

2017 PROPERTY TAX NOTICE



DISTRICT OF SECHELT
 PO BOX 129, 2ND FL, 5797 COWRIE ST
 SECHELT BC V0N 3A0
 PHONE: (604) 885-1986
 FAX: 604-885-7591
www.sechelt.ca

Roll No.: 00076.050
Civic Address: 207 - 5682 WHARF AVE
Legal Desc: Plan: EPS1154 Lot: 10 Block: 9
 DL#: 303
 Group 1, & DL 304, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT, ENTITLEMENT OF THE STRATA
Access Code: 9528
 Reprint May 28, 2017

WILLIS DEVELOPMENTS IN C
 906 - 739 PRINCESS ST
 NEW WESTMINSTER BC V3M 6V6

2017 TAX DUE DATE - July 04, 2017

5% Penalty is applied to outstanding taxes, including home owner grant, after July 4th, 2017.
 Additional 5% penalty on any outstanding balance after August 31, 2017.

NORTHERN AND RURAL HOME OWNER GRANT INFO		Class	Land	Improvements	
Home Owner Grant must be claimed annually by the due date to avoid penalties. Complete the application below or visit our website, www.sechelt.ca , to claim it electronically. Refer to the reverse side of the notice for more detail regarding eligibility.		Hospital	118,000	88,700	
		General	118,000	88,700	
		School	118,000	88,700	
PAYMENT INFO		Class	Taxable Value	Rate	Amount
Credit Cards are not accepted. Methods of payment include: Cash, Cheque, Money Order, Interac, Online and Tele-banking. For Online payments - Account # is the last 8 digits or all 11 digits of your roll # with no spaces or decimals. See reverse for more details.		SCHOOL	206,700	1.535100	317.31
		FIRE PROTECTION DISTRICT	206,700	0.373250	77.15
		HOSPITAL	206,700	0.152760	31.58
		MUNICIPAL FINANCE AUTHORITY	206,700	0.000200	0.04
		SC REGIONAL DISTRICT	206,700	0.575530	118.96
		GENERAL MUNICIPAL	206,700	2.519680	520.82
		BC ASSESSMENT AUTHORITY	206,700	0.043200	8.93
		COMMUNITY REC. CHARGE-SCRD	88,700	1.091420	96.81
MAILING ADDRESS CHANGES		Local Services Taxes - Bylaw			
Contact British Columbia Assessment Authority at www.bcassessment.ca		Sewer Parcel Tax Bylaw No.		274.00	
PROPERTY TAX DEFERMENT		PARCEL TAX-SCRD WATER		255.41	
Tax deferral Application and Information - gov.bc.ca/propertytaxdeferral or email: taxdeferral@gov.bc.ca		PARCEL TAX-SCRD RECREATION		115.85	
PAYMENT BY MORTGAGE CO.		SEWER USER FEE-RESIDENTIAL		371.00	
Sign up for the District's "Pre-Authorized Payment Plan" It's easy, it's convenient, it's for you! Pay your taxes in ten (10) equal monthly payments. August through May. Call our Tax staff at 604-885-1986 or visit our website www.sechelt.ca to find out how to enrol.		Total Current Taxes		2,187.86	
FOR FURTHER INFO			A. Not Eligible for Grant	B. Eligible and C. Eligible 65+ and Under 65	Other
The District of Sechelt collects taxes for a variety of taxing authorities. For information on various tax levies, call: General Taxes 604-885-1986 School Taxes 250-387-1242 SC Regional District 604-885-6800 BC Assessment Auth 604-739-8588		Pay A, B, or C	317.31	317.31	317.31
		Basic Provincial School Levy	0.00	0.00	0.00
		Less N&R Home Owner Grant *	317.31	317.31	317.31
		Net School Taxes	854.29	854.29	854.29
		General Municipal & Other Taxes	1,016.26	1,016.26	1,016.26
		Local Services Taxes	0.00	0.00	0.00
		Less Residual N&R Home Owner Grant *	0.00	0.00	0.00
		Total Current Taxes	2,187.86	2,187.86	2,187.86
		Arrears (including interest to July 04, 2017)	299.99	299.99	299.99
		Delinquent (including interest to July 04, 2017)	0.00	0.00	0.00
		Adjustments / Penalty	0.00	0.00	0.00
		Less Prepayments (including interest)	0.00	0.00	0.00
		Total Amount Due July 04, 2017	2,487.85	2,487.85	2,487.85
SEE REVERSE SIDE FOR IMPORTANT EXPLANATORY NOTES		Enter amount paid: <input type="text"/>			

Pay Amount in Column A, B, or C. Detach and Remit Stub Below

2017 NORTHERN AND RURAL HOME OWNER GRANT APPLICATION			DISTRICT OF SECHELT P.O. Box 129, Sechelt, BC V0N 3A0 604-885-1986 www.sechelt.ca	
The information provided on this form may be shared for the purposes of administering the Land Tax Deferment Act, Property Transfer Tax Act and Taxation (Rural Area) Act.			Roll No.: 00076.050	
Name	Telephone Number	Email (Optional)	Owners: WILLIS DEVELOPMENTS IN C	
BIRTHDATE (complete only if 65 years or older this calendar year) YYYY-MM-DD	If you are applying on behalf of the applicant with their permission, enter your name and telephone number here:	Name: _____ Tel: _____	Civic Address: 207 - 5682 WHARF AVE	
I am the registered owner of the residence or the spouse or relative of the deceased owner and at the date the owner passed away we both occupied this residence as our principal residence. I qualify for the following grant:			Home Owner Grant Claimed:	
<input type="checkbox"/> BASIC (column B amount) or			Under 65	65+ and Other
<input type="checkbox"/> SENIOR aged 65 or older this year (column C amount) or			0.00	0.00
<input type="checkbox"/> OTHER (column C amount) Must complete reverse				
I have read and understood the Home Owner Grant eligibility requirements on the reverse and I certify that the information on this form is correct and complete to the best of my knowledge.			A. 2,487.85	
SIGNATURE			Amount Due: July 04, 2017	
DATE SIGNED			B. 2,487.85	
			C. 2,487.85	
			Enter amount paid: <input type="text"/>	
It is an offence (subject to a penalty of up to \$10,000) to make a false application for a home owner grant.				

**DUE DATE: 4:30 P.M. July 04, 2017, WITH A 5% PENALTY EFFECTIVE AFTER JULY 4TH, 2017.
AN ADDITIONAL 5% AFTER AUGUST 31ST, 2017. THIS INCLUDES UNCLAIMED HOME OWNER GRANTS
CURRENT TAXES ARE FOR THE PERIOD OF JAN 1 TO DEC 31, 2017**

MUNICIPAL HALL OFFICE HOURS: 8:30AM - 4:30PM, MONDAY TO FRIDAY, EXCLUDING STATUTORY HOLIDAYS

IMPORTANT NOTES

PAYMENT INFORMATION: To avoid penalties, payment must be received at the District of Sechelt by the due date of July 04, 2017. Payment can be made in person at the Municipal Hall or Online. Methods of payment include - cash, cheque, money order, Interac. Credit cards are not accepted.

PAYMENT BY CHEQUE: Make cheque payable to the DISTRICT OF SECHELT. Returned cheques constitute non-payment of taxes and will be subject to applicable penalties and/or interest and a \$25.00 service charge.

PAYMENT BY MAIL: Allow sufficient time for delivery by mail as your payment must be received by July 04, 2017 to avoid penalties. POSTMARKS ARE NOT ACCEPTED AS PAYMENT DATE.

HOME OWNER GRANTS: Applications must be received by the District of Sechelt before July 04, 2017 to avoid any penalties. If you are a recent purchaser of this property and your name does not appear on this tax notice you may have to provide proof of ownership to claim a grant.

ONLINE BANKING: Contact your financial institution for set up details on your account. Sechelt is listed as a "Payee" for property taxes as "Sechelt - District Taxes". When entering your account number use the last 8 digits or all 11 digits of your roll # located on the top right corner of your tax notice. All payments must be received by 4:30pm, July 04, 2017 to avoid penalty.

PAYMENT BY MORTGAGE COMPANY: It is the owner's responsibility to ensure that the taxes are paid by the mortgage company. To avoid a penalty, it is also the owner's responsibility to ensure that the Home Owner Grant is completed and submitted to the Tax Dept. July 04, 2017.

PENALTIES: Unpaid 2017 taxes (including unclaimed Home Owner Grants) are subject to a penalty of 5% after July 4th, 2017. An additional 5% penalty for any current unpaid balances after August 31, 2017. Penalties are statutory. Municipal Staff do not have the authority to waive or reverse them.

TAXES IN ARREARS AND DELINQUENT TAXES: Interest in accordance with Sections 245 and 246 of the Community Charter. Properties with delinquent taxes will be sold on September 25th, 2017 unless the delinquent taxes with interest are paid.

PRE-PAYMENT OF TAXES: You can pre-pay your taxes in 10 equal monthly payments (August 1st to May 1st) and earn interest as well. For details, contact the Tax Department or visit our website at www.sechelt.ca. For owners currently on the plan, the Home Owner Grant and balances owing must be submitted by July 04, 2017.

PROVINCIAL TAX DEFERMENT PROGRAM: You may qualify if you are 55 years of age or older, a surviving spouse or a disabled person as defined by regulation, or financially supporting a dependent child under the age of 18. For details see the Provincial Government website at www.sbr.gov.bc.ca/individuals/PropertyTaxes/PropertyTaxDeferral/ptd.htm.

OWNERSHIP OR ADDRESS CHANGES: If ownership has changed, please forward this notice to the new owner or return it to the District Office. If your mailing address has changed, please notify the BC Assessment Authority at www.bcasessment.ca - 1-866-825-8322.

HOME OWNER GRANT WILL NOT BE ALLOWED IF APPLICATION IS NOT COMPLETED IN FULL

For privacy concerns about how information regarding your home owner grant application is used, contact the Manager, Home Owner Grant Administration Branch at (250) 356-8904 or 1-888-355-2700.

EXPLANATORY NOTES

Who may qualify

- 1 You may qualify for a grant if:
 - (a) you are an owner (as defined in the Local Government Act and the Taxation (Rural Area) Act, which includes a lessee under a registered lease of 99 years or more who is required to pay the current year taxes), and
 - (b) you are a Canadian citizen or permanent resident and ordinarily reside in British Columbia, and
 - (c) you occupy as your principal residence the dwelling described on your application form.
- 2 You and your spouse together may qualify for only one grant on one residence in British Columbia in any one calendar year even if you live in separate residences (unless you are legally separated).
- 3 If you are the spouse, child, grandchild, parent, brother or sister of a qualifying deceased owner, you may be eligible for the grant in the year of the owner's death if the residence was your principal residence at the time of death.
- 4 You may qualify for the additional grant if:
 - you are over 65 (please state your birth date on the application form); or
 - you have a permanent disability, or are the spouse, child, grandchild, parent, step parent or person standing in the place of a parent, grandparent, brother or sister of a person with a permanent disability who resides in your home (complete the required forms which are available from your collector).
- 5 The collector or Grant Administrator may require any documentation considered necessary to confirm your eligibility.
- 6 Corporations are not eligible for a grant unless they qualify as owners of eligible buildings, land cooperatives or multi-dwelling leased parcels, as defined in the Home Owner Grant Act. Such owners must use the prescribed Form A which is available from your collector.
- 7 If an owner is unable to apply in person, the owner's committee or a person appointed in writing as the owner's attorney (Power of Attorney) or authorized representative (Representation Agreement) may apply on behalf of the owner.

8 To avoid penalty for late payment of your taxes, you must apply for a grant on or before the tax due date (you may apply before the tax due date even if you are not paying your taxes before the due date).

9 A grant for the current tax year may not be allowed if an application for the grant is delivered to the collector later than December 31 of that year. Extensions of one year may be allowed. Contact your collector for more information.

BASIC GRANT (COLUMN B)

Applicant is under 65 years of age
If the current year tax is less than \$1,120, the basic home owner grant is the amount of the current year's taxes less \$350. If the current year tax is \$1,120 or more, the basic home owner grant is \$770. The minimum tax payment required from applicants under 65 is \$350.

ADDITIONAL GRANT (COLUMN C)

Applicant is 65 years of age or older in the YEAR of which Grant is claimed, or in receipt of an allowance under the War Veteran Allowance Act (Canada) or the Civilian War-Related Benefits Act (Canada), or persons with disabilities as defined under the regulations.

If the current year tax is less than \$1,145, the additional grant is the amount of the current year tax less \$100. If the current year tax is \$1,145 or more, the additional grant is \$1045. The minimum tax payment required from applicants under this heading is \$100.

Assessed values above \$1,600,000

If you meet all requirements but your property's assessed, or partitioned value is over \$1,600,000, you may qualify for the grant at a reduced amount. The grant is reduced by \$5 for every \$1,000 assessed value over \$1,600,000. This means the grant is not available for properties assessed over \$1,714,000.

These notes are intended for general guidance only and are subject to the detailed provisions in the Act and regulations.

To obtain the grant, you must complete the application form. If you qualify for the additional grant (see below) and wish to obtain it, you must complete the box on the application form that best describes your qualification and provide the required information and forms.

NORTHERN AND RURAL HOME OWNER GRANT ELIGIBILITY www.sechelt.ca

To qualify for the Home Owner Grant, you must be a Canadian citizen or permanent resident of Canada, live in BC, and occupy this residence as your principal residence.

If you checked the OTHER box on the front of this form, check which box (below) applies:

- I receive provincial disability assistance, hardship assistance or a supplement under the *Employment and Assistance for Person with Disabilities Act*
- **If this is your first year applying for the Home Owner Grant for this residence, provide supporting documentation such as a copy of your Confirmation of Assistance from the Ministry of Social Development and Social Innovation or the Home Owner Grant Consent for Release of Information (FIN81)
- I do not receive assistance as above, but I am a person with disabilities or I am living with a spouse or relative with disabilities.
- ** If this is your first year applying for the Home Owner Grant for this residence, attach a completed Form B - Certificate of Physician and Property Owner (FIN74)

I am a surviving spouse of a veteran who received a War Veterans Allowance.

I am a spouse or relative of a deceased owner who passed away this year and the owner would have been eligible as a senior or a person with disabilities.

Freedom of Information and Protection of Privacy Act (FOIPPA)

The personal information on this form is collected for the purpose of administering the *Home Owner Grant Act (HOGA)* under the authority of sections 8 (1),(3) and 10 (4) of the HOGA and under sections 26(a) and (c) of the FOIPPA. Questions about the collection, use or disclosure of this information can be directed to the Manager, Home Owner Grant Administration, PO Box 9991 Stn Prov Govt, Victoria, BC, V8W 9R7. (Telephone: Victoria at 250-356-8904 or toll free at 1-888-355-2700) Email: HOGADMIN@gov.bc.ca