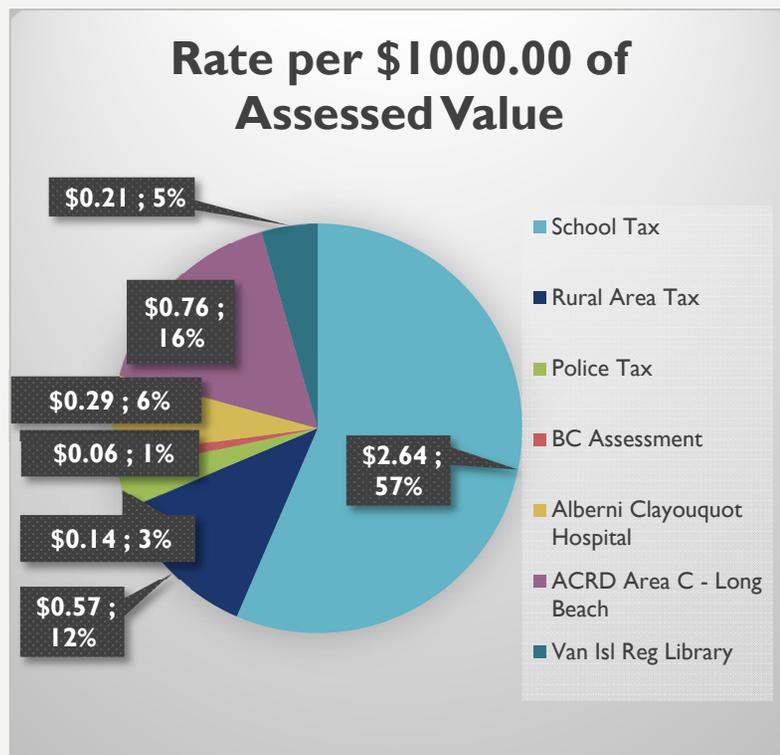


SALMON BEACH PROPERTY TAXES

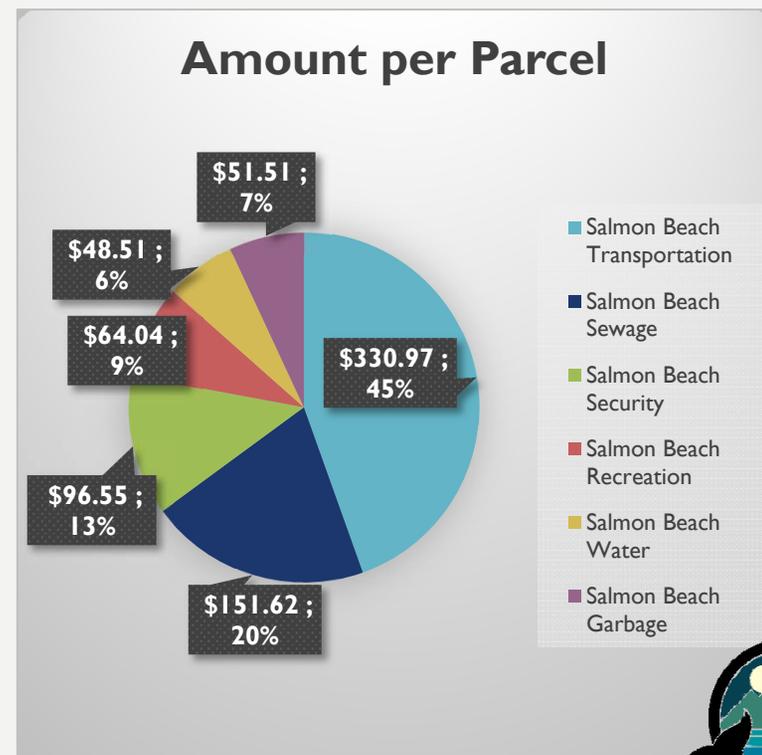
WHERE DOES MY MONEY GO???

THERE ARE TWO METHODS IN WHICH YOUR PROPERTY TAXES IN SALMON BEACH ARE LEVIED: ASSESSED VALUE & AMOUNT PER PARCEL

ASSESSMENT TAX FOR REGIONAL & PROVINCIAL SERVICES



PARCEL TAXES FOR SALMON BEACH LOCAL AREA SERVICES



SALMON BEACH PROPERTY TAXES WHERE DOES MY MONEY GO???

Assessment Portion of Property Tax

This method of taxation is used for the Provincial and Regional services provided to Salmon Beach. A tax rate is applied to the value of land and improvements of the property.

Over 70% of the assessment based tax collected from Salmon Beach pays for Provincial taxes including School Tax, Rural Area Tax, Police Tax & BC Assessment.

The 30% of the assessment based tax collected from Salmon Beach pays for Regional District services including: general government costs, planning, building inspection, parks, library, 911 telephone service, West Coast Landfill, Long Beach Airport and the Alberni-Clayoquot Regional Hospital District.

Parcel Tax Portion of Property Tax

Salmon Beach local services were established as a parcel tax meaning that each of the 380 lots pay an equal amount even though the value of the land and improvements vary.

FREQUENTLY ASKED QUESTIONS

WHY DO I PAY MORE TAXES IN SALMON BEACH THAN IN OTHER AREAS WHERE I LIVE?

You most likely live in a place with a larger population and tax base which results in lower tax rates. Salmon Beach consists of only 380 recreational lots (no commercial) therefore infrastructure can seem costly. Also, because the lots are recreational you are ineligible to apply for the Home Owner Grant for the property.

WHY DO MY SALMON BEACH TAXES KEEP GOING UP?

The assessed value of your property may have increased over time due to improvements that you have made. Also, the level of service has also increased as Salmon Beach has developed.

DOES MY SALMON BEACH TAX MONEY PAY FOR OTHER REGIONAL DISTRICT SERVICES?

Each service of a Regional District is independent meaning that money cannot be transferred between services. For example, revenue raised for Salmon Beach Water cannot be used in Bamfield.

