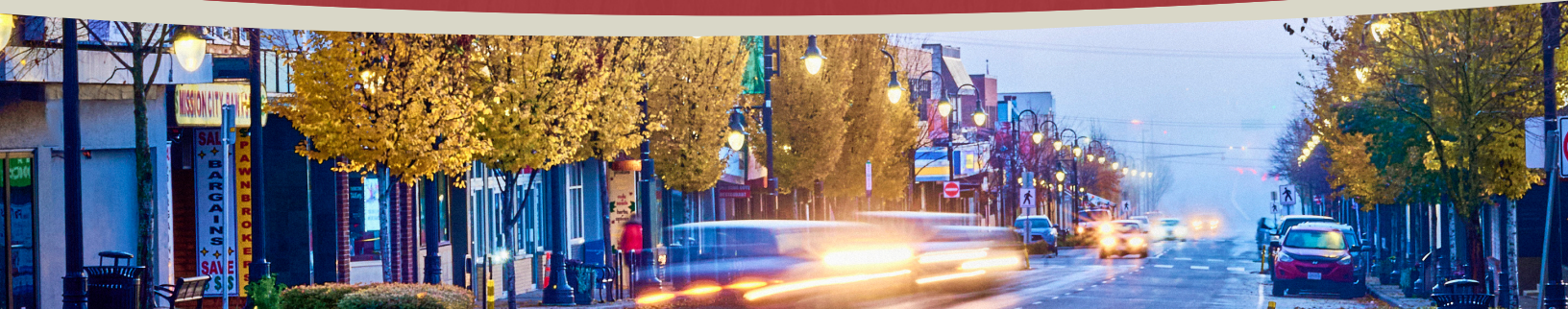


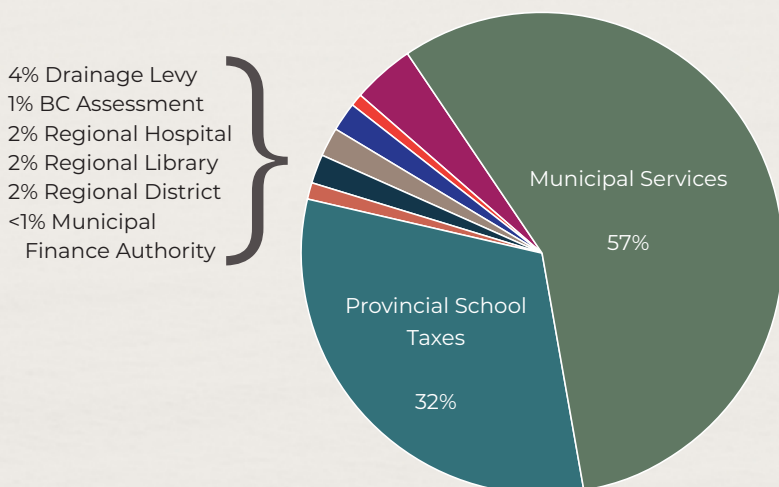
# CITY OF MISSION | 2024 Property Tax Guide



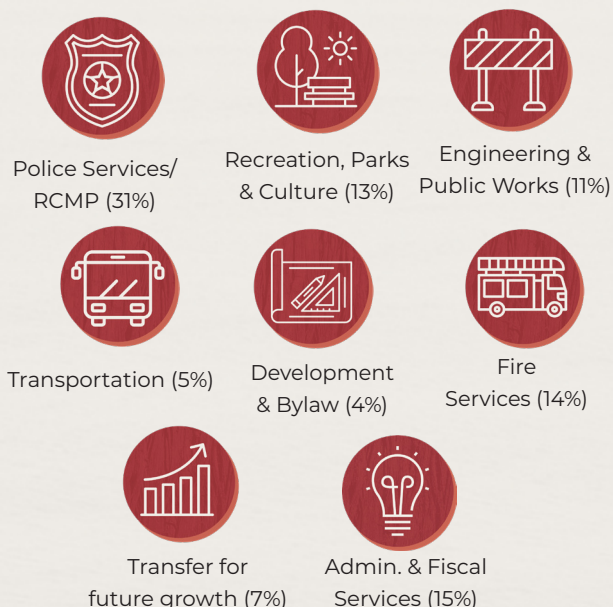
PROPERTY TAX PAYMENTS & HOME OWNER GRANTS ARE DUE **JULY 2, 2024**

## Tax Dollars at Work

An overview of the property taxes collected by various taxing authorities:



## Where Your Tax Dollars Go



## PROPERTY TAX TIPS

### Home Owner Grants ✓

Home Owner Grant applications are made directly to the Province at [gov.bc.ca/homeownergrant](https://gov.bc.ca/homeownergrant) or phone 1-888-355-2700. You will need your jurisdiction number, roll number (refer to your tax notice) and your social insurance number. Record your confirmation number. **The City of Mission cannot accept Home Owner Grant Applications.**

### Secondary Suites Fee ✓

Effective 2024, an annual secondary suite fee of \$60 and applicable utility user fees will be applied to the property tax notice. The \$60 fee is being collected to support the administration and response to issues related to secondary suites.

### Property Tax Deferment ✓

Property tax deferment is a low interest loan program offered by the Provincial Government that helps qualified BC homeowners pay their annual property taxes on their principal residence. To learn more visit [gov.bc.ca/propertytaxdeferment](https://gov.bc.ca/propertytaxdeferment) or phone 1-888-355-2700. Home owners are responsible for paying all non-deferable fees on the tax notice to the City of Mission.

### How To Avoid A Penalty ✓

As per BC Government Legislation, all municipalities must impose a penalty on all current balances outstanding. This includes the unclaimed part of a home owner grant, a late or denied deferment application and returned payments. To avoid a penalty, payment must be received by the due date.

**Unpaid 2024 property taxes, including unclaimed Home Owner Grants, are subject to a 10% penalty on July 3, 2024.**

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Payment Options

Pay Online

Use your financial institution’s online banking to make a payment.

- Select “City of Mission Taxes” or variation, check with your bank.
- Your 9-digit roll number is your Account Number
- Allow for your bank’s processing time.
- Record your confirmation number.

At Your Financial Institution

- Pay at your branch and keep your receipt.

In-person at the City Hall Finance Counter

- 8:00 am to 4:30 pm.
- Monday to Friday except statutory holidays.
- Credit cards are NOT accepted and your debit card may have a limit.

Secure 24-hour Drop Boxes at the entrances of:

- 8645 Stave Lake Street, Mission, BC.
- 7337 Welton Street, Mission, BC.

By Mail

- PO Box 20, Mission, BC, V2V 4L9

How Are Property Taxes Calculated?

Your property’s assessment value/1000 x the City’s tax rate = municipal taxes owing. The same calculation is used by the province for school taxes and by the other taxing authorities listed on your tax notice.

For 2024, the tax rate for total general municipal services on a residential property is \$2.56907 per \$1,000 of assessed value. For a property with an estimated assessed value of \$1,100,000 (OR \$1.1M) the general municipal property tax levy equates to \$2,825.98.

Each assessment class of property (e.g. Class 1, residential; Class 5, light industry; Class 6, business other) have different tax rates.

Most property tax notices also include flat rate utility fees for municipal water, sewer and solid waste (curbside collection), if the service is offered in your area.

Example for general municipal services on a residential property.

\$1.1 M ÷ \$1,000

=

\$1,100

X

2.56907

=

\$2,825.98

If you have concerns or questions about your property assessment, please check out the “Understanding the Process” page at [bcassessment.ca](https://bcassessment.ca).

Utility Fees and Charges

User fees and levies for the utilities are intended to:

- Cover the cost of the day-to-day maintenance of the system,
- Provide for a funded capital plan for the replacement of current infrastructure,
- Plan and fund future growth-related capital projects, and
- Provide funding to implement new initiatives for a growing community.

Utility fees have increased over 2024 as follows:

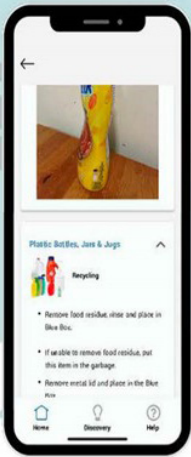
- Water 8.81%
- Curbside Collection 2%
- Sewer 14.14%

For a net total increase of 9.5% for all utility fees.

Not sure what goes in your blue recycling bin?

Take a picture or type the name of an item into Recycle Coach app 'What Goes Where' search tool when you download our Mobile App.

Find out more at [mission.ca/recycling](https://mission.ca/recycling).



Pre-authorized Debit Payment Plan

- **Balance Due:** To remain on the Pre-authorized Debit Payment Plan, ensure you make any final payment and, if eligible, apply for the Home Owner Grant by the due date.
- **Credit balance:** Any credit balance will be applied to next year’s Pre-authorized Debit Payment Plan.
- **New applicants for 2025:** Application forms are available online at [mission.ca/services/property-taxes](https://mission.ca/services/property-taxes). The current year’s taxes must be paid in full in order to be eligible to apply.

LET’S PLAN MISSION  
HELP SHAPE YOUR COMMUNITY

Mission’s Official Community Plan (OCP) is a roadmap for responsible growth and development. It is currently being updated. Get involved with the process and share your feedback on the City of Mission’s engagement portal, Engage Mission.



[engage.mission.ca](https://engage.mission.ca)



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