



COUNCIL REPORT

To: Paul Gipps, CAO

Date: May 11, 2021

From: Warren Everton, Director of Finance/CFO

Subject: **Tax Rate Bylaw No. 0288, 2021**

RECOMMENDATION

THAT Council adopt the “City of West Kelowna Tax Rates Bylaw No. 0288, 2021”.

STRATEGIC AREA(S) OF FOCUS

Economic and financial well-being of the City of West Kelowna

BACKGROUND

LEGISLATIVE REQUIREMENTS:

The *Community Charter* section 197 requires that Council impose property taxes for the year by bylaw after the approval of the financial plan and prior to May 15th. Pursuant to Section 235 of the *Community Charter*, Council may use the General Collection Scheme or Alternative Tax Collection Scheme, including penalties to be applied in relation to payments made after a tax due date established by the bylaw.

As per bylaw 0288, the due date for 2021 will be 4:30 pm July 2nd and the penalties for payments made after that date will be 10% for outstanding amounts on July 3rd, 2021.

DISCUSSION

As per bylaw 0288, the due date for taxes will be 4:30 pm July 2nd, 2021.

As presented previously, the following tables represent the tax multipliers on all classes as well as the tax implications of the 4.05% budget increase on Class 1 Residential properties.

Property Class	Tax Ratio			
	2018	2019	2020	2021
Class 1 - Residential	1.00	1.00	1.00	1.00
Class 2 - Utilities	11.24	11.24	11.24	11.24
Class 3 - Supportive Housing	1.00	1.00	1.00	1.00
Class 4 - Major Industry	3.00	3.00	3.00	3.00
Class 5 - Light Industry	2.13	2.13	2.13	2.13
Class 6 - Business & Other	2.33	2.33	2.33	2.33
Class 7 - Managed Forest	3.00	3.00	3.00	3.00
Class 8 - Recreation/Non Profit	1.00	1.00	1.00	1.00
Class 9 - Farm	1.00	1.00	1.00	1.00

The tax multipliers have not changed since 2017 and are recommended to remain the same in 2021.

Average Residential Property - General Municipal Taxes				
	2020		2021	Increase/ (Decrease)
Average house	\$640,000		\$655,000	\$15,000
General tax rate (includes library and	3.2205		3.2745	0.0540
Taxes	\$2,061		\$2,145	\$84
Total Increase			4.06%	\$84
Less:				
Budgeted Tax Increase			4.05%	\$83
Difference - Growth in class & assessment shift from/to other classes			0.01%	\$1

The average property assessed at \$655,000 in West Kelowna will see an \$84 increase in general taxes for 2021.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
April 20, 2021	THAT Council adopt the tax multiplier schedule as presented; and, THAT Council give 1 st , 2 nd and 3 rd reading to “City of West Kelowna Tax Rates Bylaw No. 0288, 2021”.	C152/21

Alternate Motion:

THAT Council rescind third reading of “City of West Kelowna Tax Rates Bylaw No. 0288, 2021”; and

THAT Council adopt the tax multiplier schedule as presented; and,

THAT Council amend the due date for the 10% tax penalty on outstanding amounts on all tax classes to a date other than July 2nd; and

THAT Council give third reading as amended to “City of West Kelowna Tax Rates Bylaw No. 0288, 2021”.

REVIEWED BY

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes ☐ No ☒

Attachments:

Attachment 1 – Tax Rates Bylaw 0288, 2021
Schedule A – Tax Rates