

Your municipal tax dollars

Property taxes fund many of the District of North Vancouver’s essential services, including public safety, transportation, parks and recreation, and housing and infrastructure.

District Council has approved a municipal tax increase of 3.53% for 2026. This includes 2.03% for services and an additional 1.5% to address the infrastructure deficit. Council’s support of this modest tax increase reflects community concerns about affordability.

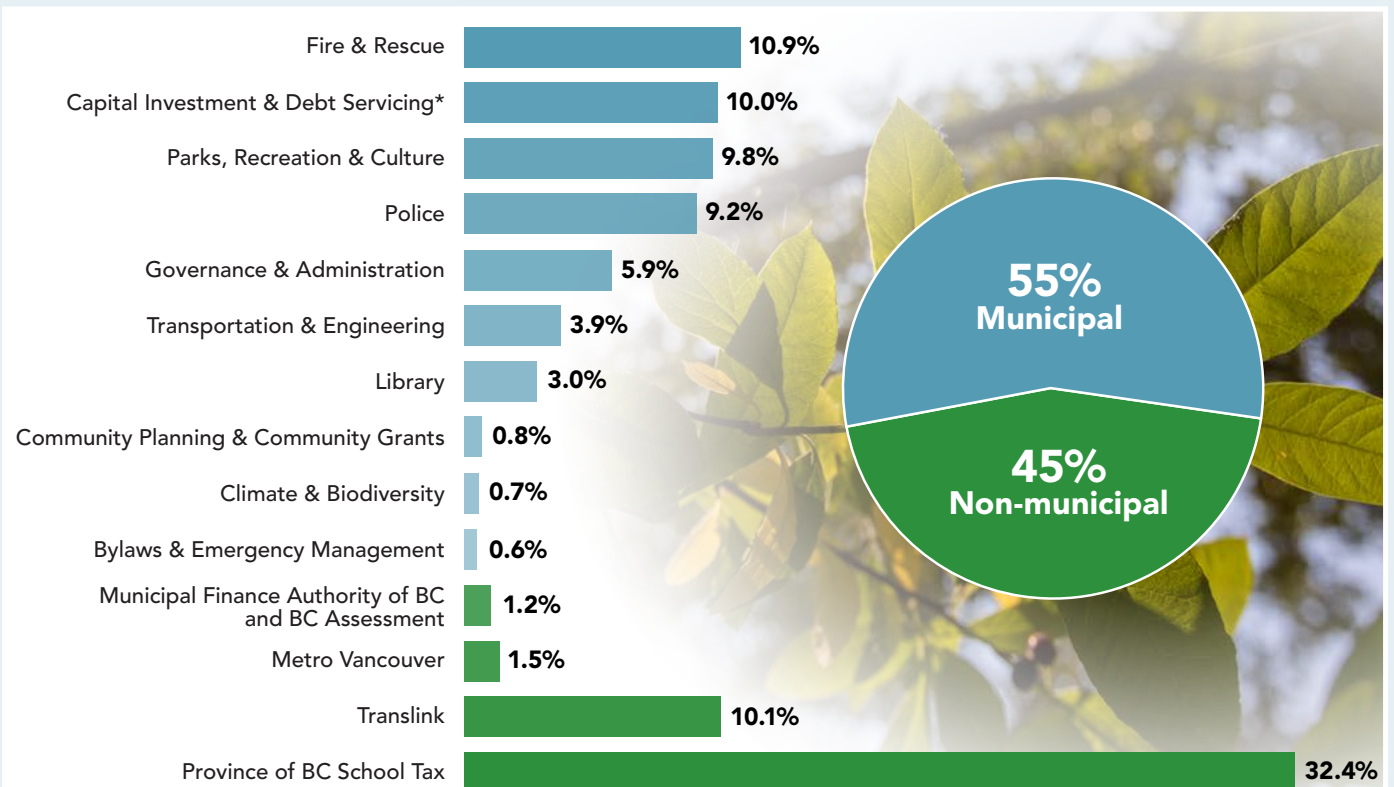
As costs continue to rise, the District must balance the services it delivers with the resources available, which may result in changes to service levels over time. We are committed to making measured, responsible decisions to support a financially sustainable future. Although the impact of the tax increase will differ depending on your property’s assessed value, your tax dollars fund the services and infrastructure that benefit the whole community.

These are some significant projects the District is investing in:

- Affordable and supportive housing: 656 units are in progress
- Improvements to neighbourhood streets, active transportation projects connecting neighbourhoods and village centres, and upgrades to existing municipal road infrastructure
- Replacement and expansion of Norgate Firehall
- Improvements to community spaces such as libraries and maintenance of new parks
- Ongoing replacement of aging infrastructure, such as fire, library, and parks facilities

Where your municipal tax dollar goes




The District is required to collect property taxes on behalf of the Province and other agencies, which make up approximately 45% of your property tax costs. The District has no control over these charges or how the funds are distributed regionally. The other 55% of property taxes goes toward District services.



*includes 0.2% for Affordable Housing

How are property taxes calculated?

The amount of property tax you pay depends on your property assessment value (as determined by BC Assessment) and the applicable tax rate of your property class.

 **Assessed value**
(provided by BC Assessment) \times  **Total tax rate**
(from District Council and other agencies) $=$  **Tax payable**
(by property owner)

How changes in assessed value impact payable property taxes

The change in your property's assessed value relative to the average change for all residential properties can significantly affect your taxes that are owed. Visit My Property Tax Calculator at app.DNV.org/Property-Tax-Calculator to view information specific to your residential property and to determine how your change in assessed value and the property tax compares to the District average.

FAQ

Can you reverse my late payment penalty?

Unfortunately, no. Penalties apply. The application of penalties is in accordance with municipal bylaw and provincial legislation and must be applied to all outstanding balances.

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

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

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

Yes, you must still pay your utility fees to the District and claim your home owner grant, if eligible. The deferment will only apply to your current year property taxes.

See more information at DNV.org/property-tax

Programs to help you pay your taxes

Claim your homeowner grant online



Eligible residents may claim their home owner grant by applying directly with the Province at gov.bc.ca/homeownergrant or by phone 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/propertytaxdeferment. 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 deferring your property taxes. **The Province has revised the interest rate terms for the Property Tax Deferment Program for 2026.** For details visit gov.bc.ca/propertytaxdeferment.

Enroll in pre-payment plan for next year



We offer a convenient pre-payment plan that enables you to make monthly installments for next year's property taxes and utility fees. Learn more at DNV.org/tax-prepay or call 604-990-2311.

Receive your property tax notice electronically

Enroll in My Utility and Tax Account to receive your tax and utility notices via email. You can also review your tax and utility account transactions and more. Sign up at DNV.org/my-accounts.

Penalties

Payment must be received by July 2, 2026, to avoid penalties. A 5% penalty is applied after July 2, 2026, and an additional 5% after September 1, 2026.

Paying your taxes

The quickest and most convenient way to pay your property taxes is through your financial institution online or by telephone banking. See the back of your tax notice for more payment options or visit DNV.org/paying-taxes.

For more information

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

