



# TOWN OF SIDNEY PROPERTY TAX INFORMATION

2440 Sidney Ave | Sidney BC V8L 1Y7

[www.sidney.ca](http://www.sidney.ca)

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Town Council has adopted a Financial Plan for 2018 which requires a 2.43% increase in municipal property taxes for existing taxpayers. Following two years where we were able to keep the tax increase below inflation, a slightly larger increase was required for 2018 to avoid sacrificing service or impairing our ability to take care of our infrastructure and other long-term needs. Over the past 3 years, the total tax increase remains below total inflation for the same period. The net 2018 impact on the tax bill for the *average* residential property is under \$4 a month for the *municipal* portion only.

Please note that the Town also collects taxes for a variety of other local jurisdictions, including the Province for School Taxes, and the Capital Regional District for regional and Panorama Recreation services. About half of the charges on your tax bill are amounts collected for other jurisdictions and levels of government.

The change in taxes collected for other jurisdictions represents a further increase of about \$102 for the year for the average residential property. Provincial School Taxes represent the largest portion of this increase, at \$68. The overall increase means that the average residential property will be paying about \$12 more per month than last year. However, Water, Sewer and Garbage rates have not increased.

The chart below (left) shows the distribution of total taxes paid for a residential property, before applying the

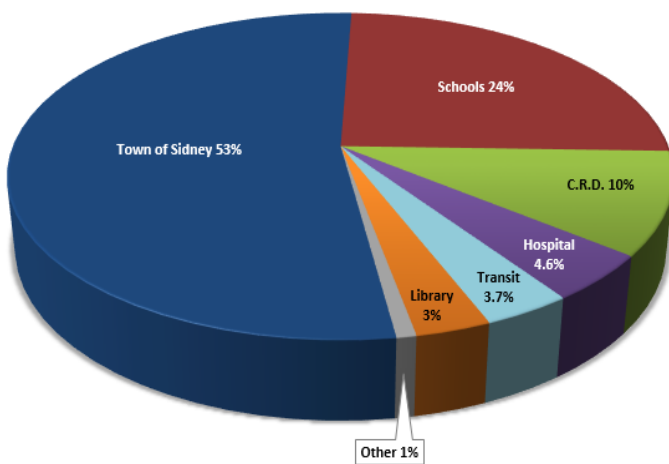
Provincial Home Owner Grant. The municipal portion includes the Water and Sewer parcel taxes, which help maintain our underground infrastructure.

As always, the tax increase for any individual residence will vary depending on its assessment change relative to the average. For 2018, the average residential property increased in value by 20.27%, to \$617,906. We reduced the tax rates to account for this increase in home values, and applied only the 2.43% increase that we required. The tax impact on your property depends on how close your assessment change was in relation to the 20.27%.

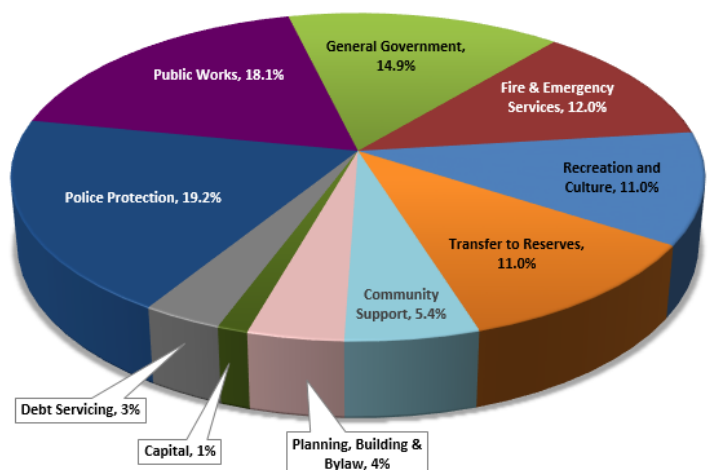
Total *municipal* taxes for the average residence are about \$1,438 per year, or \$120 per month. For this monthly amount, the Town provides fire and police services, roads maintenance, parks and public space maintenance, community and emergency planning, bylaw enforcement, as well as a range of related community services. While many of these services may be taken for granted, the value received for \$120 per month compares favourably with many common utility bills, not to mention the average strata fee.

The Town is collecting just over \$11 million in municipal taxes this year. The chart below (right) shows how those dollars are allocated. Please note that most of our capital program is funded from non-tax sources, mainly from reserves which have been set aside for replacement of infrastructure.

## Where your property tax dollars go



## How your municipal tax dollars are spent



## **2018 Service Highlights**

The 2018 Financial Plan supports our ongoing commitment to renewing our infrastructure, providing quality services, enhancing the safety of our residents, and planning for the orderly development of our town.

- \$2.4 million is committed to infrastructure renewal projects in 2018. The figure for the next 5 years is almost \$9.6 million. All of this is funded through our ongoing contributions to reserves.

The biggest project for 2018/19 is the ongoing construction of the new Community Safety Building. Construction began in 2017, and is expected to be

completed in early 2019. Part of the 2018 tax increase is for the first portion of borrowing for the new Community Safety Building; the Town borrowed \$3 million last year to partially finance the project. Despite the overage in construction costs, the Town portion of borrowing is still expected to come in at the lower end of the projected range, at somewhere close to \$6 million. Therefore, approximately half the tax impact has already occurred. With the expected growth in the tax base over the next few years, the impact on taxes may be even lower than originally projected. When completed, the community will have a high quality, post-disaster emergency building for the next 50 years.

# **IMPORTANT NOTES ON PAYING YOUR 2018 TAXES**

## **Due Date: Tuesday July 3, 2018**

**Unpaid 2018 taxes, including outstanding home owner grant applications and deferment applications/renewals, are subject to penalties of:**

- **5% if not paid or submitted by July 3, 2018**
- **Additional 5% if not paid or submitted by September 4, 2018**

## **PAYMENT OPTIONS**

**Online Banking** – Use your financial institution's online bill payment service. To avoid penalty, please ensure your payment is made before your bank's cut off time for processing July 3, 2018 transactions. For tips on how to add the Town of Sidney as a new payee, please refer to the "Make your tax payment online" section on the next page.

**By Mail** – Cheques and bank drafts (made payable to Town of Sidney) are accepted, and may be post-dated to the due date. Mailing address can be found at the top left hand corner of your tax notice. Mail must be post marked no later than July 3, 2018, to avoid penalty.

**Drop Box** – Available 24/7, located at the front entrance of the Municipal Hall, to the right of the main door. Please do not deposit cash through the drop box.

**At Financial Institutions** – Payable in person at most financial institutions. However, financial institutions no longer accept the home owner grant application form; therefore, please apply directly through the Town of Sidney.

**At Municipal Hall** – 2440 Sidney Ave, 8:30 am to 4:00 pm, Monday to Friday. We accept cash, cheque and debit (up to your daily transaction limit). Credit cards are not accepted for property taxes.

Please see the back of your tax notice for more information. To avoid the last minute rush, consider paying early online or by post-dated cheque. Cheques and online banking payments may be post-dated to the due date.

**Please do not forget to apply for the home owner grant, if eligible.  
Application must be made every year, regardless of who pays your taxes or how they are paid.  
Please apply for the grant directly through the Town, not your financial institution.  
You may apply in person, via mail, or online at [ehog.sidney.ca](http://ehog.sidney.ca)**



Worried about incurring A penalty in case your deferment application is not approved by the Province?

You have the option to provide us a cheque for the amount of taxes you plan to defer. We will not cash the cheque unless your deferment application is declined by the Province. Your cheque will be considered on-time payment of your taxes regardless of when the Province makes a decision on your deferment application.

**Go Green. Sign up for eBilling**  
**Now available for Property Tax Notices & Utility Bills**  
 Visit [mysidney.sidney.ca](http://mysidney.sidney.ca) to get started!



**Convenience at your fingertips**

- Hassle-free access to your bills 24 hours a day from wherever you are.
- Keep a record of your bills without cumbersome paper records.
- Say goodbye to potential delays caused by standard mail delivery.

**Eco-friendly**

- Choosing eBilling helps the environment by reducing paper waste.

**It's easy!**

- Only a few simple steps to sign up and you're done!

**To apply for the home owner grant online**

- Go to [ehog.sidney.ca](http://ehog.sidney.ca)
- Enter the folio number and access code, which can be found on your property tax notice.
- For the folio number, enter the **9 digits after "476", including the decimal**.
- If you have a MySidney property tax account, simply follow the "Claim Grant" button on the Tax Account Detail screen.

**To make your tax payment online**

- Use your financial institution's online bill payment service.
- If you need to add the Town of Sidney as a new payee, try searching for us using just **"Sidney"**, then select the option for property taxes.
- Use the folio number, found on your property tax notice, as the account number.
- You will need to enter **all 12 digits, starting with "476", but exclude the decimal**.

**Provincial Property Tax Deferment Program**

The Province of British Columbia continues to offer both the *Regular* and *Families with Children* deferment programs to assist qualifying homeowners with payment of current year property taxes on their principal residence. To qualify, you must be a Canadian citizen or permanent resident who has lived in British Columbia for at least one year immediately prior to applying.

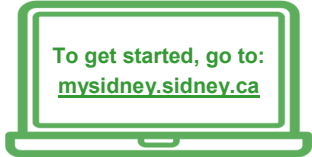
If you have an active deferment agreement, the Province will mail you a statement of account and 2018 renewal form. Once received, please complete the renewal form and home owner grant application, and submit both to the Sidney Municipal Hall.

To avoid penalty, deferment applications and renewals must be submitted, or post-marked, no later than July 3, 2018.

To find out whether you are eligible for these programs and to download the application form, please visit: [www.gov.bc.ca/propertytaxdeferment](http://www.gov.bc.ca/propertytaxdeferment)

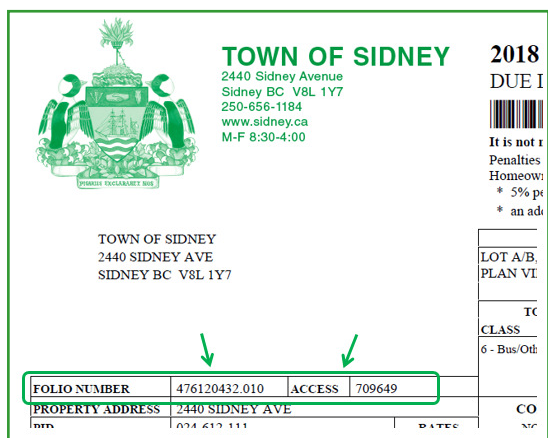
**What is MySidney all about?**

- It's the one portal to access all of your Town of Sidney accounts.
- It's available 24 hours a day, and no lineups.
- It's the place to sign up for eBilling for your property tax notice and utility bill.
- You get one-click access when applying for your home owner grant online.
- You can review account details, such as current balances, payments, historical tax assessments and levies (for property tax accounts), past consumption and charges (for utility accounts), and much more!
- Registering is fast, easy and free!



**Looking for the Folio Number & Access Code?**

Both are located on the left side of your property tax notice, directly below the address block.



**TIP**

To avoid penalty, your online payment and grant application must have a transaction date of July 3, 2018, or earlier. Please consider submitting your payment and grant early to avoid unexpected last minute delays.

## Pre-authorized Property Tax Payment Plan

The Town of Sidney offers an instalment plan that allows you to make 10 equal payments towards next year's property taxes by automatic monthly deductions from your bank account.

### How does it work?

You determine how much you'd like to pay each month.

The pre-determined amount is withdrawn from your bank account on the first day of each month, starting in August and ending in May. There are no withdrawals for the months of June and July.

Your annual tax notice will reflect the current year's taxes less the total prepayments, including the interest that you earned. You are responsible for paying any difference, as well as applying for the home owner grant, by the due date.

### What are the advantages?

Monthly payments can help you with budgeting and eliminate the impact of one large payment in July.

Interest will be credited to your instalment account monthly, at the Prime rate less 2.5%.

### MySidney

If you have a MySidney account you can view your instalment balances, assessment and property tax history. To register, go to [mysidney.sidney.ca](http://mysidney.sidney.ca).

### How do I sign up?

Detach, complete, and sign the authorization form below. Return it to Sidney Municipal Hall along with a VOID cheque or pre-authorized debit form from your financial institution.

Detailed terms and conditions are available at the Municipal Hall or online at [www.sidney.ca](http://www.sidney.ca).

### Already signed up?

Your monthly payment will continue at the same amount unless you decide to change it.

Use the form below if you would like to modify the amount of your monthly payment.

### Did you know?

We also offer a pre-authorized payment option for our quarterly utility bills.

For more information and to sign up, visit [www.sidney.ca](http://www.sidney.ca).

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## PRE-AUTHORIZED PAYMENT AUTHORIZATION FORM

NEW

MODIFY

REGISTERED OWNERS: \_\_\_\_\_

Folio: \_\_\_\_\_

Starting Date: \_\_\_\_\_

Civic Address: \_\_\_\_\_

Phone No: \_\_\_\_\_

We hereby authorize \_\_\_\_\_

Amount \$: \_\_\_\_\_

NAME OF FINANCIAL INSTITUTION

To debit my/our account on or after the 1<sup>st</sup> day of each month for the months August to May inclusive each year. All payments are to be made to the Town of Sidney. *My / our void cheque (or stamped confirmation from financial institution) is attached.*

SIGNATURES: \_\_\_\_\_

DATE: \_\_\_\_\_

- For a joint account all depositors must sign if more than one signature is required on cheques issued against the account for verification purposes. **Please attach a void cheque.**
- The designated monthly withdrawal amount above will not change unless a pre-authorized payment modification form is completed.
- I understand that it is my responsibility to cancel this plan if I sell my property. Initial: \_\_\_\_\_