



## Agenda

1. About BC Assessment
2. Assessment Roll Overview
3. Assessment Roll – City of Victoria



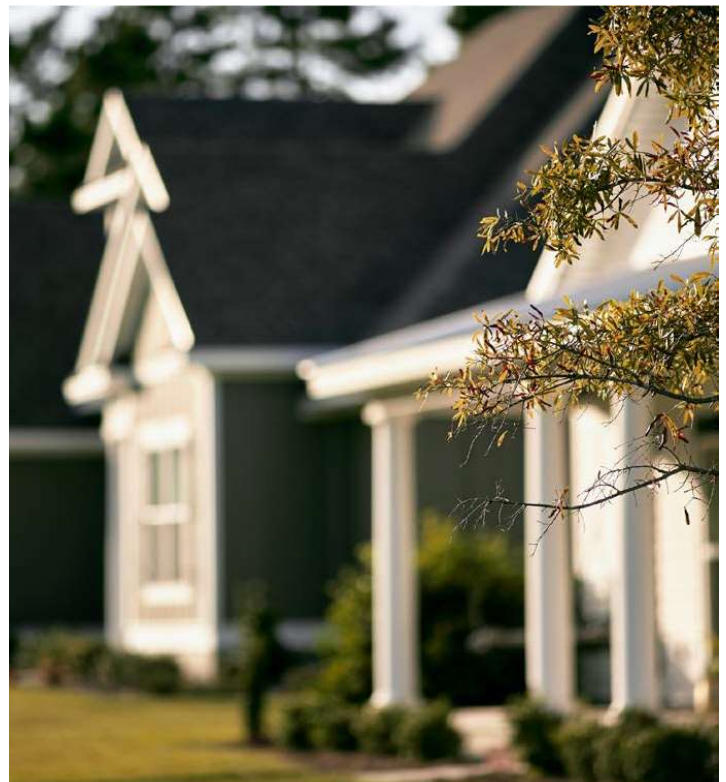
## About BC Assessment

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## History of BC Assessment

- Established in 1974 under the *Assessment Authority Act*
- Established in response to the need for a fair, independent organization that valued all property in the province
- A provincial Crown corporation, independent of taxing authorities
- The value of all real estate on the annual provincial assessment roll provides the foundation for local and provincial taxing authorities to finance communities with billions of dollars in property tax revenue

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# Our Enduring Purpose & Values

## Enduring Purpose

Supporting communities through independent excellence in property assessments.

## Values

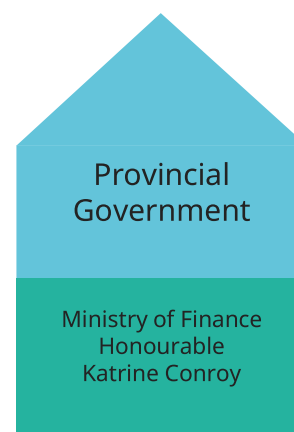
- We are here for each other
- We own our experience
- We are one team
- We are dedicated learners



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# Our Commitment to British Columbia



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# Our Product

## The Assessment Roll

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION			
Reference #:	98765432		
Area:	01 - Capital		
Jurisdiction:	308 – District of Saanich (SD61)		
Roll:	51-9500-059	Bulk Mail:	BMC1234
CONFIDENTIAL PIN:	0123456789	School District:	61 – Saanich
		Neighbourhood:	051

- Annual list of property values provides stable, predictable base for real property taxation in B.C.
- Represents over 2.18 million properties with total value of about \$2.79 trillion
- Identifies ownership, value, classification and exemptions for each property
- Provides stable base for local governments and taxing authorities to raise billions of dollars annually in property taxes for schools and important local services

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## How We Value Properties



Residential

Market Value *as of July 1*

Legislated/Regulated Value

Physical Condition and Use *as of October 31*

Considerations:

- present use
- location
- original cost
- replacement cost
- revenue or rental value
- selling price of the land and improvements and comparable land and improvements
- economic and functional obsolescence



Commercial

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# How We Value Properties



Residential

## Physical Attributes:

### Improvements

- size
- age
- quality
- condition

### Land

- location
- availability of services
- shape
- topography



Commercial



# Factors affecting market value



## Highest & best use

- Foundation of market value is highest & best use
- Highest & best use is the reasonable probable use of a property that is:



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## How land use affects market value



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# How we classify properties



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## Class 1 – Residential

Represents 93% of the folios on the provincial roll

Includes:

- Single family residences
- Residential condominiums
- Apartment buildings
- Seasonal dwellings
- Vacant residential land
- Mobile home parks
- Farm buildings
- Daycare facilities



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## Class 2 – Utilities

Structures & land used for:

- Transportation by railways
- Transportation, transmission or distribution by pipeline
- Generation, transmission or distribution of electricity
- Telecommunications
- Communication towers
- Cable television

Does not include offices or sales outlets

Most assessed using regulated rates (not market value)



## Class 3 – Supportive Housing

Eligible Supportive Housing Property:

*Property that is used by or on behalf of a person who received funding from the government in the preceding calendar year for the provision of supportive housing on that property.*

Integrates long-term housing & on-site support services for persons who were previously homeless, or who are at risk of homelessness.

Portion of a designated property used for supportive housing assessed at value of \$2 (\$1 for land & \$1 for buildings).



## Class 4 – Major Industry

Land & improvements of a major industrial plant:

- Mines & smelters
- Pulp, paper, & sawmills
- Chemical & petrochemical plants
- Cement plants
- Building, refitting, & repairing ships
- Storage & loading cargo onto seagoing ships & grain elevators



Land is based on market value

Improvements valued using legislated costing manuals & depreciation rates

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17

## Class 5 – Light Industry

Property used or held for:

- Extracting, processing, manufacturing, or transporting of products & ancillary storage
- Gathering pipelines
- Wineries (excluding sales areas)

Does not include:

- Anything in class 2 or 4
- Railway
- Retail
- Food, non-alcoholic beverages



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18

# Class 6 - Business & Other

Consists mostly of commercial properties

Includes all land & improvements not included in Classes 1 to 5 & 7 to 9

'Catch all' class



## Class 7 – Managed Forest Land

- Privately-owned, forest land property
- Private Managed Forest Land Act
- Valued using regulated rates

## Class 8 – Recreational / Non-Profit

- Land used solely as an outdoor recreational facility
- Public worship or Non-Profit meeting hall

## Class 9 – Farm

- Voluntary program
- Qualifying primary agricultural product
- All farm structures classified as residential
- Land values based on regulated rates

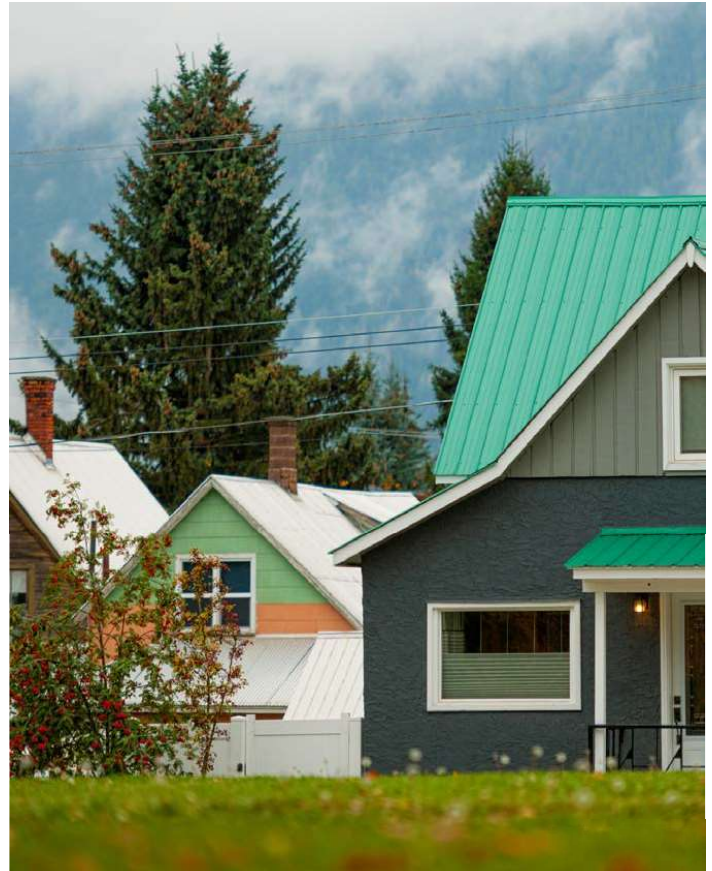
# Exemptions

An exemption is a release from paying all or a portion of a tax assessed.

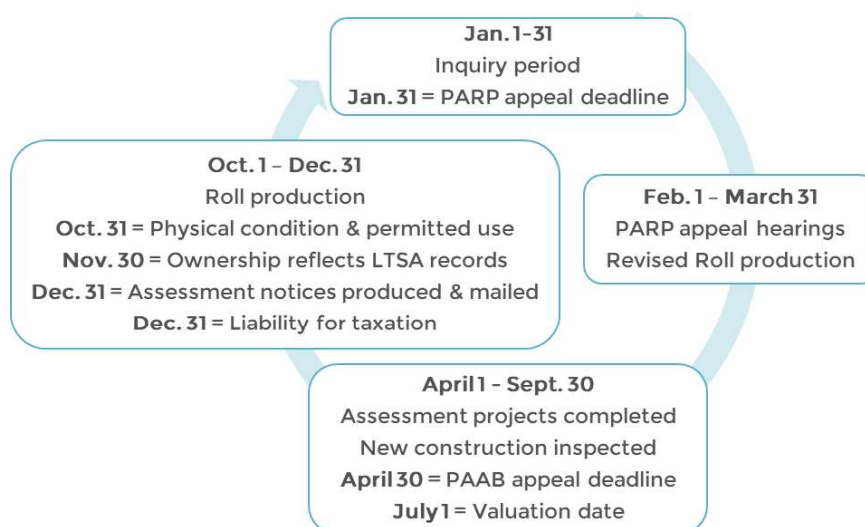
Exemptions can be:

- Permissive
- Statutory

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## Assessment cycle & key dates



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# Relationship between assessment & taxation



\*Unless your taxing authority has enacted an alternative municipal tax collection structure under Section 235 of the Community Charter.



# Impact of changes in assessed value on taxes

*"My assessment has gone up 30%, I can't afford for my taxes to go up 30%!"*

	Your Property's Value Change	Property Tax Impact
1.	LOWER than Average Change for Property Class	Taxes Likely <b>DECREASE</b>
2.	SIMILAR to the Average Change for Property Class	Taxes Likely <b>DO NOT CHANGE</b>
3.	HIGHER than Average Change for Property Class	Taxes Likely <b>INCREASE</b>



## Assessment Roll Overview

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## 2024 Assessment Roll Highlights - Province

**+3%**

increase from 2023

Total value of roll:  
**\$2.79 trillion**

**+18%**

increase from 2023

Total non-market change  
(new construction):  
**\$39.62 billion**

**88.5%**

classified as Class 1  
(residential)

Residential value on 2024 Roll:  
**\$2.5 trillion**

Total Properties Assessed for 2024: **2,184,692**  
+1% increase from 2023

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## 2024 Completed Roll – Province

Property Type	2024 Average % Change
Residential	0.71%
Commercial	6.19%
Industrial	7.35%



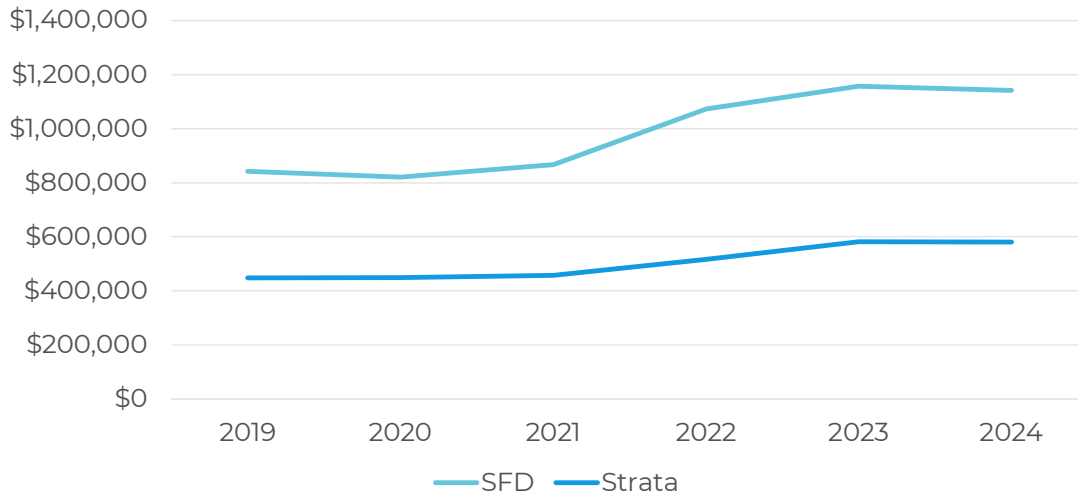
## Trends in Assessment across BC

- BC Assessment reports market value, we reflect what is happening in the market
- Market was impacted by COVID, different sectors impacted differently
- Single Family: growth slowed somewhat in 2019 and 2020, resumed course since with a slow down for 2024
- Residential Strata: slower growth pattern





# Value Trends for Single Family and Residential Strata 2019 to 2024 Rolls



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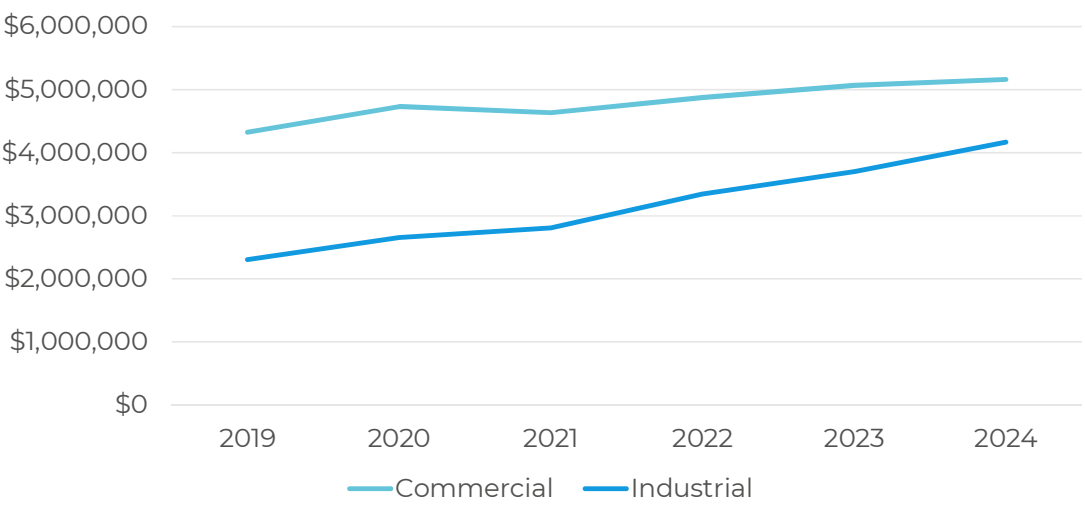


## Trends in Assessment across BC

- General Commercial: values impacted by COVID, with certain pockets hit harder than others, recovery rates have differed as well
  - Major Office – impact from COVID delayed due to lease agreements, general downward pressure in 2023 due to increased vacancy in many areas.
  - Major Retail – 2023 saw significant recovery after a number of years of steep value drops, lagging behind increases in other areas.
  - Hotel/Motel – increased demand since COVID, strong recovery in 2022 and 2023, increased revenue due to higher average daily room rates and occupancy.
- Industrial: has trended fairly consistently, with strong demand and increasing values for 2024



# Value Trends for Commercial and Industrial 2019 to 2024 Rolls



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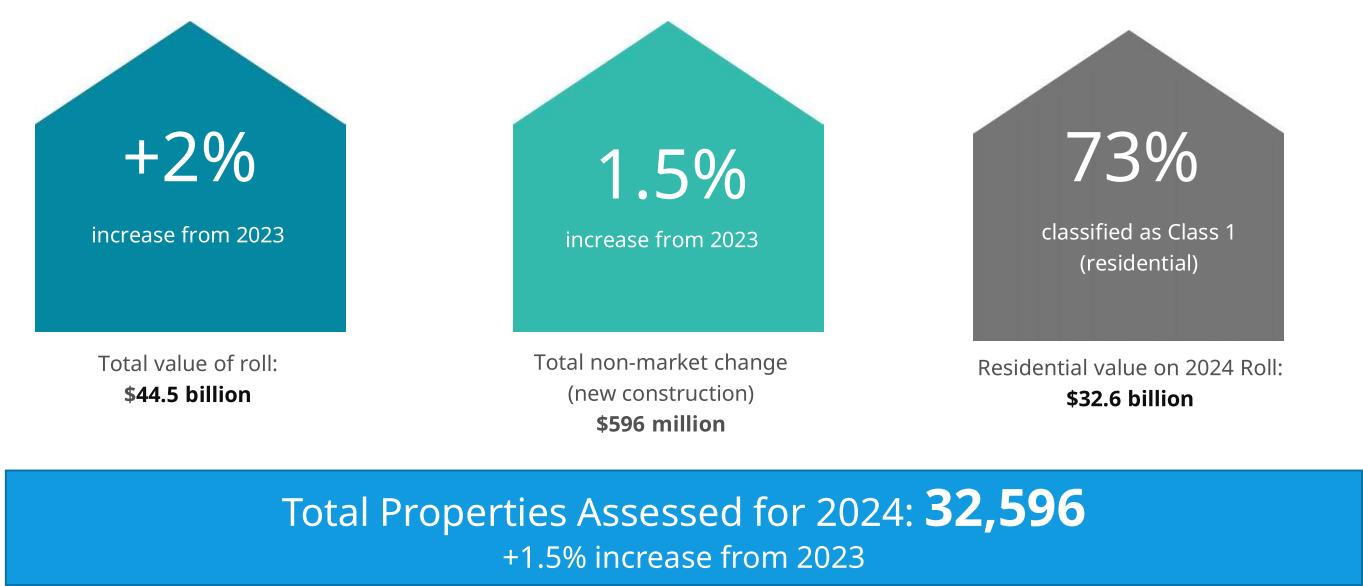


Assessment Roll – City of Victoria

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# 2024 Assessment Roll Highlights – City of Victoria



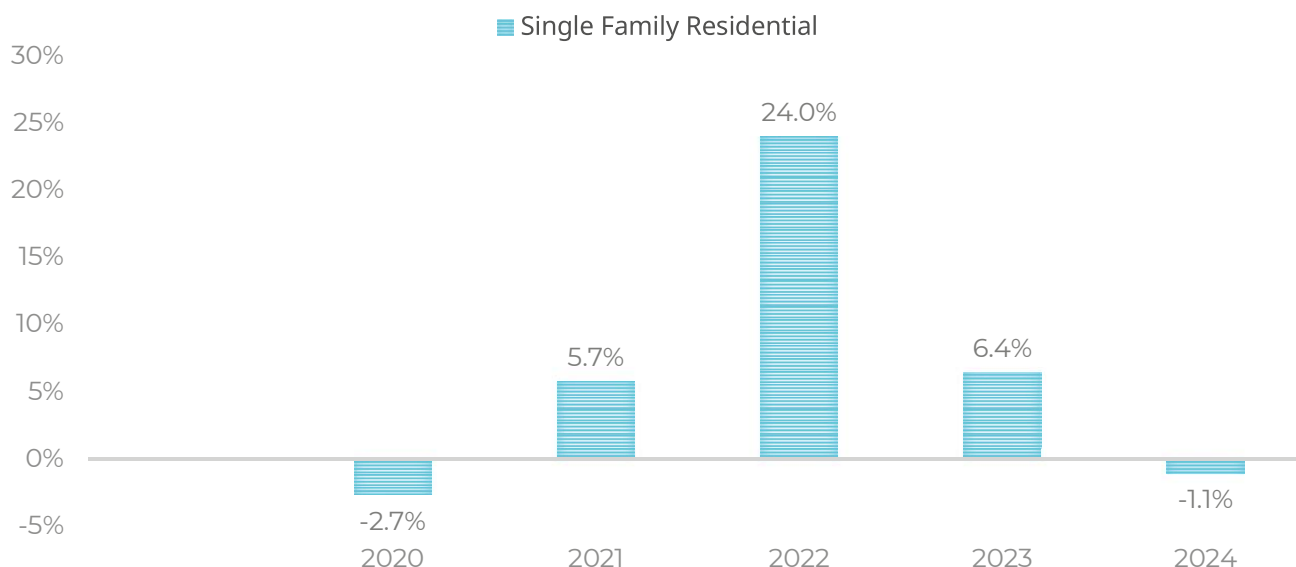
# 2024 Assessment Roll – City of Victoria

Property Type	2024 Average % Change
Single Family Properties	-1.0%
Residential Strata Properties	0.1%
Light Industrial	10.3%
Major Industrial	11.9%
Business & Other	3.2%



# CITY OF VICTORIA

## 5 YEAR ASSESSMENT CHANGE



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35

## Greater Victoria Single Family Residential Median Values

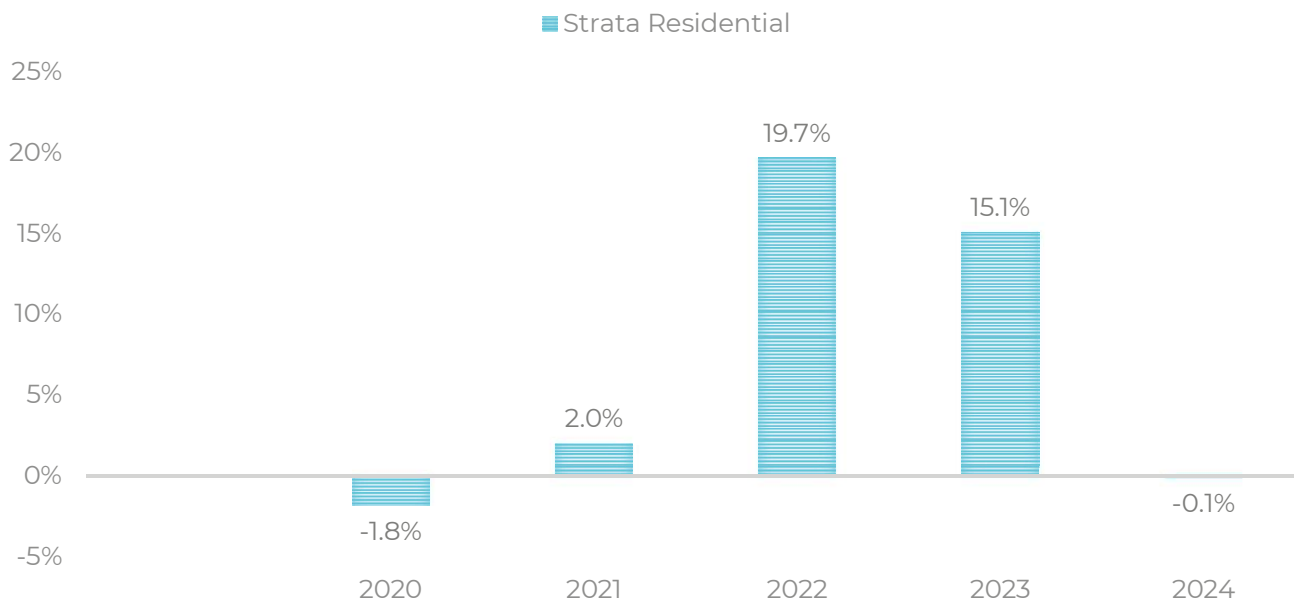
South Island Communities	2023 Assessed	2024 Assessed	% Change
District of Sooke	\$838,000	\$808,000	-3.6%
Gulf Islands	\$875,000	\$841,000	-3.9%
Juan de Fuca Rural	\$911,000	\$876,000	-3.8%
City of Langford	\$948,000	\$920,000	-3.0%
Town of Sidney	\$975,000	\$949,000	-2.7%
City of Colwood	\$1,004,000	\$976,000	-2.8%
Township of Esquimalt	\$1,056,000	\$1,016,000	-3.8%
Town of View Royal	\$1,107,000	\$1,084,000	-2.1%
District of Saanich (SD#61)*	\$1,124,000	\$1,098,000	-2.3%
District of Central Saanich	\$1,127,000	\$1,101,000	-2.3%
City of Victoria	\$1,142,000	\$1,129,000	-1.1%
District of Highlands (SD 62)*	\$1,220,000	\$1,164,000	-4.6%
District of Metchosin	\$1,280,000	\$1,270,000	-0.8%
District of Saanich (SD#63)*	\$1,420,000	\$1,421,000	0.1%
District of North Saanich	\$1,446,000	\$1,428,000	-1.2%
District of Oak Bay	\$1,667,000	\$1,647,000	-1.2%

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36

# GREATER VICTORIA STRATA

## 5 YEAR ASSESSMENT CHANGE



## Greater Victoria Strata Residential

### Median Values

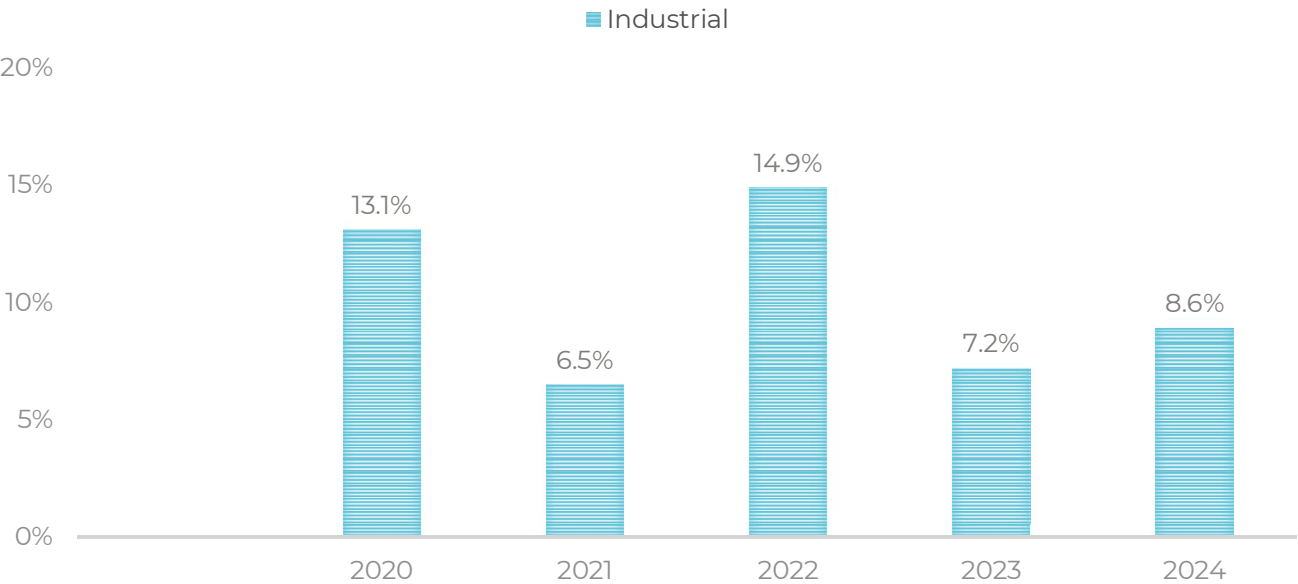
Community	2023 Assessed	2024 Assessed	Percent Change
District of Saanich (SD#61)*	\$487,000	\$483,000	-0.8%
City of Langford	\$515,000	\$530,000	2.9%
Township of Esquimalt	\$519,000	\$543,000	4.6%
City of Colwood	\$530,000	\$529,000	-0.2%
District of Central Saanich	\$551,000	\$600,000	8.9%
Town of Sidney	\$568,000	\$592,000	4.2%
City of Victoria	\$570,000	\$566,000	-0.7%
Town of View Royal	\$590,000	\$577,000	-2.2%
District of Saanich (SD#63)*	\$737,000	\$709,000	-3.8%
District of Oak Bay	\$778,000	\$748,000	-3.9%
City of Courtenay	\$358,000	\$336,000	-6.1%
City of Duncan	\$373,000	\$363,000	-2.7%
City of Campbell River	\$397,000	\$398,000	0.3%
City of Nanaimo	\$440,000	\$415,000	-5.7%

# 2024 Assessment Roll – Greater Victoria

Property Type	2024 Average % Change
Single Family Properties	-1.45%
Residential Strata Properties	0.28%
Light Industrial	8.62%
Major Industrial	19.27%
Business & Other	3.31%



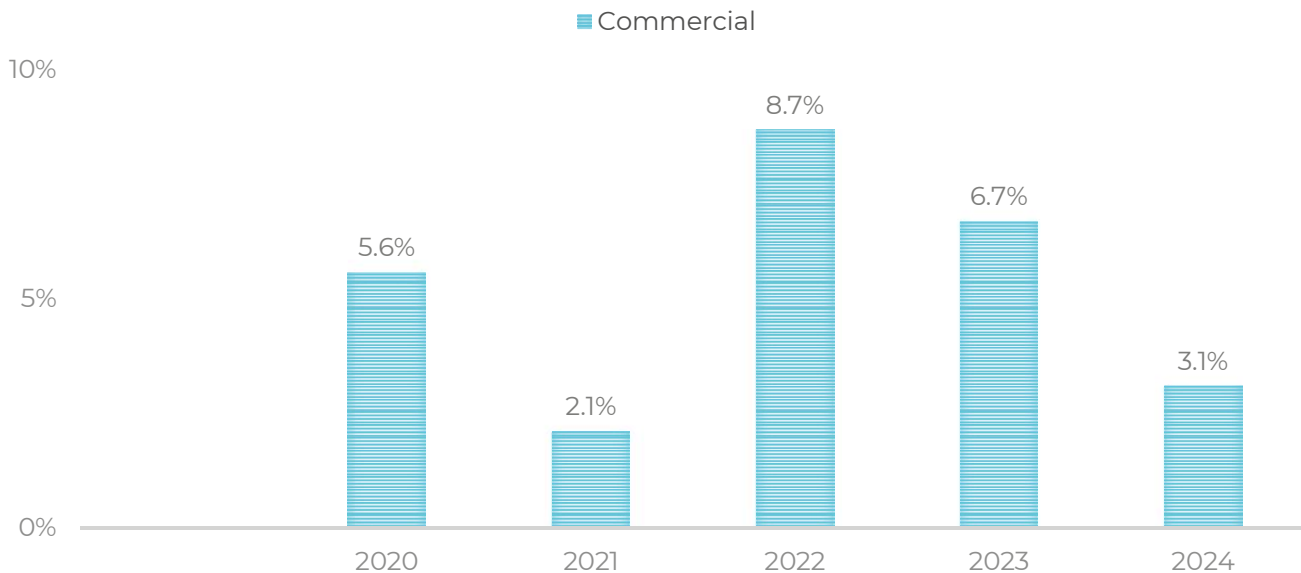
## GREATER VICTORIA INDUSTRIAL 5 YEAR ASSESSMENT CHANGE





# GREATER VICTORIA COMMERCIAL

## 5 YEAR ASSESSMENT CHANGE



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41



## Development Potential Relief

- Community Charter under Bill 28, municipalities have the ability through an annual property tax bylaw, to apply different tax rates to the land and improvement value of eligible commercial properties.
- Criteria:
  - Must have land and improvements in Class 5 (light industry) and/or 6 (business and other).
  - Must be occupied as of October 31 of the previous tax year.
  - Must have a combined Class 5/6 land value that is a minimum of 95 percent of the total Class 5/6 assessed value.
- Key Steps:
  - Request report from BCA for properties which may be eligible prior to completed roll.
  - BCA provides municipalities with the completed assessment roll by December 30, and the data on eligible properties.
  - Municipalities provide BCA with a list of selected properties and the percentage of the land value to be taxed at the lower rate by March 15.
  - BCA provides revised roll and additional “development potential” report to municipalities by mid April.

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25 January 2024

42



# Development Potential Relief – City of Victoria

- 398 properties have been identified in the potential development relief report as of Dec 1<sup>st</sup>
- Majority of the properties identified current use is parking lots, warehouses, and commercial strata lots and stores
- Market Value assessments must consider the Highest and Best Use of properties (the most reasonable and profitable use) in determining assessed values.
- Businesses and organizations occupying properties with future development potential pay taxes on a value that exceeds the value of the current use.



## Strata Accommodation and Short Term Rental Properties

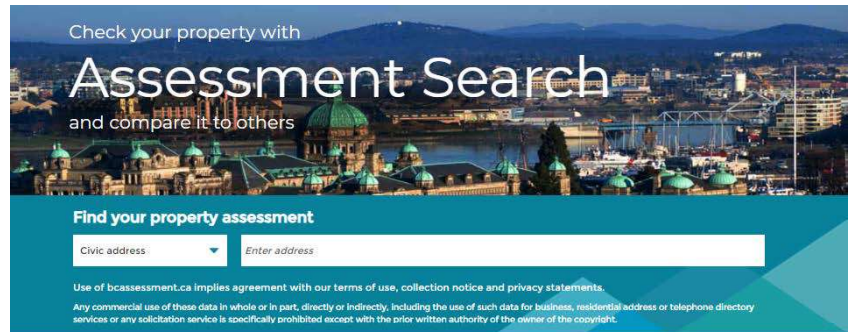
- Strata Accommodation Properties (SAP):
  - Definition under section 19(1) of the Assessment Act:
    - strata's that include more than 20 units that are offered for rent as overnight accommodation for periods of less than 28 days for at least 20% of a 12 month period ending June 30
    - Split class 1/6 depending on use
    - Annual mail out to determine use
- Short Term Rentals:
  - No legislative mechanism to determine how much a property needs to be rented for short term accommodation to be considered for split classification.
  - Generally in Class 1



## Additional Resources

### [bcassessment.ca](https://bcassessment.ca)

- *Assessment Search*
- Relationship between property assessments and property taxes
- Property information & trends (provincial and regional)
- Interactive trends maps
- Services for Government & Indigenous Relations



#### BC Assessment services & products



Extreme weather events



Your assessment  
notice & property  
taxes



Change address & property  
information



Appeals



Interactive  
property trends  
map

## Additional Resources

### [gov.bc.ca](https://gov.bc.ca)

- Property Assessment Review Panel (PARP)
- Property Assessment Appeal Board (PAAB)
- Home Owner Grant
- Property Tax Deferral Program



