



TSAWWASSEN FIRST NATION
s'cəwaθən məsteyəx^w

Community Governance Act

ANNUAL UTILITY CHARGE REGULATION 2014

Date Enacted: 29 March 2014

Order Number: O.053-2014

This version of the Regulation is not the official version, and is for informational purposes only. Persons who need to rely on the text of the Regulation for legal or other purposes may access the official version held in the TFN Laws Registry by contacting the TFN Administration Office at (604) 943-2112.

Table of Regulation Changes

Section(s) Amended	Date	Order number

Contents

Authority 2

Definitions..... 2

Part 1 – Utility Charge..... 2

 Application of Utility Charge..... 2

 Deadline for payment of utility charge 2

 Liability and receipt of notices for registered interests 2

 Liability and receipt of notices for unregistered interests 2

 Unpaid utility charges 3

SCHEDULE A – 2014 Annual Utility Charge..... 4

Authority

1 This regulation is made under the Community Governance Act, section 3(3).

Definitions

- 2 (1) In this regulation,
- "Act" means the Community Governance Act;
 - "residential properties" means all properties classified as Class 01 'residential' under the BC Assessment Act and Regulations.
- (2) Unless specifically provided otherwise in these regulations, the terms used have the same meaning as defined in the Act.

Part 1 – Utility Charge

Application of Utility Charge

- 3 (1) Residential properties at the locations set out in the Schedule that are liable for property tax under the *Property Taxation Act* are liable to pay a utilities charge at the rates set out in the Schedule to this regulation.
- (2) Despite subsection (1), residential properties that have been granted a permissive exemption pursuant to section 16 of the *Property Taxation Act* are liable for a utility charge applied under this regulation.
- (3) Despite subsection (1), residential properties that are part of the Stahaken subdivision are not liable to pay a utilities charge under this regulation.

Deadline for payment of utility charge

4 Utility charges are due and payable on or before July 2, 2014.

Liability and receipt of notices for registered interests

- 5 (1) If a leasehold interest on a residential property is registered in the Land Title Office (British Columbia), the registered holder of that leasehold interest is liable to pay the utility charge set out in Schedule A.
- (2) Utility charge notices for properties under subsection (1) will be sent to the address of the holder of that leasehold interest.

Liability and receipt of notices for unregistered interests

- 6 (1) If a leasehold interest on a residential property exists and is liable for a utilities charge under section 3(1) but is not registered in the Land Title Office (British Columbia), the registered owner of the property on which the interest exists is liable to pay the utility charge set out in Schedule A.
- (2) If there is more than one unregistered interest on a residential property, each interest is liable to pay a utilities charge at the rate set out in Schedule A.
- (3) Utility charge notices for properties under subsections (1) and (2) will be sent to the address of the owner of that property.

Unpaid utility charges

- 7
- (1) If all or part of the utility charge remains unpaid after the date set out in section 4, a penalty of 10% of the portion that remains unpaid must be added to the amount of the unpaid utility charge and the amount so added is deemed for all purposes to be part of the utility charge.
 - (2) Any outstanding charge levied, including penalties, from this regulation at December 31 in any year shall be treated as taxes in arrears and collected in accordance with the *Property Taxation Act (2009)*.

SCHEDULE A – 2014 Annual Utility Charge

Location of Property	Annual Utility Charge
Tsatsu Shores	\$810.00
Tsawwassen Beach Lots	\$320.00
TFSI Properties	\$810.00