

Message from Mayor Ted Schaffer



City Council is challenged every year to balance the increasing needs of the community against additional tax burdens to our citizens. The 2018 Financial Plan had a gap of \$1,268,790 between total revenues and planned expenditures which equated to a 4.94% increase in property taxes to balance the budget.

The assessment value of multi-family homes increased on average 17% more than single-family homes, reversing the trend seen in the last 5 years and driving the tax rate higher for this class of properties.

City Council has heard from taxpayers, and the 2018 Financial Plan was developed to address the priority areas identified at the Neighbourhood Meetings and the Financial Open House which include the upkeep of parks, boulevards and trails, infrastructure renewal, recreational opportunities, and public safety and homelessness.

The 2018 Financial Plan was adopted in February, and includes playground upgrades and park improvements at City Park and Douglas Park, Logan Creek culvert replacement, Duncan Way pedestrian improvements, new Brydon Park and Linwood Park upgrades, a community garden at Michaud Park, Penzer Park bathroom and parking lot expansion, and Douglas Crescent road improvements between 206 Street and 208 Street. The budget also includes a provision for additional bylaw enforcement and a policing increase to lower the vacancy rate at the detachment, resulting in more RCMP members being deployed in the City.

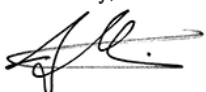


Clr. Arnold, Clr. Albrecht, Clr. Storteboom, Mayor Schaffer, Clr. Martin, Clr. van den Broek, Clr. Pachal

On behalf of my Council colleagues, I am proud to report to our citizens, taxpayers, and stakeholders that Langley City has maintained its 'debt-free' status while continuing to achieve some significant milestones in our community.

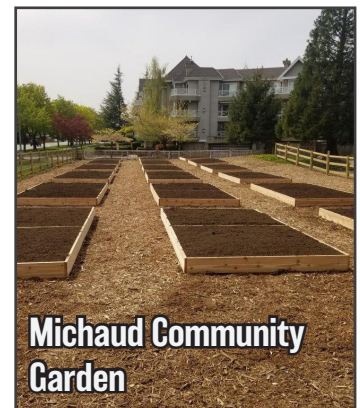
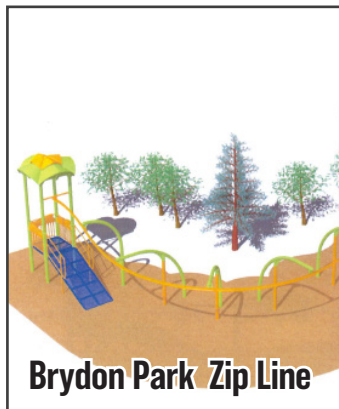
I want to assure you that City Council is conscientious and purposeful during the budget deliberation process to ensure that we achieve this balance as we are committed to improving the livability of our community while being fiscally responsible, making Langley City "the Place to Be!"

Sincerely,



Mayor Ted Schaffer

2018 Capital Projects

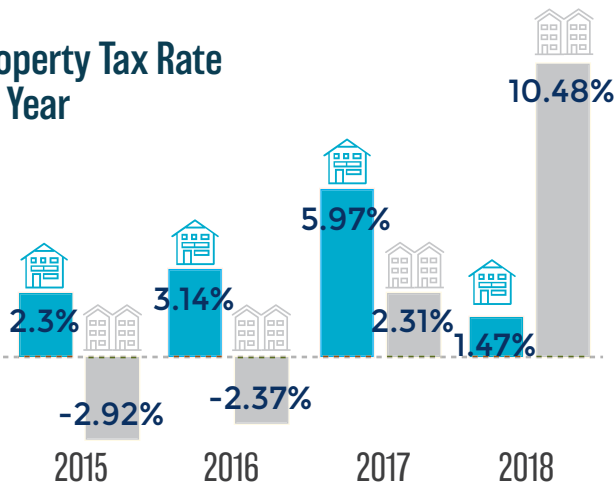


Key Information 2018 Property Taxes

Explaining your Property Taxes:  Single Family Homes  Multi-Family Homes

Total net increase in expenditures requires a 4.94% overall tax increase

Property Tax Rate By Year



Single Family Homes in 2018

Average Assessment Value Increase: 13.64%

Average Value of Tax Increase: \$45 or 1.47%



Multi-Family Homes in 2018

Average Assessment Value Increase: 31.02%

Average Value of Tax Increase: \$130 or 10.48%

Even though, Multi-Family Home property taxes have increased significantly in 2018, cumulatively over the last 4 years property taxes have only increased by \$91.



Single Family Home Average Monthly Cost

Policing Services	\$ 60.81
Water	\$ 40.08
Sewer & Drainage	\$ 30.67
Fire Service	\$ 23.38
General Services	\$ 21.15
Recreation	\$ 18.62
Garbage Services	\$ 15.83
Engineering & Operations	\$ 15.63
Reserves	\$ 12.09
Parks	\$ 9.59
Development Services	\$ 6.06
Other Protective Services	\$ 4.26

= \$258.17



Multi-Family Home Average Monthly Cost

Policing Services	\$ 24.01
Water	\$ 25.75
Sewer & Drainage	\$ 20.33
Fire Service	\$ 9.23
General Services	\$ 8.35
Recreation	\$ 7.35
Garbage Services	\$ 0.00
Engineering & Operations	\$ 6.17
Reserves	\$ 4.77
Parks	\$ 3.79
Development Services	\$ 2.40
Other Protective Services	\$ 1.68

= \$113.83



Casino Proceeds Lower Your Taxes

Since 2005, the City has invested

\$80 Million

of Casino Proceeds into the Community.

Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate

19% Lower

while maintaining a

Debt-free status.



Property Taxes are due July 3, 2018.

Property Tax Prepayment Plan

The City's prepayment plan allows residents to prepay their 2019 property taxes. Starting in July, 11 monthly prepayments are applied. For more information, call 604.514.2808.



Home Owner Grants

The provincial government program is designed to assist home owners by reducing property taxes on their principle residence. For more information, refer to the Home Owner Grant information on the back of your property tax notice.



Property Tax Deferments

Property Taxes can be deferred using a low interest loan program administered by the provincial government. For more information about the deferment programs available, visit gov.bc.ca/propertytaxdeferment

