

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Finance Committee (Round 2 Budget) - February 5, 2024

AUTHOR: Alex Taylor, Manager, Budgeting and Grants

SUBJECT: **2025 PRELIMINARY PROPERTY ASSESSMENT IMPACTS**

RECOMMENDATION(S)

THAT the report titled 2025 Preliminary Property Assessment Impacts be received for information.

BACKGROUND

The 2025 Completed Assessment Roll, released on January 1, 2025, by the BC Assessment Authority, shows property values based on market estimates as of July 1 and condition as of October 31 of the previous year. The revised roll will be provided by March 31, 2025 and is the basis of final apportionment for tax requisition process in the first week of April.

The report focuses on how these values affect tax distribution for the Sunshine Coast Regional District (SCRD) services, including changes in property classes and their impact on average residential properties.

DISCUSSION

Overall, taxation apportionment varies from service to service depending on which areas participate. Unlike a Municipality, the apportionment between participating areas in a Regional District service changes from year to year because of changes in the assessments.

Overall Change in Assessments

Overall, assessments in the Regional District increased by 1.74% for 2025 (0.70% decrease in 2024) as detailed in Table 1 below:

Table 1: Overall Change in Assessed Values		
	Assessed Value	% Change
2024 (Cycle 9)	20,684,872,733	
Increase due to NMC*	187,372,421	0.91%
Increase due to Market	172,589,720	0.83%
2025 Total	21,044,834,874	1.74%
*Non-market Change		

Non-Market Change (NMC) is generally related to growth and results in an overall increase to the tax base and Market Change refers to changes in assessment related to market shifts.

Impact of Property Assessments Changes based on "Growth" for 2025

Based solely on growth (NMC) the overall property tax rate would have decreased by 4¢ per \$100K. The tax apportioned to each jurisdiction would have changed by the percentages shown in the "Change %" column, even if the amount of property taxation remained unchanged.

Impact of Property Assessments Changes based on "Growth" for 2025

Change in Property Tax Allocation - based on \$1,000,000 of Taxation

Converted Values	2025 Growth (2024+NMC 2025)			2024 Values			Change in tax \$ by area	Change in tax % by area
	CV	%	Tax	CV	%	Tax		
Electoral Area A	354,442,405	15.4%	153,638	350,230,567	15.3%	153,189	\$ 449	0.29%
Electoral Area B	296,457,495	12.9%	128,503	294,064,449	12.9%	128,622	\$ (119)	-0.09%
Electoral Area D	224,768,441	9.7%	97,429	223,663,726	9.8%	97,829	\$ (401)	-0.41%
Electoral Area E	173,892,904	7.5%	75,376	172,337,253	7.5%	75,379	\$ (3)	0.00%
Electoral Area F	292,521,474	12.7%	126,797	287,870,446	12.6%	125,913	\$ 884	0.70%
SIGD - Hosp. Purp.	43,773,603	1.9%	18,974	43,838,143	1.9%	19,175	\$ (200)	-1.04%
DoS - Hosp. Purp.	635,291,730	27.5%	275,375	631,567,485	27.6%	276,244	\$ (869)	-0.31%
ToG - Hosp. Purp.	285,855,500	12.4%	123,908	282,691,825	12.4%	123,648	\$ 260	0.21%
Total	2,307,003,551	100.0%	1,000,000	2,286,263,893	100.0%	1,000,000	\$ 0	0.0%
Residential Rate per \$100k for \$1mil in taxes			\$ 4.33			\$ 4.37	-\$ 0.04	-0.90%

Change in Apportionment by Area

Tax apportionment, the distribution of tax obligations, varies by area and property class. This is calculated using "converted values," which are specific multipliers applied to different property classes to determine their tax rates. For example, residential properties have a lower conversion factor (0.1) compared to businesses (0.245), making business tax rates higher.

The actual impact on overall tax apportionment is dependent on service participation. Table 2 shows the actual change in tax apportionment by area because of changes in

assessments if taxation remained the same as 2024 (0%). This impacts the preliminary tax estimates for 2025 in that Area B, Area E, Area F, Town of Gibsons (ToG) and shíshálh Nation Government District (sNGD) would see their taxation increase simply due to assessment changes as growth and market have risen in those areas higher relative to District of Sechelt (DoS), Area A, Area D.

Table 2: Overall Change in Tax Apportionment Due to Assessments				
Area	2024	2025	\$ Change	% Change
Area A	4,158,506	4,104,653	-53,853	-1.30%
Area B	5,505,574	5,550,782	45,208	0.82%
Area D	4,349,063	4,307,631	-41,432	-0.95%
Area E	3,338,759	3,364,204	25,445	0.76%
Area F	5,025,160	5,111,955	86,795	1.73%
DoS	6,211,774	6,081,401	-130,373	-2.10%
ToG	3,900,675	3,950,930	50,255	1.29%
sNGD	528,240	546,195	17,955	3.40%
	33,017,751	33,017,751	-	

Change in Apportionment by Property Class

Table 3 is a summary of the overall change in converted value and apportionment by property class.

Table 3: Comparison of Converted Values by Property Class					
Property Class	2024	2025	\$ Increase	% Increase	Apportionment
Residential	1,943,230,773	1,967,890,260	24,659,487	1.3%	↓
Utilities	72,368,465	76,120,081	3,751,615	5.2%	↑
Major Industry	37,107,328	40,170,558	3,063,230	8.3%	↑
Light Industry	31,312,062	35,003,986	3,691,924	11.8%	↑
Business and Other	192,718,047	212,096,390	19,378,343	10.1%	↑
Managed Forest Land	4,816,350	3,572,310	-1,244,040	-25.8%	↓
Rec/Non-Profit	4,649,500	4,910,480	260,980	5.6%	↑
Farm	61,368	63,267	1,900	3.1%	↑
Total	2,286,263,893	2,339,827,332	53,563,440	2.3%	

The Utilities, Major Industry, Light Industry, Business and other, Recreation/Non-profit, Farm classes increased more than the overall average indicating that taxation will shift to these classes from those that increased less than the average. All other classes changed by less than the average which suggests taxation will shift away from these classes.

STRATEGIC PLAN AND RELATED POLICIES

N/A

CONCLUSION

In conclusion, overall assessments in the SCRD increased slightly in 2025 compared to 2024. This has led to a shift in tax burden, with certain areas and property classes seeing an increase in tax apportionment due to higher-than-average assessment increases. Conversely, areas and classes with lower-than-average increases will experience a decrease in tax burden.

Reviewed by:			
Manager		CFO	
GM		Legislative	
CAO/CFO	X - T.Perreault	Other	