

RESIDENTIAL AND VACATION PROPERTIES - ASSESSMENT REVIEW

The Comox Valley Regional District board, on occasion, elects to support province-wide concerns and issues in the form of a board resolution. These resolutions are normally forwarded first to the Association of Vancouver Island Coastal Communities (AVICC) for consideration but may also be forwarded directly to the Union of British Columbia Municipalities (UBCM). Based on the nature of the concern, UBCM will either endorse or not endorse the recommendation and if endorsed, will present the concern to the provincial or federal government on behalf of all BC municipalities and regional district.

Date of Board meeting: June 26, 2006

Board Resolution: WHEREAS many primary/year-round residences in desirable vacation locales throughout British Columbia have recently seen inordinate property tax increases due to rapidly rising assessment levels, driven in large part by the demand for vacation/recreation residences;
AND WHEREAS many moderate-income families living year-round in vacation locales are finding it increasingly difficult to afford their rapidly rising property taxes, despite the Home Owner Grant;
AND WHEREAS recreational properties used for vacation residences represent a substantially different use from properties used for primary/year-round residences:
THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities request that the provincial government and the BC Assessment Authority address the disparities within the existing residential assessment class, with consideration given to establishing separate assessment classifications for primary/year-round residential use and vacation/recreation residential use, in order to permit the setting of varying tax rates for the two uses.

This resolution was referred to UBCM on, June 28, 2006

A response was received on October 24, 2006

Response from UBCM: On motion, was NOT ENDORSED at the annual convention