear away portion on the back of the Property Taxation Notice.

BC SPECULATION AND VACANCY TAX

Properties leased on Tsawwassen First Nation lands are not subject to the Speculation and Vacancy Tax.

“WHERE DO I BEGIN?”

MYTFN SELF SERVE WEB PORTAL

myTFN is a web-based portal that enables homeowners and leasehold residents to see the status of their tax and utility accounts, including payments, adjustments, billing history and other transaction-based information. To access myTFN, simply go to: <https://tempest.tsawwassenfirstnation.com/Apps/MyCity/> and create a profile. Once your myTFN profile has been created, enter your Folio Number and Access Code, which are printed at the top of your Property Tax Notice and Utility Bill.

To register a utility account on your myTFN profile you will need your Utility Bill.

Once your myTFN profile is setup you will enter your **Account Number** and **Access code**.

PAYMENT OPTIONS

ONLINE BILL PAYMENT OR TELEPHONE BANKING

Through your financial institution

Bill Payee: Tsawwassen First Nation – Property Tax (OR Utility if paying for Utility Bill)

Account Number: Roll number as found on your Property Taxation Notice (or Account number as found on your Utility Bill)

BY MAIL OR IN PERSON

Please include the tear-away payment stub along with your signed HOGE.

**** All Cheques should be made payable to “Tsawwassen First Nation” ****

Your payment can be mailed to: **Taxation Department, Tsawwassen First Nation, 1926 Tsawwassen Drive, Tsawwassen, BC, V4M 4G2**

Cheques and HOGE forms enclosed in an envelope can also be dropped into the secure mail slot at the front entrance of the TFN Administration Building located @ 1926 Tsawwassen Drive.

PROPERTY TAXATION AUTHORITY

& YOUR TOTAL PROPERTY TAXES

Our Property Taxation Act provides for input on our residential property tax budget by our residential taxpayers, through the Property Taxation Authority (PTA).

This provides for representation of residential leaseholders within TFN's jurisdiction.

The PTA review and vote on a resolution approving the annual rate for residential property tax, as well as the annual residential expenditure budget and any permissive tax exemptions. The Property Taxation Act stipulates that TFN's Executive Council approval of these rates is subject to the PTA's approval.

This year, TFN targeted a 5.5% annual tax increase in respect of all residential properties. Depending on changes in assessments, some residents may see a higher or lower annual change on their tax bill, but the goal for most homes is to see a 5.5% increase.

As in previous years, TFN also applies an education equivalency levy and collects flow through taxes on behalf of the Metro Vancouver Regional District (MVRD), TransLink, and BC Assessment. TFN operates its own independent sewage treatment facility which reduces the MVRD rate by about half.

62% TFN Local Government Property Tax 29% Education Equivalency Tax 7% Translink 1% GVBD 1% BCA

HOW TFN USES YOUR PROPERTY TAXES

39% 
LANDS PLANNING & DEVELOPMENT

19% 
GOVERNMENT ADMINISTRATION

18% 
UTILITY OPERATIONS

10% 
POLICE PROTECTION

8% 
FIRE PROTECTION

6% 
TRANSPORTATION, PUBLIC TRANSIT

BC ASSESSMENT NOTICE

If you did not receive a Property Assessment Notice, as a holder of a registered charge, you may provide notice to BC Assessment to add your name and address to the assessment roll. This will ensure you receive an annual Assessment Notice as well as update your mailing address with TFN. Please contact BCA directly or visit their website: <https://info.bcassessment.ca/Services-products/update-your-property-information>

An information sheet is provided for your convenience on our website in the Property Taxes and Utilities section - How to Request a Copy of the Assessment Notice.

HEY, DID YOU KNOW?

The foreshore on Tsawwassen First Nation lands is part of an ecologically productive and important stopover on the Pacific Flyway for millions of migratory birds annually, including snow geese, dunlins, bald eagles, herons and sandpipers. As well as supporting bird populations migrating south, this habitat is home to diverse Native plant populations that have helped sustain the scəwəθən məsteyəx^w (Tsawwassen People) since time immemorial. Many of these plants are considered medicine and are used in traditional healing. Due to the sensitive nature of these ecosystems and the detrimental effects of disturbances, TFN requires that all visitors and people now calling this land home ensure their dogs are always on-leash when in public spaces.