

2024 Property Tax and Utility Fees

**Due
July 2**

Understanding where your Property Tax and Utility Fees go

Did you know 32.6% of property tax and utility fees collected goes straight to the Province and other agencies for things like schools and transit? The District has no control over taxes charged by other authorities.

The District uses 40.9% of payments collected to fund core services such as public safety, transportation, parks and recreation, and investments in housing and infrastructure.

Utility fees make up the remaining portion of your bill. Utility fees cover essential services such as water, sewer, and waste collection and are split between Metro Vancouver and the District. See page 3 for more information.

Provincial and Other Agencies (32.6%)

School Tax (23.9%)
Translink (6.5%)
Metro Vancouver Regional District (1.3%)
BC Assessment (0.9%)

Utility Fees (26.5%)

District of North Vancouver (13.8%)
Metro Vancouver Regional District (12.7%)

District of North Vancouver Property Tax (40.9%)

Protective Services (14.5%)
Community Services (10.4%)
Infrastructure Replacement (5.9%)
Governance & Admin (3.8%)
Transportation & Engineering (3.6%)
Debt Servicing (1.8%)
Climate & Biodiversity (0.5%)
Planning & Development (0.2%)
Affordable Housing (0.2%)

These are some significant projects the District is investing in:

- Affordable and supportive housing: 582 units in progress
- Active transportation projects connecting neighbourhoods and village centres, transportation improvements, and upgrades to existing municipal roads and structures
- New turf fields at Inter River Park and Handsworth Secondary, plus converting two gravel fields to turf
- New parks in Lynn Creek and Lynn Valley town centres, new park washrooms, and upgrades to Myrtle Park
- Improving community spaces such as libraries and community recreation centres

Paying Your Taxes



The quickest and most convenient way to pay your property taxes and utility fees is through your financial institution online or by telephone banking. See the back of your tax notice for more details and payment options or visit [DNV.org/payingtaxes](https://dnv.org/payingtaxes)

Your Property Tax and Utility Notice at a glance

When you look at your property tax and utility notice, it can be broken down into three main categories:

1

Taxes set by and collected for other public authorities

Levies collected on behalf of the Province (school taxes), Metro Vancouver, TransLink, BC Assessment and Municipal Finance Authority of BC.

2

Municipal taxes set by Council

Annually adjusted levies for municipal services like public safety, transportation and infrastructure replacement and community services.

3

Utility user fees

Fees for water, sewer, garbage and recycling. Around half (48%) of this fee goes directly to Metro Vancouver to provide clean drinking water, wastewater treatment and solid waste management. The District uses the other half for utility system and infrastructure maintenance and upgrades.

Only 1 and 2 are based on your property's assessed value.



DISTRICT OF NORTH VANCOUVER
355 West Queens Road, North Vancouver, BC V7N 4N5

PROPERTY TAX NOTICE

JURISDICTION	XXX	ROLL NUMBER XXX-XXXX-XXXX-X			
FOLIO NUMBER		XXXX-XXXX-X	ACCESS CODE XXXXXX		
PROPERTY ADDRESS					
PID	XXX-XXX-XXX	NGH	XXX	RATES	

OPTION A -
NO GRANT

OPTION B -
BASIC GRANT

OPTION C -
ADDITIONAL
GRANT

SCHOOL LEVY COLLECTED ON BEHALF OF PROVINCE

School Levy - Residential
Less: Home Owner Grant
Additional School Tax

NET SCHOOL LEVY

TAX LEVIES COLLECTED ON BEHALF OF OTHER AGENCIES

BC Assessment
Metro Vancouver
TransLink
Municipal Finance Authority

TOTAL TAX LEVIES COLLECTED ON BEHALF OF OTHER AGENCIES

MUNICIPAL TAXES

General Taxes
Debt Servicing
Local Area Service Levy

TOTAL MUNICIPAL TAXES

TOTAL TAXES FOR THIS YEAR

UTILITY USER FEES – Includes Metro Vancouver portion

Water
Sewer/Drainage
Organics and Garbage
Environmental Fee

TOTAL UTILITY USER FEES

TOTAL CHARGES FOR TAXES & UTILITIES

Learn more about your property tax notice, how your assessment affects your property taxes and about the taxes we collect on behalf of other agencies at **DNV.org/property-tax**



A closer look at utility fees

Utility fees are separate charges for your property's water, sewage and waste collection services. Unlike property taxes, utility fees cannot be deferred through the Provincial deferment program and must be paid each year.

Water and Sewer



Your annual water and sewer fees are determined by Metro Vancouver service fees and the District costs

for providing current service levels and maintaining the condition of existing infrastructure. See charts on right.

Metro Vancouver's annual utility fees are projected to rise significantly over the next half-decade as it replaces aging infrastructure, including the new North Shore Wastewater Treatment Plant being built to serve the District of North Vancouver, City of North Vancouver, District of West Vancouver and Skwxwú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation).

Solid waste management

Your utility bill also includes the cost of weekly garbage, organics and recycling collection. We collect 8,000 garbage and organics carts daily across the District.

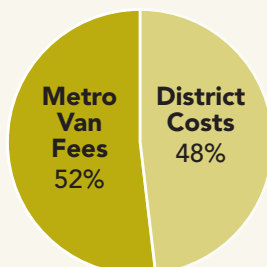


Wet weather pricing

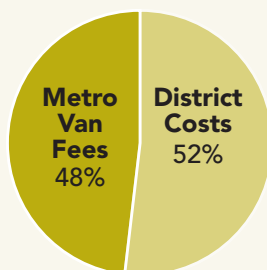
In 2024, Metro Vancouver introduced wet-weather pricing, an additional fee charged to municipalities over and above the current yearly levy to cover wastewater services, which includes costs for the wastewater treatment plant and the regional sewer system. This new wet weather pricing levy charges municipalities for the sewer capacity used during the rainy season to contribute to the system's overall operation and maintenance and will be phased in over the next 10 years. These costs are recovered as part of utility user fees charged to property owners.

Learn more at metrovancover.org/services/liquid-waste/wet-weather-sewer-pricing

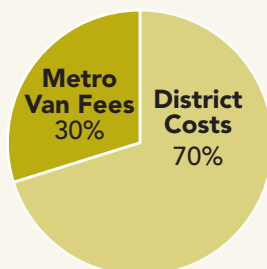
Water:



Sewer:



Waste:



Possible impact of North Shore Wastewater Treatment Plant increased cost

We understand you may have concerns about how the cost of the new wastewater treatment plant may impact your property taxes and utility rates now and in the future. We don't have all the information at the time this newsletter has gone to print, but we do know that cost increases for residents are scheduled to begin next year in 2025.

We continue to advocate for a fair and transparent solution for our residents. We are also encouraging Metro Vancouver to re-engage with senior levels of government for additional project funding.

At a Metro Vancouver budget meeting in April, Mayor Mike Little appealed for all member municipalities—not just North Shore residents—to share the burden of the wastewater plant's skyrocketing costs, as the cost increase is too much for North Shore residents to bear alone.

Metro Vancouver's board is expected to resume discussions at its meeting in late May.



FAQ

Can you reverse my late payment penalty?

Unfortunately, we cannot. We must follow Provincial legislation and apply a penalty on any outstanding amount after the due date. There is no exception.

What is the utility billing cycle for residential properties?

Unlike other municipalities, which bill their utility fees separately earlier in the year, the District flat-rate utility charges are billed as part of the yearly tax notice.

If there is a balance owing on my Pre-authorized Payment Plan will the District take the remaining balance from my bank account?

Our current Pre-authorized Payment Plan (PAWs) is for a 10-month payment plan from August to May. There is no withdrawal in June and July. Homeowners must pay the remaining tax balances by the due date.

If I defer my taxes, do I need to pay any other fees?

If you choose to defer your taxes, it's important to understand that this only applies to the tax portion of your notice. You are still responsible for paying your utility fees to the District and claiming your home owner grant, if eligible.

See more FAQs at [DNV.org/property-tax](https://dnv.org/property-tax)



Programs to help you pay your taxes

Claim Your Home Owner Grant Online



Eligible residents may claim their home owner grant by applying directly with the Province at gov.bc.ca/homeownergrant. If you need assistance, call the Province at 1-888-355-2700.

Defer Your Property Tax Online



You may be eligible to defer all or part of your property taxes. Submit property tax deferral applications online at gov.bc.ca/propertytaxdeferral. Please note that you are required to pay your utility user fees to the District. Claim your home owner grant if you are eligible even if you defer property tax payment.

Enroll in Pre-Payment Plan For Next Year



We offer a convenient pre-payment plan that allows you to make monthly installments for next year's property taxes and utility fees. Learn more at [DNV.org/taxprepay](https://dnv.org/taxprepay) or call 604-990-2311.

Receive your property tax notice electronically

Enroll in My Utility and Tax Account to receive your tax and utility notice via email. You can also review your tax and utility account activities and more. Sign up at [DNV.org/myaccounts](https://dnv.org/myaccounts).

Property Tax Calculator

Visit My Property Tax Calculator at app.dnv.org/PropertyTaxCalculator to view information specific to your residential property and determine how your change in assessed value and property tax compares to the District average.

Penalties

Payments must be received by July 2, 2024, to avoid penalties. A 5% penalty is applied after July 2, 2024, and an additional 5% after September 3, 2024. No forgiveness of late penalties is permitted under provincial legislation.

For more information

District of North Vancouver	604-990-2311 or propertytax@dnv.org	DNV.org/propertytax
School Levy	1-888-355-2700	gov.bc.ca/schooltax
BC Assessment	1-866-825-8322	bcassessment.ca
Metro Vancouver	604-432-6200	metrovanancouver.org
TransLink	778-375-7500	translink.ca