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B.C. Municipal Property Tax Gaps 2003-13: A 10-Year Perspective

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The Canadian Federation of Independent Business (CFIB) issued its first report on municipal property tax fairness in B.C. back in 2003. With this latest report, CFIB has not just taken a look at changes in tax fairness for 2013, the last year for which data is available, but also for the entire past ten years, with the goal of determining how much progress has really been made over the last decade.[1]

As in previous years, this report focuses on the "property tax gap", the difference between what a commercial property owner and a residential property owner pay in taxes based on the same assessed value of property. CFIB analysis shows the overall tax gap across all B.C. municipalities has fluctuated considerably over the last ten years. From 2003 to 2008, the property tax gap expanded from 2.48 to 2.93. Thankfully, in the five years since, the tax gap has narrowed by a more modest amount to 2.65.

However, much more still needs to be done. Although the overall tax gap has begun to decline in recent years, too many municipalities, including most of the cities in the province, continue to levy three, four, or even five times more tax on commercial property compared to residential property.

[1] See Nugent (2004), Fredricksen (2007), Tilley (2008, 2010), Kurl and Wong (2011), Kurl, Kastelen and Peng (2012) and Kastelen (2013).

In light of these results, CFIB is making a series of recommendations to create municipal property tax systems that are more fair and equitable for small business in all B.C. communities.

Introduction

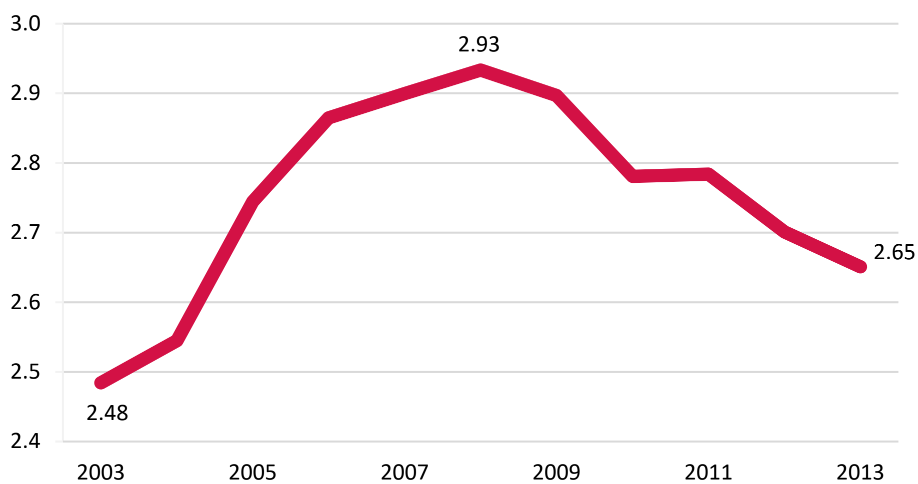
The Canadian Federation of Independent Business (CFIB) has been tracking levels of property tax fairness in B.C. since 2003. This has been done by measuring and comparing property taxes levied by BC municipalities on business owners and residential owners. The differential between these two rates is referred to as the property tax gap.

While municipalities may track their own taxation levels by overall tax revenues (i.e. did council vote for a tax increase or decrease?) or by revenue distribution between commercial and residential classes of taxpayers (ie. how much of the total tax pie did business contribute?), the property tax gap remains the most consistent way to measure and compare municipal tax fairness in B.C.

The average property tax gap in BC has grown substantially over the past two decades. In 1990, the average municipal property tax gap was 1.8. In 2003, the year of CFIB's first report on property taxes, the gap was 2.48. By 2008, it has risen to 2.93. Thankfully, according to the latest data, by 2013 the gap has shrunk back to 2.65 (see Figure 1).

Figure 1:

Historical Average Municipal Property Tax Gap: 2003 to 2013



Source: CFIB Analysis of BC Government published property tax rates 2003-2013.

This additional tax load is not benign – there is significant added financial stress on small businesses, most of which operate in highly competitive markets and razor-thin margins. An increase in amount of the property tax burden has the potential to do serious damage to the profitability, even viability, of many B.C. small and medium-sized independent businesses.

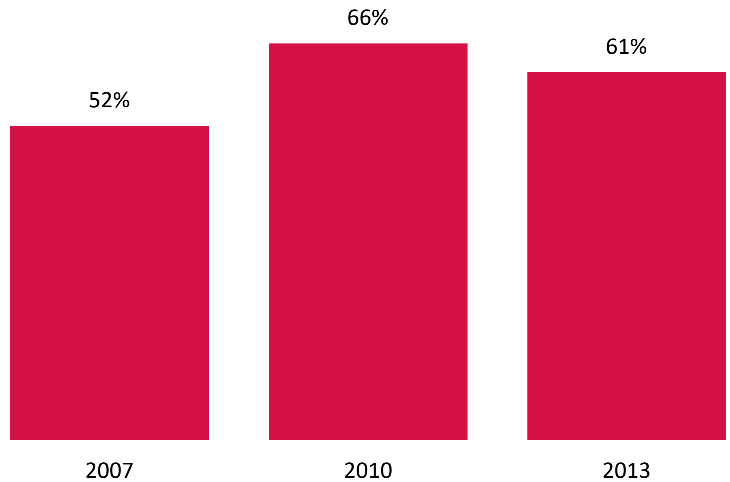
Rationale

Small business is a big contributor to the provincial economy. According to the Government of British Columbia, small and medium-sized enterprises (SME) account for 98 per cent of all business in this province, providing nearly 55 per cent of all private sector employment and generating 26 per cent of provincial GDP[2].

Unfortunately, property taxes can have a huge impact on the success of smaller firms. CFIB represents 10,000 small business members in B.C., in virtually every community across the province. In a recent survey, 61 per cent of our members ranked their local property tax as most harmful to their operation of their business (Figures 2 and 3).

Figure 2:

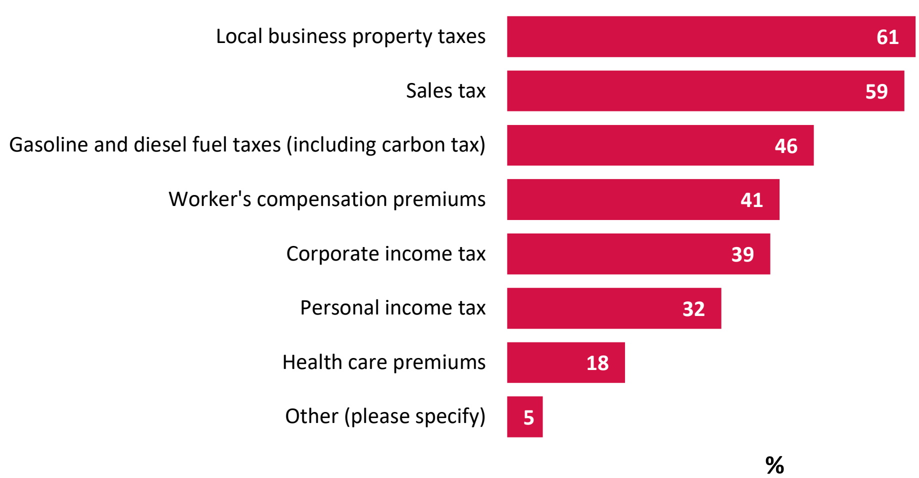
Small Business Perspective: Property Taxes are the Most Harmful Tax



Sources: CFIB Focus on BC 2007 and 2010 surveys, 2013 Pre-budget Survey

Figure 3:

Which of the following taxes are the most harmful to the operation of your business?



Source: CFIB 2013 Pre-budget Survey

Municipal property taxes are typically charged by local government on commercial properties at far higher rates than those charged to residential owners of equivalent-value properties. These taxes are also profit-insensitive. Unlike income taxes, which vary based on the health of a business, or

[2] See BC STATS (2013).

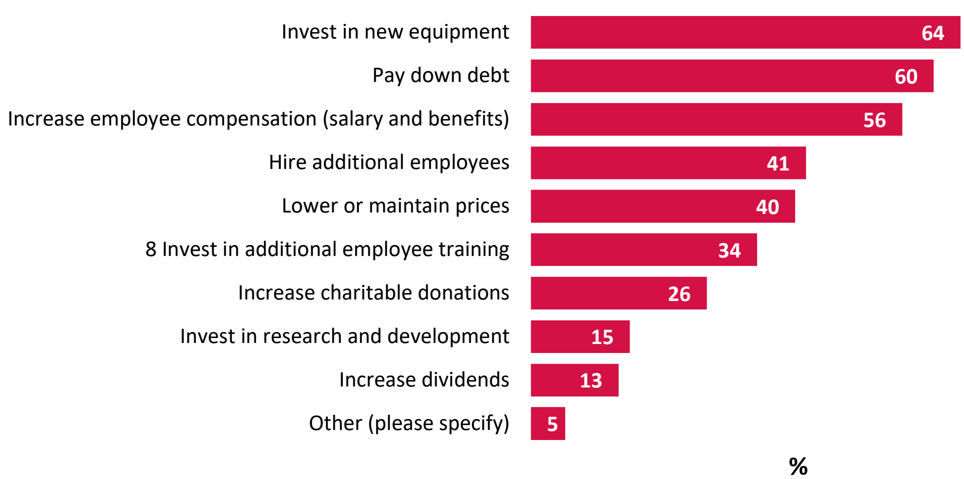
consumption taxes over which the taxpayer has a degree of control, a property tax bill must be paid regardless of profitability.

Local governments have argued that commercial property taxes represent a smaller portion of the costs of doing business compared to other expenses, such as fuel and energy costs, federal payroll taxes, or point-of-sale fees.

However, this argument fails to account for the effect a profit-insensitive levy, like property taxes, can have on a business already struggling to succeed. It also ignores the competitive disadvantage inflicted on those businesses subject to higher relative tax rates. Finally, this argument fails to account for the benefits realized when small business owners are able to invest their hard-earned dollars in hiring new employers, increasing research and development, boosting employee training and adding new equipment (Figure 4).

Figure 4:

If government were to reduce taxes, what would you do with the savings?



Source: CFIB 2011 Pre-budget Survey

Property taxes also account for nearly half of a typical municipal government's revenue, so there is also a direct link between rates of property taxation and fiscal discipline. If a municipal government is unable to control the rate of growth in operational spending, then it becomes very difficult to restrain the level of property tax.

But perhaps the strongest indicator of the unfairness in the distribution of the property tax burden comes from comparing the amount of taxes paid to the amount of municipal services received. Small businesses pay property taxes at higher rates than residential owners, but they do not consume municipal services at the same level[3].

According to a study commissioned by the City of Vancouver in 2007, residential properties, on average, paid approximately$0.56 in property taxes for each dollar of tax-supported services consumed. Conversely, hon-residential properties paid approximately $2.42 in property taxes for each dollar of tax-supported services consumed.

In the short term, this tax imbalance appears to benefit residents. Due to the higher number of residential properties (and votes) compared to commercial properties, the imbalance creates a

[3] See MMK Consulting Inc. (2007).

political temptation to increase property taxes on the non-residential side to fund new services and spending, thereby placing a disproportionate and rising burden on local businesses.

Over the long run, this benefit for residents is illusory, as it undermines the very businesses that sustain the local economy through taxes, economic activity, and employment. Promoting better tax fairness today is far better than trying to revive a community's economic fortunes after businesses have left or failed due to an onerous property tax burden.

Summary of the results

2013

The property tax gap between business and residential taxpayers dropped again in 2013 by a small amount, for the fifth year in a row, but by a smaller margin than the previous year. [4] The gap stood at a provincial average of 2.65 in 2013, down from 2.70 in 2012.

Not only did the overall gap diminish, but the number of individual municipalities that managed to reduce their property tax gap was almost three times the number of those that increased it (94 versus 33). The gap was relatively stable in the remaining 34 municipalities[5].

Most disappointingly, as was the case in the previous report, the majority of those municipalities previously identified as among BC's worst offenders (i.e. those with the largest property tax gaps) retained this unfortunate distinction in this latest analysis.

Other findings:

- Out of 161 municipalities, only 33 had a municipal property tax gap of two or less in 2013, but that is up from 25 in 2012.
- 94 municipalities have achieved lower property tax gaps since 2012, up from 92 in the previous report.
- Of BC's ten largest municipalities, eight have managed to narrow their property tax gaps in 2013 (up from six in 2012). There has now been significant improvement for the past two years.

Trends: 2003-2013

The municipal property tax gap between business and residential taxpayers is about seven per cent higher in 2013 (2.65) than the corresponding gap in 2003 (2.48). Prior CFIB research indicates that the property tax gap had also increased over the period from 1993 to 2003[6].

The number of individual municipalities that managed to reduce their property tax gap during the 2003 to 2013 timeframe was about half the number of those that increased it (50 versus 98). The gap was relatively stable in the remaining six municipalities[7].

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[4] See Appendix 1 for an explanation of the methodology used in this report.
[5] Note: Gaps varying within a +/- 0.05% range are considered stable.
[6] See Nugent (2004).
[7] A total of 154 BC municipalities existed and thus have published and comparable tax rates in both 2003 and 2013.

One important question is whether these changes had been the result of deliberate strategy by these municipalities to increase or decrease the property tax gap, or whether other factors are at play, such as changes in the underlying assessment base as the economy and property values grow or shrink.

Detailed results for 2013

Top of the Class – BC's Five Municipalities with the Smallest Tax Gap

Interestingly, of BC's 161 municipalities, only three have a gap of 1, meaning that residential and commercial properties have the same tax rate: Anmore, Bowen Island, and Warfield.

Table 1:

BC Municipalities with Smallest Municipal Tax Gap in 2013

Municipality	*Municipal Tax Gap 2013*	*Rank (best to worst)*
Anmore	1.00	1 (tied)
Bowen Island	1.00	1 (tied)
Warfield	1.00	1 (tied)
Slocan	1.24	4
Mackenzie	1.51	5

Source: Government of British Columbia (2014)

Notes: See Appendix 2 and 3 for the rankings of all BC municipalities. Some "gap" figures appear identical due to rounding.

Two other municipalities, Slocan and Mackenzie, round out the top five with gaps of 1.24 and 1.51 respectively (see Table 1). These five municipalities have the most equitable balance between property taxes paid by residents, and property taxes paid by commercial property owners.

Worst Offenders – BC's Five Municipalities with the Largest Tax Gap

Conversely, there is a much longer list of municipalities that levy a far higher property tax rate on commercial property compared to residential property. The five municipalities with the largest property tax gaps, starting with the worst, are: North Saanich, Terrace, Coquitlam, Vancouver, and Burnaby (see Table 2).

Table 2:

BC Municipalities with Largest Municipal Tax Gap in 2013

Municipality	*Municipal Tax Gap 2013*	*Rank (best to worst)*
Burnaby	4.22	157
Vancouver	4.33	158
Coquitlam	4.50	159
Terrace	4.64	160
North Saanich	5.20	161

Source: Government of British Columbia (2014)

Notes: See Appendix 2 and 3 for the rankings of all BC municipalities.

These five municipal governments are the worst offenders in terms of property tax fairness between residential property tax payers and commercial property taxpayers. They have a lot to answer for about why small business pays four or five times more than residents based on the same assessed value of property.

Most Improved – BC's Five Municipalities with Biggest Tax Gap Reduction

There are some BC municipalities that deserve recognition for having the biggest reduction in the tax gap in 2013 over 2012 (see Table 3). However, it is important in each of these cases to look at the longer term trend to determine if the reduction is a one-time blip, or whether its part of a more sustained drop.

Tumbler Ridge is a prime example. The tax gap in that municipality decreased almost 11 per cent in 2013 from the previous year. But but over the period 2003 to 2013, the tax gap had increased by a whopping 95 per cent. So while the municipality may deserve credit for the most recent drop, the longer term trend tells a much different story.

Table 3:

BC Municipalities with Biggest Tax Gap Reduction in 2013

Municipality	***Change in Municipal Tax Gap 2012-2013***	***Rank (best to worst)***
Mackenzie	-39.1%	1
Slocan	-28.4%	2
Hudson's Hope	-14.5%	3
Port Alberni	-11.8%	4
Tumbler Ridge	-10.9%	5

Source: Government of British Columbia (2014)

Notes: See Appendix 5 for the rankings of all BC municipalities according to the tax gap reduction.

A similar, but less dramatic, scenario exists in the municipality of Hudson's Hope. The decline in the tax gap from 2012 to 2013 was 14.5 per cent. But the decline over the ten year period from 2003 to 2013 was only 7.6 per cent. Again, only by looking at both shorter and longer-term trends does a more accurate picture emerge.

Worst Performers – BC's Five Municipalities with Highest Tax Gap Increase

Other BC municipalities deserve a different kind of recognition for having experienced the largest tax gap increase between 2012 and 2013. The worst increase was the municipality of Hazelton, where the tax gap jumped by 42.8 per cent in one year, followed by Sun Peaks at 33.3 per cent, and Fraser Lake at 33.0 per cent. Kitimat and Port McNeill round out the worst five performers with increases of 17.7 per cent and 16.7 per cent respectively.

Table 4:

BC Municipalities with Highest Tax Gap Increase in 2013

Municipality	***Change in Municipal Tax Gap 2012-2013***	***Rank (best to worst)***
Port McNeill	16.7%	157
Kitimat*	17.7%	158
Fraser Lake	33.0%	159
Sun Peaks	33.3%	160
Hazelton	42.8%	161

Source: Government of British Columbia (2014)

Notes: See Appendix 5 for the rankings of all BC municipalities according to the tax gap reduction. Indicates the municipality has a flat tax, see Appendix 1 for more details.*

As with the most improved municipalities, it is helpful to look at the longer-term trends to get a more accurate picture of how the tax gap has truly changed for small business in those communities. In Kitimat, for example, the one year increase in the tax gap from 2012 to 2013 was 17.7 per cent. The ten year trend for Kitimat, however, is actually a jump of 35.1 per cent; representing a much larger increase, but also over a longer period of time. A string of similar one year increases of additional 17 per cent would further drive up Kitimat's ten year trend line fast.

The Big Players – BC's Ten Largest Municipalities' Tax Gap Rankings

It is worth looking at the tax gap results for BC's largest municipalities by population, since such a large proportion of commercial activity occurs in urban areas (see Table 5). Coquitlam continues to have the dubious distinction as the city with the largest tax gap at 4.50, followed by Vancouver at 4.33, and Burnaby. In other words, business property owners in those cities pay in excess of four times more in property taxes than residential property owners, based on the same assessed value of property.

Table 5:

2013 BC Municipal Property Tax Gap Rankings: Ten Most Populous Cities

Municipality	***2013 Population***	***2013***		***2012-2013***	
		Municipal Tax Gap	***Rank***	***Change in Municipal Tax Gap***	***Rank***
Vancouver	640,915	4.33	158	-0.4%	91
Surrey	504,661	2.94	112	-2.2%	71
Burnaby	234,559	4.22	157	-6.7%	24
Richmond	201,303	3.59	143	-4.5%	44
Abbotsford	138,920	2.55	83	0.6%	138
Coquitlam	138,722	4.50	159	-3.5%	60
Kelowna	119,651	2.08	40	-4.9%	40
Langley (D)	112,440	3.00	116	1.3%	141
Saanich	110,879	3.48	137	-3.1%	62
Delta	101,910	3.21	129	-0.3%	92

Sources: Government of British Columbia (2014), BC Stats (2014)

Notes: See Appendix 2, 3 and 5 for the rankings of all BC municipalities. (D) is for "District".

In terms of year-over-year change, eight of the ten largest cities saw their tax gap shrink in 2013 compared to 2012, while two saw it grow. The largest decrease happened in Burnaby, with the gap closing by 6.7 per cent. The largest jump in the tax gap occurred in Langley: a 1.3 per cent drop.

For all cities combined, home to approximately 2.3 million of British Columbians, the average of the ten tax gaps narrowed by 2.6 per cent, from 3.48 in 2012 to 3.39 in 2013.

By Region – BC's Municipal Tax Gap Rankings

Vancouver Island

This report also breaks down municipalities by region and examines the tax gap results and trends in each of them. Of the 37 municipalities on Vancouver Island, the worst tax gap in 2013 was in North Saanich at 5.20, followed by Colwood at 4.01, and Lantzville at 4.00 (see Table 6). In other words, entrepreneurs in North Saanich pay 5.2 times more in property taxes than residents on the same property value, while entrepreneurs pay about 4 times more in Colwood and Lantzville.

Table 6:

2013 BC Municipal Property Tax Gap Rankings: Vancouver Island

Municipality	2013 Municipal Tax Gap	Rank – BC (best to worst)	Rank – Region (best to worst)
Port McNeil	1.75	13	1
Oak Bay	1.79	15	2
Port Alberni	1.80	16	3
~	~	~	~
Lantzville	4.00	152	35
Colwood	4.01	153	36
North Saanich	5.20	161	37

Sources: Government of British Columbia (2014)

Note: See Appendix 4 for the rankings of all BC municipalities by region.

At the other end of the scale, with a tax gap of 1.75, Port McNeil had the most balanced tax burden on Vancouver Island in 2013, followed closely by Oak Bay at 1.79 and Port Alberni at 1.80.

Vancouver Coast & Mountains

Of the 32 municipalities in the Vancouver Coast and Mountains region of BC, the worst tax gap in 2013 belonged to Coquitlam at 4.50, followed by Vancouver at 4.33 and Burnaby at 4.22 (see Table 7). Conversely, both Anmore and Bowen Island had a gap of 1.00, meaning commercial and residential property owners pay the same tax rate on similarly assessed property.

Table 7:

2013 BC Municipal Property Tax Gap Rankings: Vancouver Coast & Mountains

Municipality	2013 Municipal Tax Gap	Rank – BC (best to worst)	Rank – Region (best to worst)
Anmore	1.00	1	1
Bowen Island	1.00	1	1
Sechelt	2.00	31	3
~	~	~	~
Burnaby	4.22	157	30
Vancouver	4.33	158	31
Coquitlam	4.50	159	32

Sources: Government of British Columbia (2014)

Note: See Appendix 4 for the rankings of all BC municipalities by region.

Entrepreneurs in Sechelt made out a bit better than their counterparts in the other 31 municipalities in the region, with a tax gap of 2.00. That means commercial property owners in Sechelt paid twice as much in property taxes in 2013 compared to residential property owners.

Thompson –Okanagan

In the Thompson-Okanagan region, the municipality of Ashcroft had the worst tax gap of all 33 municipalities in 2013 by a considerable margin (see Table 8). The three worst gaps were: Ashcroft 4.05, Clearwater 3.50, and Logan Lake 3.46.

Table 8:

2013 BC Municipal Property Tax Gap Rankings: Thompson – Okanagan

Municipality	2013 Municipal Tax Gap	Rank – BC (best to worst)	Rank – Region (best to worst)
Osoyoos	1.60	7	1

Penticton	1.67	9	2
Lumby	1.68	11	3
~	~	~	~
Logan Lake	3.46	136	31
Clearwater	3.50	140	32
Ashcroft	4.05	154	33

Sources: Government of British Columbia (2014)

Note: See Appendix 4 for the rankings of all BC municipalities by region.

On the other end of the scale, with a score of 1.60, the town of Osoyoos had the smallest tax gap of all 33 municipalities in the Thompson-Okanagan region. Penticton was second best at 1.67, followed closely by Lumby at 1.68.

Kootenay – Rockies & Cariboo – Chilcotin

In the Kootenay-Rockies and Cariboo-Chilcotin region of the province, the municipality of Warfield had the most equitable property tax regime in 2013, with a score of 1.00 (see Table 9). Again, that means commercial property owners and residential property owners are treated the same, and pay the same tax rate. The second smallest gap of all 29 municipalities in the region could be found in Slocan at 1.24, followed by Trail at 1.68, although the tax situation in that community is a bit different, since the municipal government levies a flat tax (see Appendix 1 for more information).

Table 9:

2013 BC Municipal Property Tax Gap Rankings: Kootenay — Rockies & Cariboo — Chilcotin

Municipality	***2013 Municipal Tax Gap***	***Rank – BC (best to worst)***	***Rank – Region (best to worst)***
Warfield	1.00	1	1
Slocan	1.24	4	2
Trail*	1.68	10	3
~	~	~	~
Sparwood	3.39	134	27
Castlegar	3.64	145	28
Revelstoke	4.18	156	29

Sources: Government of British Columbia (2014)

Notes: See Appendix 4 for the rankings of all BC municipalities by region. Indicates the municipality has a flat tax, see Appendix 1 for more details.*

On the other hand, with a tax gap of 4.18, Revelstoke had the worst tax treatment of commercial property in 2013 of any municipality in the region. Next was Castlegar with a tax gap of 3.64, and then Sparwood at 3.39.

Northern British Columbia

Of the 30 municipalities that make up the Northern region, Mackenzie has the narrowest tax gap in 2013 at 1.39, followed by Taylor at 1.51, and Stewart at 1.61 (see Table 10).

Table 10:

2013 BC Municipal Property Tax Gap Rankings: Northern British Columbia

Municipality	***2013 Municipal Tax Gap***	***Rank – BC (best to worst)***	***Rank – Region (best to worst)***
Mackenzie	1.39	5	1

Taylor	1.51	6	2
Stewart	1.61	8	3
~	~	~	~
Smithers	3.66	147	28
Fraser Lake	4.18	155	29
Terrace	4.64	160	30

Sources: Government of British Columbia (2014)

Note: See Appendix 4 for the rankings of all BC municipalities by region.

Conversely, Terrace had the distinction of being the municipality in the Northern Region with the worst tax gap in 2013. The tax gap of 4.64 in Terrace was followed by Fraser Lake at 4.18 and Smithers at 3.66.

Detailed results for 2003-2013

This report also analyzes the change in property tax gaps among BC municipalities over the last decade (i.e. 2003 to 2013). CFIB understands the tax gap in any one municipality may fluctuate from year to year, so a closer examination of longer-term results is helpful to determine overall changes and trends. Again, however, it is important to remind readers that the tax gap is not an indication of the level of taxation, but rather the distribution of the property tax burden on commercial property owners versus residential property owners.

Top of the Class – BC's Five Municipalities with the Largest Tax Gap Decrease Between 2003 and 2013

The biggest decrease in the property tax gap over the ten-year period was in the municipality of Lions Bay, where the gap shrunk by 44.9 per cent (see Table 11). A close second was Slocan, where the gap closed by 43.6 per cent between 2003 and 2013. After that it was North Cowichan (37.6 per cent), Port Alberni (34.4 per cent), and North Saanich (29.6 per cent).

Table 11:

BC Municipalities with Largest Municipal Tax Gap Decrease Between 2003 and 2013

Municipality	***Change in Municipal Tax Gap 2003-2013***	***Rank (best to worst)***
Lions Bay	-44.9%	1
Slocan	-43.6%	2
North Cowichan	-37.6%	3
Port Alberni	-34.4%	4
North Saanich	-29.6%	5

Source: Government of British Columbia (2014)

Notes: See Appendix 5 for the rankings of all BC municipalities.

Worst Offenders – BC's Five Municipalities with the Largest Tax Gap Increase Between 2003 and 2013

At the other end of the scale are those municipalities where the property tax gap increased over the 10 year period between 2003 and 2013 (see Table 12).

Table 12:

BC Municipalities with Largest Municipal Tax Gap Increase Between 2003 and 2013

Municipality	Change in Municipal Tax Gap 2003-2013	Rank (best to worst)
Alert Bay	66.7%	150
Tofino	71.8%	151
Fraser Lake	73.3%	152
Tumbler Ridge	95.5%	153
Tahsis	142.6%	154

Source: Government of British Columbia (2014)

Notes: See Appendix 5 for the rankings of all BC municipalities. Seven of the 161 municipalities were not ranked because part of the 2003-2013 data was unavailable.

The municipality of Tahsis has the most growth in the gap, with the difference between what commercial property owners and residential property owners pay in taxes rising by 142.6 per cent. Following Tahsis, rounding out the worst five was Tumbler Ridge with a 95.5 per cent increase, Fraser Lake at 73.3, Tofino at 71.8 per cent, and Alert Bay at 66.7 per cent.

The Big Players – BC's Ten Largest Municipalities' Tax Gap Evolution Between 2003 and 2013

As noted earlier, this report pays special attention to the evolution of the tax gaps in BC's ten largest urban centres, since such a large proportion of commercial activity in the province occurs in the cities (see Table 13). In looking at the shorter-term versus longer-term changes, it is clear that most of the tax gaps increased over the ten year period from from 2003 to 2013, but most also decreased in the more recent period from 2008 to 2013. In fact, eight of the ten cities saw an increase in the property tax gap over the longer-term (2003 to 2013), while eight of the ten cities experienced a decrease in the past five years.

Table 13:

2003-2013 BC Municipal Property Tax Gap Evolution: Ten Most Populous Cities

Municipality	2013 Population	2008-2013		2003-2013	
		Change in Municipal Tax Gap	Rank	Change in Municipal Tax Gap	Rank
Vancouver	640,915	-14.7%	51	-16.1%	16
Surrey	504,661	-9.1%	76	7.0%	79
Burnaby	234,559	5.9%	137	16.6%	105
Richmond	201,303	2.9%	133	19.3%	111
Abbotsford	138,920	-12.3%	64	0.5%	58
Coquitlam	138,722	-9.8%	70	-1.9%	44
Kelowna	119,651	-23.1%	17	1.9%	68
Langley (D)	112,440	-4.3%	90	2.9%	70
Saanich	110,879	-8.9%	78	22.3%	117
Delta	101,910	-1.4%	105	9.0%	85

Sources: Government of British Columbia (2014), BC Stats (2014)

Notes: See Appendix 5 for the rankings of all BC municipalities. (D) is for "District".

In terms of the ten-year window, Saanich had the largest increase, a jump of 22.3 per cent, followed by Richmond at 19.3 per cent, and Burnaby at 16.6 per cent. Interestingly, the two municipalities that experienced an increase in their tax gap over the last five years (2008 to 2013), Burnaby and Richmond, were the two municipalities with the largest overall increase. Whereas the results for

Saanich show the municipality had the overall largest jump in their tax gap over the period 2003 to 2013 (22.3 per cent), even though the gap appears to have narrowed somewhat in the past five years.

Conclusion

The property tax gap, as a measure of the fairness and equity in local property tax systems, fluctuates dramatically from one municipality to another. In terms of the overall tax gap for all municipalities combined, it is a relief to see the gap decline again to 2.65 in 2013, down marginally from 2.70 in 2012, and also somewhat below the high water mark of 2.93 back in 2008.

For 2013, 94 municipalities managed to reduce their property tax gap, compared to 33 that increased it, and 34 where it remained relatively the same. That means almost three time more municipalities reduced their tax gap than increased it. Unfortunately, a look at the past decade of results paints a different picture: twice as many increased their gap (98) as reduced it (50), with only six staying about the same.

CFIB will be watching the overall and individual changes in the property tax gaps closely over the next few years to see if BC's municipalities are intent on creating tax systems that are more fair and equitable for small business.

Recommendations

In making these recommendations, CFIB points out that these are all measures small business owners have called for in previous years. They know what the solution are, but continue to wait on municipal and provincial governments to show leadership and implement real change

1. **Municipal governments should cap the property tax gap between businesses and residents at a maximum of 2 to 1.** As long as municipalities continue to move in the right direction, CFIB proposes this be a voluntary commitment, rather than having the provincial government legislate a cap, and proposes local governments set a timeline of a decade for all municipalities to achieve a gap of 2 to 1.

2. **Municipal governments should provide earlier property tax notices for commercial taxpayers.** Unlike other major business costs staggered throughout the year, property taxes represent a major one-time payment that for some small business owners may be in the tens of thousands of dollars. Earlier notice for these taxpayers allows more time to arrange financing if need be.

3. **Municipal governments should allow commercial taxpayers to remit taxes in monthly or quarterly installments.** Greater payment flexibility eases the financial burden on small business owners facing large tax bills.

4. **Municipal governments should extend the homeowners' grant to business owners occupying live/work spaces.** At present, there appears to be no consistent policy across communities for small business owners who live and work out of the same building. While municipalities allow for the zoning of these spaces, CFIB members report a patchwork of approaches when it comes to their ability to claim the grant. For the sake of certainty, small business owners in zoned work/live premises should be allowed to claim the homeowners grant.

Can it be done?

Municipalities Making Property Tax Fairness a Reality

Is reducing the tax gap doable? Yes it is. Municipalities across Canada have begun to see the need for property tax fairness and are responding with plans to achieve fairness. Here are two municipalities making a difference for small businesses in their communities by narrowing the gap and creating a more fair and equitable property tax system.

Saskatoon

In 2000, Saskatoon committed to a strategic ten year plan to reduce its property tax gap from 2.36 to 1.75, a 25 per cent cut. In 2010, the city of Saskatoon achieved this goal and has proven it can be done. The mayor has repeatedly stated the key to success was political leadership – committing to a plan to take action, and following through.

Toronto

In October 2005, Toronto City Council adopted the "Enhancing Toronto's Business Climate" plan. One of the key features of the plan was to reduce the property tax gap between business and residential property classes over a 15-year period.

The city also created a special sub-group of the commercial property class for properties under $1,000,000 of assessed value, and later accelerated the reduction target. As a result, the gap between commercial and residential property tax rates will be gradually reduced from 3.75 in 2005 to 2.50 by 2015 for small business properties, and by 2020 for all other commercial and industrial properties.

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Appendix 1: Methodology

Data Sources

The calculations in the report are based on the Local Government Statistics from the BC Ministry of Community, Sport & Cultural Development's website:[8]

- Tax Rates (Schedule 702)
- Taxes & Charges on a Representative House (Schedule 704)

Additional data on Municipalities, Regional Districts and Development Regions Population Estimates come from the BC Stats' website.[9]

Property Assessment in BC

The BC Assessment Authority is the provincial body responsible for appraising properties to determine market value, for classifying and for deciding what if any exemptions those properties may be eligible for.

Municipal taxes are then levied on the market value of those properties. BC Assessment operates independently of local government, allowing consistency and neutrality in its decisions and appeal processes.

Most municipalities assess each property class with a different rate of taxation. In British Columbia, property classifications include:

- **Residential (Class 1)**
- Utilities (Class 2)
- Supportive Housing (Class 3)—new in 2009
- Major Industry (Class 4)
- Light Industry (Class 5)
- **Business and Other (Class 6)**
- Managed Forest Land (Class 7)
- Recreational Property/ Non-Profit (Class 8)
- Farm (Class 9)

The comparison of business and residential categories is the focus of this report because most CFIB members fall within the business category. For the purposes of this report, the terms business, commercial and Class 6 are used interchangeably.

Property Tax Components

The calculations in the report are based on the municipal property tax rates for residents and businesses contained in Schedule 702.

It is important to note that when it comes to property taxes, municipalities are also acting as the tax collector on behalf of other branches of government. Property tax components include:

- **Municipal**

[8] BC Ministry of Community, Sport & Cultural Development (2014), *Local Government Statistics*, http://www.cscd.gov.bc.ca/lgd/infra/statistics_index.htm
[9] BC Stats (2014), *Population Estimates*, http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx

- School
- Regional District
- Hospital
- Regional Transportation
- Other (to fund BC Assessment and the Municipal Financing Authority)

Since the other components are regional or set by the provincial government, **this report focuses on the municipal tax rate only**. Therefore, the municipal tax gap and tax bill are calculated using only the municipal levy.

Tax gap

In most municipalities, the business property tax rate is significantly higher than the residential property tax rate. This disparity is often described as a "gap" and measured as a ratio:

Property Tax Gap = Business Property Tax Rate / Residential Property Tax Rate

A tax gap of one indicates equal treatment for commercial and residential property. When the tax gap is greater than one, business pay proportionally more than residents, while a tax gap of less than one indicates that residents pay proportionally more than businesses.

Notes: Some municipalities may have different rankings but the same apparent gaps due to rounding.
Municipalities with the exact same gaps will result in the same ranking (tie).

For example, in 2013 a business in Vancouver would pay property taxes at the rate of $8.20 per $1,000 of assessed value, while a resident would pay $1.90 per $1,000 of assessed value:

8.20 / 1.90 = 4.32

This means that a business in Vancouver pays property taxes at 4.32 times the rate of a resident. Another way of stating this is to say that in Vancouver, the property tax gap is 4.32.

(Note: For the purposes of this example, property tax values are rounded to two decimal places, whereas elsewhere in the report the exact values to five decimal places are used, then rounded, which explain the slight difference in the Vancouver tax gap).

Average tax bill

The variable tax rates contained in Schedule 702 are multiplied by the representative property's assessed value contained in Schedule 704 to get the amount of tax paid.

Flat taxes

Definition

The vast majority of the property tax system is assessed using a variable rate. Similar to sales taxes, the majority of property taxes are levied as a rate (or percentage) on the assessed value of the property. Hence, for example, as a $10 purchase or $100 purchase both pay 5% sales tax, a $100,000 and $1,000,000 house both pay the same property tax rate in the same municipality.

Flat taxes, for their part, are a levy of a specific dollar amount on a property type, regardless of the assessed property value. They cause distortions when comparing the burden of property taxes on different property classes.

Origin

BC Assessment used to only do property assessments every other year. In 1989, this was causing some problems with huge jumps in value. A few communities implemented flat taxes in 1990 as a means to mitigate the inconsistent assessment changes year to year. The flat tax section was only in the provincial legislation for 1990 and 1991 then it was removed in 1992 primarily because BC Assessments began annual assessments, smoothing out large assessment jumps. Municipalities that introduced flat taxes in 1990 or 1991 are allowed to keep them; however, no municipality can now introduce a flat tax.

Initially, 10 municipalities introduced a flat tax: Dawson Creek, Fort St. John, Gold River, Kimberley, Kitimat, Peachland, Port McNeill, Powell River, Spallumcheen and Trail. As of 2013, only five still used this tool: Dawson Creek, Kimberley, Kitimat, Powell River and Trail.

Variable rate equivalent

Flat taxes can be used in conjunction with variable taxes. Schedule 702 only contains the variable tax rates. The omission of flat taxes would result in an inaccurate property tax gap being calculated, and hence an inaccurate interpretation of the inequality of property taxes between businesses and residents.

CFIB has calculated an estimate for the property tax gap for the five municipalities with flat taxes. For each of the municipalities, the estimated residential tax rate is calculated by dividing total municipal residential taxes and charges paid (representing variable taxes and flat taxes where applicable) by the total residential assessed values of a representative (average) property contained in Schedule 704. Thus, instead of the ratio of the business tax rate to the residential variable tax rate, as shown in the CIFB report for other municipalities, a new ratio is calculated using the business tax rate and this new estimated residential tax rate. You'll find below a table for each of the five municipalities with the old and new property tax gap calculations.

Table A1:

BC Municipalities with Flat Taxes in 2013

Municipality	*Flat tax (2013)*	*Tax gap excluding flat tax*	*Tax gap including flat tax*
Dawson Creek	$300	3.34	2.67
Kimberley	$786	4.12	2.41
Kitimat	$527	6.72	2.85
Powell River	$407	3.80	2.85
Trail	$130	2.00	1.68

Note: On an aggregate level, this estimated residential tax rate will be able to provide an understanding of the inequality between residential and business property tax burdens. However, at each individual assessed property value, **this average provides a highly inaccurate picture of the real inequality.**

Appendix 2: 2013 BC Municipal Property Tax Gap Rankings – by Municipal Property Tax Gap

Municipality	Region	Municipal Tax Gap 2013	Rank (best to worst)
Anmore	VC&M	1.00	1
Bowen Island	VC&M	1.00	1
Warfield	KR&CC	1.00	1
Slocan	KR&CC	1.24	4
Mackenzie	NBC	1.39	5
Taylor	NBC	1.51	6
Osoyoos	T-O	1.60	7
Stewart	NBC	1.61	8
Penticton	T-O	1.67	9
Trail *	KR&CC	1.68	10
Lumby	T-O	1.68	11
Rossland	KR&CC	1.71	12
Port McNeill	VI	1.75	13
Creston	KR&CC	1.78	14
Oak Bay	VI	1.79	15
Port Alberni	VI	1.80	16
Silverton	KR&CC	1.85	17
Port Alice	VI	1.90	18
Peachland	T-O	1.90	19
Central Saanich	VI	1.93	20
Valemount	T-O	1.94	21
Gold River	VI	1.96	22
Keremeos	T-O	1.96	23
Prince George	NBC	1.97	24
Port Clements	NBC	1.98	25
Cumberland	VI	1.99	26
Telkwa	NBC	1.99	27
Canal Flats	KR&CC	2.00	28
Sun Peaks	T-O	2.00	29
Montrose	KR&CC	2.00	30
New Denver	KR&CC	2.00	31
Salmo	KR&CC	2.00	31
Sechelt	VC&M	2.00	31
Tahsis	VI	2.00	34
Enderby	T-O	2.04	35
Greenwood	T-O	2.05	36
Midway	T-O	2.07	37
Chilliwack	VC&M	2.07	38
Radium Hot Springs	KR&CC	2.07	39
Kelowna	T-O	2.08	40
Campbell River	VI	2.09	41
Nakusp	KR&CC	2.13	42
Williams Lake	KR&CC	2.14	43
100 Mile House	KR&CC	2.14	44
Nelson	KR&CC	2.15	45
North Cowichan	VI	2.17	46
Fruitvale	T-O	2.20	47
Sicamous	T-O	2.23	48
Burns Lake	NBC	2.24	49
Zeballos	VI	2.24	50
West Kelowna	T-O	2.24	51
Clinton	KR&CC	2.24	52
Pemberton	VC&M	2.25	53
Granisle	NBC	2.28	54
Langley (C)	VC&M	2.31	55
Cache Creek	T-O	2.32	56
Chetwynd	NBC	2.39	57
Grand Forks	T-O	2.39	58
Coldstream	T-O	2.40	59
New Hazelton	NBC	2.40	60
Sayward	NBC	2.41	61
Fernie	KR&CC	2.41	62
Kimberley *	KR&CC	2.41	63
Sidney	VI	2.44	64
Qualicum Beach	VI	2.44	65
Lions Bay	VI	2.45	66
Pouce Coupe	NBC	2.45	67
Oliver	T-O	2.45	68
Hope	VC&M	2.45	69
Sechelt Indian Government	VC&M	2.45	70
Kaslo	KR&CC	2.45	71
Masset	NBC	2.45	72
Golden	KR&CC	2.45	73
McBride	NBC	2.45	74
Belcarra	VI	2.45	75
Salmon Arm	T-O	2.47	76
Elkford	KR&CC	2.47	77
White Rock	VC&M	2.49	78
Barriere	T-O	2.50	79
Port Edward	NBC	2.50	80
West Vancouver	VC&M	2.51	81
Parksville	VI	2.52	82
Abbotsford	VC&M	2.55	83
Queen Charlotte	NBC	2.56	84
Esquimalt	VI	2.56	85
Nanaimo	VI	2.58	86
Vernon	T-O	2.62	87
Chase	T-O	2.62	88
Sooke	VI	2.63	89
Cranbrook	KR&CC	2.63	90
Armstrong	T-O	2.67	91
Dawson Creek *	NBC	2.67	92
Kent	T-O	2.70	93
Invermere	KR&CC	2.70	94
Squamish	VC&M	2.71	95
Lake Country	T-O	2.73	96
Ucluelet	VI	2.73	97
Princeton	T-O	2.74	98
Summerland	T-O	2.75	99
Hudson's Hope	NBC	2.77	100
Lake Cowichan	VI	2.79	101
Fort St. John	NBC	2.81	102
Houston	NBC	2.84	103
Kamloops	T-O	2.84	104
Courtenay	VI	2.85	105
Kitimat *	NBC	2.85	106
Powell River *	VC&M	2.85	107
Maple Ridge	VC&M	2.86	108
Gibsons	VC&M	2.86	109
Duncan	VI	2.89	110
Quesnel	KR&CC	2.91	111
Surrey	VC&M	2.94	112
Port Moody	VC&M	2.95	113
Langford	VI	3.00	114
Alert Bay	VI	3.00	115
Langley (D)	VC&M	3.00	116
Tofino	VI	3.01	117
Vanderhoof	NBC	3.03	118
Ladysmith	VI	3.08	119
Lytton	VC&M	3.08	120
Lillooet	KR&CC	3.10	121
Northern Rockies	NBC	3.10	122
Spallumcheen	T-O	3.10	123
Pitt Meadows	VC&M	3.10	124
Prince Rupert	NBC	3.11	125
Port Hardy	VI	3.15	126
Mission	VC&M	3.18	127
Victoria	VI	3.18	128
Delta	VC&M	3.21	129
Wells	KR&CC	3.21	130
Harrison Hot Springs	VC&M	3.25	131
Merritt	T-O	3.30	132
Fort St. James	NBC	3.34	133
Sparwood	KR&CC	3.39	134
Port Coquitlam	VC&M	3.43	135
Logan Lake	T-O	3.46	136
Saanich	VI	3.48	137
View Royal	VI	3.49	138
Hazelton	NBC	3.50	139
Clearwater	T-O	3.50	140
North Vancouver (C)	VC&M	3.52	141
Tumbler Ridge	NBC	3.52	142
Richmond	VC&M	3.59	143
North Vancouver (D)	VC&M	3.63	144
Castlegar	KR&CC	3.64	145
Comox	VI	3.65	146
Smithers	NBC	3.66	147
New Westminster	VC&M	3.67	148
Whistler	VC&M	3.77	149
Highlands	VI	3.94	150
Metchosin	VI	3.99	151
Lantzville	VI	4.00	152
Colwood	VI	4.01	153
Ashcroft	T-O	4.05	154
Fraser Lake	NBC	4.18	155
Revelstoke	KR&CC	4.18	156
Burnaby	VC&M	4.22	157
Vancouver	VC&M	4.33	158
Coquitlam	VC&M	4.50	159
Terrace	NBC	4.64	160
North Saanich	VI	5.20	161

Source: CFIB analysis of BC Ministry of Community, Sport & Cultural Development 2013 statistics

Notes: * Indicates a flat tax is included in the calculation. (C) is City, (D) is District.

** Some "gap" figures appear identical due to rounding.

Appendix 3: 2013 BC Municipal Property Tax Gap Rankings – by Municipality

Municipality	Region	Municipal Tax Gap 2013	Rank (best to worst)
100 Mile House	KR&CC	2.14	44
Abbotsford	VC&M	2.55	83
Alert Bay	VI	3.00	115
Anmore	VC&M	1.00	1
Armstrong	T-O	2.67	91
Ashcroft	T-O	4.05	154
Barriere	T-O	2.50	79
Belcarra	VI	2.45	75
Bowen Island	VC&M	1.00	1
Burnaby	VC&M	4.22	157
Burns Lake	NBC	2.24	49
Cache Creek	T-O	2.32	56
Campbell River	VI	2.09	41
Canal Flats	KR&CC	2.00	28
Castlegar	KR&CC	3.64	145
Central Saanich	VI	1.93	20
Chase	T-O	2.62	88
Chetwynd	NBC	2.39	57
Chilliwack	VC&M	2.07	38
Clearwater	T-O	3.50	140
Clinton	KR&CC	2.24	52
Coldstream	T-O	2.40	59
Colwood	VI	4.01	153
Comox	VI	3.65	146
Coquitlam	VC&M	4.50	159
Courtenay	VI	2.85	105
Cranbrook	KR&CC	2.63	90
Creston	KR&CC	1.78	14
Cumberland	VI	1.99	26
Dawson Creek *	NBC	2.67	92
Delta	VC&M	3.21	129
Duncan	VI	2.89	110
Elkford	KR&CC	2.47	77
Enderby	T-O	2.04	35
Esquimalt	VI	2.56	85
Fernie	KR&CC	2.41	62
Fort St. James	NBC	3.34	133
Fort St. John	NBC	2.81	102
Fraser Lake	NBC	4.18	155
Fruitvale	T-O	2.20	47
Gibsons	VC&M	2.86	109
Gold River	VI	1.96	22
Golden	KR&CC	2.45	73
Grand Forks	T-O	2.39	58
Granisle	NBC	2.28	54
Greenwood	T-O	2.05	36
Harrison Hot Springs	VC&M	3.25	131
Hazelton	NBC	3.50	139
Highlands	VI	3.94	150
Hope	VC&M	2.45	69
Houston	NBC	2.84	103
Hudson's Hope	NBC	2.77	100
Invermere	KR&CC	2.70	94
Kamloops	T-O	2.84	104
Kaslo	KR&CC	2.45	71
Kelowna	T-O	2.08	40
Kent	T-O	2.70	93
Keremeos	T-O	1.96	23
Kimberley *	KR&CC	2.41	63
Kitimat *	NBC	2.85	106
Ladysmith	VI	3.08	119
Lake Country	T-O	2.73	96
Lake Cowichan	VI	2.79	101
Langford	VI	3.00	114
Langley (C)	VC&M	2.31	55
Langley (D)	VC&M	3.00	116
Lantzville	VI	4.00	152
Lillooet	KR&CC	3.10	121
Lions Bay	VI	2.45	66
Logan Lake	T-O	3.46	136
Lumby	T-O	1.68	11
Lytton	VC&M	3.08	120
Mackenzie	NBC	1.39	5
Maple Ridge	VC&M	2.86	108
Masset	NBC	2.45	72
McBride	NBC	2.45	74
Merritt	T-O	3.30	132
Metchosin	VI	3.99	151
Midway	T-O	2.07	37
Mission	VC&M	3.18	127
Montrose	KR&CC	2.00	30
Nakusp	KR&CC	2.13	42

Municipality	Region	Municipal Tax Gap 2013	Rank (best to worst)
Nanaimo	VI	2.58	86
Nelson	KR&CC	2.15	45
New Denver	KR&CC	2.00	31
New Hazelton	NBC	2.40	60
New Westminster	VC&M	3.67	148
North Cowichan	VI	2.17	46
North Saanich	VI	5.20	161
North Vancouver (C)	VC&M	3.52	141
North Vancouver (D)	VC&M	3.63	144
Northern Rockies	NBC	3.10	122
Oak Bay	VI	1.79	15
Oliver	T-O	2.45	68
Osoyoos	T-O	1.60	7
Parksville	VI	2.52	82
Peachland	T-O	1.90	19
Pemberton	VC&M	2.25	53
Penticton	T-O	1.67	9
Pitt Meadows	VC&M	3.10	124
Port Alberni	VI	1.80	16
Port Alice	VI	1.90	18
Port Clements	NBC	1.98	25
Port Coquitlam	VC&M	3.43	135
Port Edward	NBC	2.50	80
Port Hardy	VI	3.15	126
Port McNeill	VI	1.75	13
Port Moody	VC&M	2.95	113
Pouce Coupe	NBC	2.45	67
Powell River *	VC&M	2.85	107
Prince George	NBC	1.97	24
Prince Rupert	NBC	3.11	125
Princeton	T-O	2.74	98
Qualicum Beach	VI	2.44	65
Queen Charlotte	NBC	2.56	84
Quesnel	KR&CC	2.91	111
Radium Hot Springs	KR&CC	2.07	39
Revelstoke	KR&CC	4.18	156
Richmond	VC&M	3.59	143
Rossland	KR&CC	1.71	12
Saanich	VI	3.48	137
Salmo	KR&CC	2.00	31
Salmon Arm	T-O	2.47	76
Sayward	NBC	2.41	61
Sechelt	VC&M	2.00	31
Sechelt Indian Government	VC&M	2.45	70
Sicamous	T-O	2.23	48
Sidney	VI	2.44	64
Silverton	KR&CC	1.85	17
Slocan	KR&CC	1.24	4
Smithers	NBC	3.66	147
Sooke	VI	2.63	89
Spallumcheen	T-O	3.10	123
Sparwood	KR&CC	3.39	134
Squamish	VC&M	2.71	95
Stewart	NBC	1.61	8
Summerland	T-O	2.75	99
Sun Peaks	T-O	2.00	29
Surrey	VC&M	2.94	112
Tahsis	VI	2.00	34
Taylor	NBC	1.51	6
Telkwa	NBC	1.99	27
Terrace	NBC	4.64	160
Tofino	VI	3.01	117
Trail *	KR&CC	1.68	10
Tumbler Ridge	NBC	3.52	142
Ucluelet	VI	2.73	97
Valemount	T-O	1.94	21
Vancouver	VC&M	4.33	158
Vanderhoof	NBC	3.03	118
Vernon	T-O	2.62	87
Victoria	VI	3.18	128
View Royal	VI	3.49	138
Warfield	KR&CC	1.00	1
Wells	KR&CC	3.21	130
West Kelowna	T-O	2.24	51
West Vancouver	VC&M	2.51	81
Whistler	VC&M	3.77	149
White Rock	VC&M	2.49	78
Williams Lake	KR&CC	2.14	43
Zeballos	VI	2.24	50

Source: CFIB analysis of BC Ministry of Community, Sport & Cultural Development 2013 statistics

Notes: * Indicates a flat tax is included in the calculation. (C) is City, (D) is District.

** Some "gap" figures appear identical due to rounding.

Appendix 4: 2013 BC Municipal Property Tax Gap Rankings – by Region

Vancouver Island

Municipality	Municipal Tax Gap 2013	Rank – Region (best to worst)	Rank – BC (best to worst)
Port McNeill	1.75	1	13
Oak Bay	1.79	2	15
Port Alberni	1.80	3	16
Port Alice	1.90	4	18
Central Saanich	1.93	5	20
Gold River	1.96	6	22
Cumberland	1.99	7	26
Tahsis	2.00	8	34
Campbell River	2.09	9	41
North Cowichan	2.17	10	46
Zeballos	2.24	11	50
Sidney	2.44	12	64
Qualicum Beach	2.44	13	65
Lions Bay	2.45	14	66
Belcarra	2.45	15	75
Parksville	2.52	16	82
Esquimalt	2.56	17	85
Nanaimo	2.58	18	86
Sooke	2.63	19	89
Ucluelet	2.73	20	97
Lake Cowichan	2.79	21	101
Courtenay	2.85	22	105
Duncan	2.89	23	110
Langford	3.00	24	114
Alert Bay	3.00	25	115
Tofino	3.01	26	117
Ladysmith	3.08	27	119
Port Hardy	3.15	28	126
Victoria	3.18	29	128
Saanich	3.48	30	137
View Royal	3.49	31	138
Comox	3.65	32	146
Highlands	3.94	33	150
Metchosin	3.99	34	151
Lantzville	4.00	35	152
Colwood	4.01	36	153
North Saanich	5.20	37	161

Thompson – Okanagan

Municipality	Municipal Tax Gap 2013	Rank – Region (best to worst)	Rank – BC (best to worst)
Osoyoos	1.60	1	7
Penticton	1.67	2	9
Lumby	1.68	3	11
Peachland	1.90	4	19
Valemount	1.94	5	21
Keremeos	1.96	6	23
Sun Peaks	2.00	7	29
Enderby	2.04	8	35
Greenwood	2.05	9	36
Midway	2.07	10	37
Kelowna	2.08	11	40
Fruitvale	2.20	12	47
Sicamous	2.23	13	48
West Kelowna	2.24	14	51
Cache Creek	2.32	15	56
Grand Forks	2.39	16	58
Coldstream	2.40	17	59
Oliver	2.45	18	68
Salmon Arm	2.47	19	76
Barriere	2.50	20	79
Vernon	2.62	21	87
Chase	2.62	22	88
Armstrong	2.67	23	91
Kent	2.70	24	93
Lake Country	2.73	25	96
Princeton	2.74	26	98
Summerland	2.75	27	99
Kamloops	2.84	28	104
Spallumcheen	3.10	29	123
Merritt	3.30	30	132
Logan Lake	3.46	31	136
Clearwater	3.50	32	140
Ashcroft	4.05	33	154

Vancouver Coast & Mountains

Municipality	Municipal Tax Gap 2013	Rank – Region (best to worst)	Rank – BC (best to worst)
Anmore	1.00	1	1
Bowen Island	1.00	1	1
Sechelt	2.00	3	31
Chilliwack	2.07	4	38
Pemberton	2.25	5	53
Langley (C)	2.31	6	55
Hope	2.45	7	69
Sechelt Indian Government	2.45	8	70
White Rock	2.49	9	78
West Vancouver	2.51	10	81
Abbotsford	2.55	11	83
Squamish	2.71	12	95
Powell River *	2.85	13	107
Maple Ridge	2.86	14	108
Gibsons	2.86	15	109
Surrey	2.94	16	112
Port Moody	2.95	17	113
Langley (D)	3.00	18	116
Lytton	3.08	19	120
Pitt Meadows	3.10	20	124
Mission	3.18	21	127
Delta	3.21	22	129
Harrison Hot Springs	3.25	23	131
Port Coquitlam	3.43	24	135
North Vancouver (C)	3.52	25	141
Richmond	3.59	26	143
North Vancouver (D)	3.63	27	144
New Westminster	3.67	28	148
Whistler	3.77	29	149

Kootenay – Rockies & Cariboo – Chilcotin

Municipality	Municipal Tax Gap 2013	Rank – Region (best to worst)	Rank – BC (best to worst)
Warfield	1.00	1	1
Slocan	1.24	2	4
Trail *	1.68	3	10
Rossland	1.71	4	12
Creston	1.78	5	14
Silverton	1.85	6	17
Canal Flats	2.00	7	28
Montrose	2.00	8	30
New Denver	2.00	9	31
Salmo	2.00	9	31
Radium Hot Springs	2.07	11	39
Nakusp	2.13	12	42
Williams Lake	2.14	13	43
100 Mile House	2.14	14	44
Nelson	2.15	15	45
Clinton	2.24	16	52
Fernie	2.41	17	62
Kimberley *	2.41	18	63
Kaslo	2.45	19	71
Golden	2.45	20	73
Elkford	2.47	21	77
Cranbrook	2.63	22	90
Invermere	2.70	23	94
Quesnel	2.91	24	111
Lillooet	3.10	25	121
Wells	3.21	26	130
Sparwood	3.39	27	134
Castlegar	3.64	28	145
Revelstoke	4.18	29	156

Appendix 4: (continued) 2013 BC Municipal Property Tax Gap Rankings – by Region

Northern British Columbia

Municipality	Municipal Tax Gap 2013	Rank – Region (best to worst)	Rank – BC (best to worst)
Mackenzie	1.39	1	5
Taylor	1.51	2	6
Stewart	1.61	3	8
Prince George	1.97	4	24
Port Clements	1.98	5	25
Telkwa	1.99	6	27
Burns Lake	2.24	7	49
Granisle	2.28	8	54
Chetwynd	2.39	9	57
New Hazelton	2.40	10	60
Sayward	2.41	11	61
Pouce Coupe	2.45	12	67
Masset	2.45	13	72
McBride	2.45	14	74
Port Edward	2.50	15	80
Queen Charlotte	2.56	16	84
Dawson Creek *	2.67	17	92
Hudson's Hope	2.77	18	100
Fort St. John	2.81	19	102
Houston	2.84	20	103
Kitimat *	2.85	21	106
Vanderhoof	3.03	22	118
Northern Rockies	3.10	23	122
Prince Rupert	3.11	24	125
Fort St. James	3.34	25	133
Hazelton	3.50	26	139
Tumbler Ridge	3.52	27	142
Smithers	3.66	28	147
Fraser Lake	4.18	29	155
Terrace	4.64	30	160

Source: CFIB analysis of BC Ministry of Community, Sport & Cultural Development 2013 statistics

Notes: * Indicates a flat tax is included in the calculation. (C) is City, (D) is District.

** Some "gap" figures appear identical due to rounding.

Appendix 5: 2013 BC Municipal Property Tax Gap Rankings – Trends

Municipality	2013 Municipal Residential Rate	2013 Municipal Business Rate	2013 Municipal Tax Gap	Average Muni. Residential Tax	Average Muni. Business Tax	1-Yr Gap Chg (2012-13)	5-Yr Gap Chg (2008-13)	10-Yr Gap Chg (2003-13)	10-YR rank (best to worst)
Lions Bay	1.70	4.17	2.45	1 896 $	4 643 $	10.3%	-30.0%	-44.9%	1
Slocan	3.22	4.00	1.24	444 $	552 $	-28.4%	-19.6%	-43.6%	2
North Cowichan	4.09	8.87	2.17	1 332 $	2 887 $	-3.7%	-48.5%	-37.6%	3
Port Alberni	8.80	15.83	1.80	1 668 $	3 000 $	-11.8%	-41.3%	-34.4%	4
North Saanich	1.82	9.48	5.20	1 340 $	6 963 $	-7.2%	-28.5%	-29.6%	5
Mackenzie	6.29	8.75	1.39	702 $	976 $	-39.1%	-40.5%	-26.4%	6
Fort St. John	5.23	14.70	2.81	1 564 $	4 401 $	0.0%	-1.2%	-22.9%	7
Radium Hot Springs	2.71	5.61	2.07	673 $	1 394 $	-9.2%	-22.2%	-22.2%	8
Nakusp	4.03	8.59	2.13	777 $	1 656 $	-6.2%	-22.0%	-22.0%	9
Campbell River	5.76	12.05	2.09	1 545 $	3 233 $	-6.4%	-35.8%	-21.1%	10
Pouce Coupe	2.80	6.85	2.45	504 $	1 234 $	0.0%	0.0%	-19.9%	11
Lake Country	3.34	9.11	2.73	1 629 $	4 444 $	-1.5%	-22.6%	-19.0%	12
Montrose	1.12	2.24	2.00	260 $	519 $	-10.1%	0.0%	-18.4%	13
Keremeos	3.77	7.39	1.96	809 $	1 587 $	-5.3%	-16.9%	-16.9%	14
Enderby	3.62	7.41	2.04	835 $	1 708 $	-4.8%	-16.6%	-16.6%	15
Vancouver	1.90	8.20	4.33	2 591 $	11 219 $	-0.4%	-14.7%	-16.1%	16
Greenwood	6.96	14.26	2.05	793 $	1 625 $	0.0%	0.0%	-14.6%	17
Rossland	6.38	10.92	1.71	1 630 $	2 788 $	0.0%	0.0%	-14.5%	18
Salmo	3.29	6.58	2.00	511 $	1 023 $	-5.0%	-9.1%	-14.2%	19
Esquimalt	4.86	12.45	2.56	2 326 $	5 964 $	-9.0%	-13.5%	-13.9%	20
Sechelt	2.91	5.82	2.00	1 146 $	2 291 $	0.0%	-2.4%	-13.8%	21
Golden	5.28	12.93	2.45	1 265 $	3 100 $	-7.9%	-14.0%	-12.5%	22
Central Saanich	3.25	6.27	1.93	1 790 $	3 458 $	-4.9%	-19.9%	-12.2%	23
Kaslo	2.96	7.25	2.45	600 $	1 470 $	-2.0%	-9.3%	-9.3%	24
Sicamous	5.04	11.21	2.23	1 308 $	2 912 $	-9.2%	-9.2%	-9.2%	25
Zeballos	8.94	20.02	2.24	717 $	1 606 $	-8.6%	-8.6%	-8.2%	26
Pemberton	2.41	5.43	2.25	988 $	2 222 $	0.0%	-8.2%	-8.2%	27
Chilliwack	4.64	9.61	2.07	1 538 $	3 182 $	-2.5%	-16.5%	-8.1%	28
Princeton	3.02	8.28	2.74	563 $	1 542 $	0.3%	-36.7%	-7.6%	29
Hudson's Hope	3.50	9.70	2.77	534 $	1 481 $	-14.5%	-24.4%	-7.6%	30
Sooke	2.99	7.85	2.63	1 080 $	2 836 $	-5.7%	-24.9%	-7.5%	31
Stewart	9.27	14.90	1.61	648 $	1 042 $	-1.2%	-7.5%	-7.5%	32
Chetwynd	4.24	10.10	2.39	838 $	1 998 $	-2.3%	-28.2%	-6.9%	33
Dawson Creek *	6.46	17.25	2.67	1 489 $	3 976 $	-0.5%	-18.3%	-5.6%	34
Peachland	3.39	6.44	1.90	1 440 $	2 735 $	-2.6%	-5.0%	-5.0%	35
Spallumcheen	3.93	12.17	3.10	985 $	3 052 $	0.0%	0.0%	-4.8%	36
Armstrong	2.64	7.04	2.67	752 $	2 006 $	-6.2%	-17.8%	-4.0%	37
Port Edward	5.00	12.50	2.50	569 $	1 422 $	0.0%	0.0%	-3.8%	38
Port Moody	3.40	10.04	2.95	2 587 $	7 638 $	-0.8%	-11.8%	-3.6%	39
Burns Lake	7.30	16.32	2.24	853 $	1 908 $	0.0%	0.0%	-3.2%	40
Sidney	3.21	7.81	2.44	1 507 $	3 671 $	-8.5%	-15.7%	-2.7%	41
Fruitvale	2.70	5.95	2.20	577 $	1 270 $	0.0%	0.0%	-2.2%	42
New Hazelton	11.10	26.64	2.40	818 $	1 963 $	-2.0%	-2.0%	-2.0%	43
Coquitlam	3.06	13.76	4.50	2 146 $	9 658 $	-3.5%	-9.8%	-1.9%	44
Courtenay	3.93	11.21	2.85	1 181 $	3 365 $	0.0%	-14.9%	-1.7%	45
Port Clements	5.16	10.23	1.98	349 $	692 $	-0.9%	-0.9%	-0.9%	46
Qualicum Beach	3.54	8.62	2.44	1 483 $	3 614 $	-4.0%	-20.6%	-0.5%	47
Granisle	25.59	58.30	2.28	1 260 $	2 870 $	0.0%	-7.0%	-0.4%	48
Belcarra	1.64	4.02	2.45	1 381 $	3 384 $	0.0%	0.1%	-0.2%	49
Grand Forks	3.81	9.11	2.39	769 $	1 839 $	-5.1%	-37.8%	-0.1%	50
Vanderhoof	4.46	13.53	3.03	852 $	2 582 $	0.0%	0.0%	0.0%	51
Sechelt Indian Government	2.68	6.57	2.45	667 $	1 634 $	0.0%	0.0%	0.0%	52
Anmore	1.42	1.42	1.00	1 567 $	1 567 $	0.0%	0.0%	0.0%	53
Bowen Island	2.49	2.49	1.00	1 734 $	1 734 $	0.0%	0.0%	0.0%	53
New Denver	2.54	5.09	2.00	470 $	940 $	0.0%	0.0%	0.0%	53
Warfield	3.90	3.90	1.00	807 $	807 $	0.0%	0.0%	0.0%	53
Masset	6.44	15.77	2.45	559 $	1 369 $	0.0%	0.0%	0.0%	57
Abbotsford	5.08	12.94	2.55	2 032 $	5 179 $	0.6%	-12.3%	0.5%	58
Gibsons	2.06	5.89	2.86	833 $	2 382 $	-3.9%	-27.0%	0.5%	59
Kimberley *	8.30	20.04	2.41	1 898 $	4 582 $	-1.8%	-19.3%	0.6%	60
Elkford	3.73	9.22	2.47	838 $	2 069 $	-7.5%	-5.0%	0.8%	61
Maple Ridge	4.28	12.23	2.86	1 966 $	5 615 $	-0.6%	-13.2%	0.9%	62
Port Hardy	5.23	16.48	3.15	860 $	2 708 $	-1.6%	-12.8%	1.0%	63
Taylor	3.47	5.22	1.51	788 $	1 187 $	0.0%	8.6%	1.4%	64
Ladysmith	4.81	14.80	3.08	1 416 $	4 357 $	-5.4%	-22.4%	1.4%	65
Whistler	2.83	10.70	3.77	3 419 $	12 902 $	-2.2%	7.8%	1.5%	66
Oliver	1.62	3.98	2.45	466 $	1 141 $	-9.7%	-15.6%	1.6%	67
Kelowna	3.90	8.11	2.08	1 748 $	3 640 $	-4.9%	-23.1%	1.9%	68
McBride	5.76	14.10	2.45	685 $	1 678 $	2.1%	-2.0%	2.1%	69
Langley (D)	3.27	9.83	3.00	1 682 $	5 049 $	1.3%	-4.3%	2.9%	70
Port Alice	4.26	8.07	1.90	613 $	1 162 $	3.1%	3.1%	3.1%	71
Prince Rupert	9.05	28.14	3.11	1 587 $	4 938 $	14.7%	-11.1%	3.2%	72
Ucluelet	4.56	12.46	2.73	1 326 $	3 627 $	3.3%	-13.7%	3.4%	73
Invermere	3.30	8.91	2.70	1 329 $	3 589 $	-1.8%	-16.9%	3.8%	74
Telkwa	6.34	12.64	1.99	1 292 $	2 575 $	-0.5%	-19.5%	4.1%	75
Metchosin	1.98	7.89	3.99	1 153 $	4 598 $	-8.3%	-9.7%	4.5%	76
View Royal	2.52	8.81	3.49	1 368 $	4 780 $	-4.0%	-12.7%	5.3%	77
Pitt Meadows	3.91	12.11	3.10	1 760 $	5 455 $	-2.6%	-15.6%	5.3%	78
Surrey	2.38	6.99	2.94	1 531 $	4 497 $	-2.2%	-9.1%	7.0%	79
Langley (C)	3.81	8.78	2.31	1 747 $	4 032 $	-0.1%	0.5%	7.3%	80
Nelson	4.42	9.50	2.15	1 450 $	3 114 $	-8.9%	-17.6%	7.4%	81
North Vancouver (D)	2.37	8.60	3.63	2 408 $	8 739 $	0.5%	-1.0%	7.7%	82

Appendix 5: (continued) 2013 BC Municipal Property Tax Gap Rankings – Trends

Municipality	2013 Municipal Residential Rate	2013 Municipal Business Rate	2013 Municipal Tax Gap	Average Muni. Residential Tax	Average Muni. Business Tax	1-Yr Gap Chg (2012-13)	5-Yr Gap Chg (2008-13)	10-Yr Gap Chg (2003-13)	10-YR rank (best to worst)
Duncan	4.24	12.26	2.89	1 221 $	3 531 $	-4.3%	-16.0%	7.9%	83
Castlegar	3.04	11.07	3.64	770 $	2 806 $	-5.1%	-33.5%	8.1%	84
Delta	3.32	10.63	3.21	2 016 $	6 467 $	-0.3%	-1.4%	9.0%	85
Squamish	4.74	12.86	2.71	2 206 $	5 983 $	0.0%	1.4%	9.1%	86
Logan Lake	2.89	10.00	3.46	562 $	1 941 $	-4.3%	-19.3%	9.1%	87
Smithers	4.67	17.10	3.66	1 114 $	4 079 $	0.4%	0.2%	9.5%	88
Penticton	4.16	6.94	1.67	1 440 $	2 402 $	-5.6%	-17.0%	11.2%	89
New Westminster	3.55	13.02	3.67	2 469 $	9 059 $	-4.1%	-2.8%	11.8%	90
Lake Cowichan	4.32	12.08	2.79	1 066 $	2 979 $	-6.9%	-19.0%	11.9%	91
Cranbrook	7.06	18.58	2.63	1 753 $	4 611 $	-5.2%	-20.3%	11.9%	92
Port Coquitlam	3.82	13.10	3.43	2 022 $	6 931 $	-2.6%	-4.5%	12.1%	93
Clinton	8.65	19.41	2.24	833 $	1 869 $	-1.0%	-1.6%	12.2%	94
North Vancouver (C)	2.45	8.61	3.52	2 185 $	7 684 $	-8.5%	-14.4%	12.5%	95
Highlands	2.30	9.05	3.94	1 478 $	5 826 $	6.9%	6.6%	12.6%	96
Sayward	7.63	18.37	2.41	1 077 $	2 593 $	-5.3%	-1.8%	13.0%	97
Nanaimo	5.67	14.60	2.58	1 880 $	4 844 $	-2.6%	-13.6%	13.3%	98
Wells	3.04	9.79	3.21	227 $	731 $	0.0%	10.9%	14.8%	99
Langford	2.58	7.73	3.00	1 135 $	3 404 $	0.0%	-2.0%	15.3%	100
Powell River *	7.27	20.74	2.85	1 633 $	4 659 $	-3.7%	-20.8%	15.4%	101
Houston	7.05	20.00	2.84	869 $	2 465 $	-1.2%	-3.1%	16.0%	102
Comox	3.29	12.02	3.65	1 155 $	4 219 $	-3.9%	-12.9%	16.1%	103
Colwood	3.20	12.82	4.01	1 528 $	6 123 $	0.3%	9.6%	16.2%	104
Burnaby	2.24	9.46	4.22	2 129 $	8 986 $	-6.7%	5.9%	16.6%	105
Salmon Arm	4.71	11.64	2.47	1 354 $	3 342 $	-6.8%	-18.0%	16.7%	106
Silverton	2.61	4.82	1.85	585 $	1 079 $	6.6%	3.6%	17.3%	107
Creston	4.94	8.79	1.78	1 051 $	1 870 $	-3.8%	-11.0%	17.7%	108
Vernon	3.23	8.47	2.62	1 156 $	3 028 $	-1.5%	-15.3%	17.9%	109
Mission	4.68	14.89	3.18	1 839 $	5 848 $	0.5%	-7.9%	19.0%	110
Richmond	2.12	7.63	3.59	2 062 $	7 412 $	-4.5%	2.9%	19.3%	111
Oak Bay	3.13	5.62	1.79	2 792 $	5 002 $	6.2%	0.1%	19.4%	112
Lumby	3.46	5.83	1.68	856 $	1 440 $	2.1%	-23.8%	20.1%	113
Valemount	4.48	8.68	1.94	553 $	1 071 $	-2.9%	13.9%	20.7%	114
Port McNeill	5.00	8.75	1.75	919 $	1 609 $	16.7%	16.7%	21.0%	115
Victoria	4.23	13.45	3.18	2 386 $	7 594 $	-5.5%	-13.3%	21.1%	116
Saanich	3.54	12.34	3.48	2 150 $	7 484 $	-3.1%	-8.9%	22.3%	117
Hope	6.59	16.14	2.45	1 456 $	3 567 $	-9.4%	-9.5%	22.5%	118
Ashcroft	4.88	19.76	4.05	916 $	3 704 $	0.3%	11.0%	22.5%	119
Osoyoos	1.92	3.08	1.60	668 $	1 068 $	0.0%	0.6%	23.1%	120
Williams Lake	5.65	12.08	2.14	1 117 $	2 389 $	-1.0%	9.0%	23.7%	121
Cumberland	4.55	9.04	1.99	1 195 $	2 373 $	12.8%	2.6%	24.2%	122
White Rock	3.58	8.93	2.49	3 149 $	7 846 $	1.8%	-8.6%	24.5%	123
Quesnel	4.17	12.13	2.91	685 $	1 991 $	-2.1%	8.2%	26.0%	124
Coldstream	2.50	6.01	2.40	1 100 $	2 640 $	0.0%	-10.3%	26.3%	125
Northern Rockies	5.00	15.49	3.10	1 222 $	3 789 $	0.0%	-11.4%	26.5%	126
Prince George	7.94	15.66	1.97	1 737 $	3 429 $	-6.3%	-13.4%	28.0%	127
Midway	3.64	7.53	2.07	621 $	1 286 $	0.0%	-1.5%	28.6%	128
Kamloops	5.14	14.60	2.84	1 755 $	4 986 $	-3.6%	-14.9%	28.7%	129
Kent	3.88	10.46	2.70	1 149 $	3 101 $	-6.0%	-18.1%	30.3%	130
Trail *	4.36	7.31	1.68	800 $	1 340 $	0.2%	14.5%	31.3%	131
Summerland	3.27	9.00	2.75	1 265 $	3 481 $	-3.2%	-18.2%	32.3%	132
Cache Creek	2.05	4.75	2.32	269 $	624 $	-3.6%	6.6%	32.9%	133
100 Mile House	4.62	9.89	2.14	782 $	1 674 $	0.0%	-2.1%	33.0%	134
West Vancouver	1.69	4.23	2.51	3 620 $	9 078 $	-4.3%	8.0%	33.1%	135
Fort St. James	4.31	14.39	3.34	649 $	2 168 $	1.0%	20.1%	34.5%	136
Fernie	3.58	8.62	2.41	1 454 $	3 503 $	-1.8%	8.0%	34.6%	137
Kitimat *	5.26	14.99	2.85	916 $	2 612 $	17.7%	23.7%	35.1%	138
Merritt	4.78	15.74	3.30	1 038 $	3 421 $	0.0%	-1.6%	37.1%	139
Sparwood	3.10	10.48	3.39	683 $	2 313 $	-4.4%	-2.8%	38.2%	140
Parksville	4.37	10.99	2.52	1 361 $	3 427 $	-4.6%	-3.8%	40.6%	141
Lytton	5.17	15.93	3.08	623 $	1 917 $	2.4%	28.1%	41.3%	142
Revelstoke	4.54	19.01	4.18	1 250 $	5 232 $	-8.8%	-36.6%	42.2%	143
Hazelton	6.45	22.56	3.50	741 $	2 593 $	42.8%	42.8%	42.8%	144
Harrison Hot Springs	3.45	11.21	3.25	1 098 $	3 570 $	-7.1%	4.8%	44.0%	145
Gold River	6.74	13.17	1.96	770 $	1 505 $	3.6%	-14.0%	50.4%	146
Terrace	5.99	27.80	4.64	1 273 $	5 909 $	8.6%	20.4%	51.5%	147
Chase	4.00	10.47	2.62	813 $	2 130 $	0.0%	-19.6%	53.9%	148
Lillooet	5.14	15.92	3.10	815 $	2 526 $	0.0%	21.6%	55.0%	149
Alert Bay	6.09	18.27	3.00	981 $	2 943 $	0.0%	22.4%	66.7%	150
Tofino	2.79	8.38	3.01	1 748 $	5 255 $	-0.6%	-3.6%	71.8%	151
Fraser Lake	5.31	22.22	4.18	785 $	3 282 $	33.0%	43.7%	73.3%	152
Tumbler Ridge	3.89	13.70	3.52	850 $	2 990 $	-10.9%	-35.0%	95.5%	153
Tahsis	11.60	23.19	2.00	1 016 $	2 032 $	-4.5%	-8.2%	142.6%	154
Barriere	3.23	8.08	2.50	576 $	1 440 $	0.0%	2.0%	na	na
Canal Flats	4.71	9.42	2.00	866 $	1 732 $	0.0%	-9.1%	na	na
Clearwater	3.66	12.82	3.50	699 $	2 447 $	0.0%	7.7%	na	na
Lantzville	2.03	8.11	4.00	901 $	3 603 $	0.0%	0.0%	na	na
Queen Charlotte	2.41	6.16	2.56	367 $	938 $	0.8%	-14.8%	na	na
Sun Peaks	2.41	4.81	2.00	1 661 $	3 322 $	33.3%	na	na	na
West Kelowna	3.63	8.13	2.24	1 676 $	3 755 $	1.8%	-8.6%	na	na

Source: CFIB analysis of BC Ministry of Community, Sport & Cultural Development 2013 statistics

Notes: * Indicates a flat tax is included in the calculation. (C) is City, (D) is District.

** Some "gap" figures appear identical due to rounding.

Appendix 6: 2013 BC Municipal and Total Property Tax for Average Assessment

Municipality	Municipal Tax			Total Property Tax		
	Residential	Business	Tax Gap	Residential	Business	Tax Gap
100 Mile House	$782	$1,674	2.14	$1,734	$3,710	2.14
Abbotsford	$2,032	$5,179	2.55	$3,122	$8,073	2.59
Alert Bay	$981	$2,943	3.00	$1,841	$4,655	2.53
Anmore	$1,567	$1,567	1.00	$4,554	$11,461	2.52
Armstrong	$752	$2,006	2.67	$1,740	$4,531	2.60
Ashcroft	$916	$3,704	4.05	$1,968	$5,873	2.98
Barriere	$576	$1,440	2.50	$1,428	$3,580	2.51
Belcarra	$1,381	$3,384	2.45	$3,580	$10,967	3.06
Bowen Island	$1,734	$1,734	1.00	$3,099	$7,904	2.55
Burnaby	$2,129	$8,986	4.22	$4,066	$16,600	4.08
Burns Lake	$853	$1,908	2.24	$1,725	$3,651	2.12
Cache Creek	$269	$624	2.32	$1,008	$2,147	2.13
Campbell River	$1,545	$3,233	2.09	$2,690	$5,952	2.21
Canal Flats	$866	$1,732	2.00	$1,586	$3,607	2.27
Castlegar	$770	$2,806	3.64	$1,961	$5,517	2.81
Central Saanich	$1,790	$3,458	1.93	$3,440	$8,751	2.54
Chase	$813	$2,130	2.62	$1,735	$4,449	2.56
Chetwynd	$838	$1,998	2.39	$2,178	$5,008	2.30
Chilliwack	$1,538	$3,182	2.07	$2,629	$5,821	2.21
Clearwater	$699	$2,447	3.50	$1,636	$4,798	2.93
Clinton	$833	$1,869	2.24	$1,378	$2,994	2.17
Coldstream	$1,100	$2,640	2.40	$3,219	$8,131	2.53
Colwood	$1,528	$6,123	4.01	$2,945	$10,549	3.58
Comox	$1,155	$4,219	3.65	$2,536	$7,935	3.13
Coquitlam	$2,146	$9,658	4.50	$3,695	$15,286	4.14
Courtenay	$1,181	$3,365	2.85	$2,367	$6,489	2.74
Cranbrook	$1,753	$4,611	2.63	$2,473	$6,394	2.59
Creston	$1,051	$1,870	1.78	$2,210	$4,703	2.13
Cumberland	$1,195	$2,373	1.99	$2,324	$5,200	2.24
Dawson Creek *	$1,489	$3,976	2.67	$2,538	$6,225	2.45
Delta	$2,016	$6,467	3.21	$6,467	$11,721	1.81
Duncan	$1,221	$3,531	2.89	$2,557	$7,002	2.74
Elkford	$838	$2,069	2.47	$1,774	$4,380	2.47
Enderby	$835	$1,708	2.04	$1,750	$4,034	2.31
Esquimalt	$2,326	$5,964	2.56	$3,778	$10,761	2.85
Fernie	$1,454	$3,503	2.41	$3,155	$7,673	2.43
Fort St. James	$649	$2,168	3.34	$1,564	$3,898	2.49
Fort St. John	$1,564	$4,401	2.81	$2,837	$7,543	2.66
Fraser Lake	$785	$3,282	4.18	$1,627	$4,845	2.98
Fruitvale	$577	$1,270	2.20	$2,098	$4,821	2.30
Gibsons	$833	$2,382	2.86	$2,693	$7,528	2.80
Gold River	$770	$1,505	1.96	$1,536	$2,616	1.70
Golden	$1,265	$3,100	2.45	$2,069	$5,212	2.52
Grand Forks	$769	$1,839	2.39	$1,934	$4,544	2.35
Granisle	$1,260	$2,870	2.28	$1,551	$3,416	2.20
Greenwood	$793	$1,625	2.05	$1,302	$2,788	2.14
Harrison Hot Springs	$1,098	$3,570	3.25	$2,241	$6,163	2.75
Hazelton	$741	$2,593	3.50	$2,099	$5,600	2.67
Highlands	$1,478	$5,826	3.94	$3,494	$12,052	3.45
Hope	$1,456	$3,567	2.45	$2,444	$5,846	2.39

Appendix 6: (continued) 2013 BC Municipal and Total Property Tax for Average Assessment

Municipality	Municipal Tax			Total Property Tax		
	Residential	Business	Tax Gap	Residential	Business	Tax Gap
Houston	$869	$2,465	2.84	$1,492	$3,825	2.56
Hudson's Hope	$534	$1,481	2.77	$1,146	$2,992	2.61
Invermere	$1,329	$3,589	2.70	$2,666	$7,106	2.67
Kamloops	$1,755	$4,986	2.84	$2,866	$7,808	2.72
Kaslo	$600	$1,470	2.45	$1,544	$3,775	2.45
Kelowna	$1,748	$3,640	2.08	$3,000	$7,284	2.43
Kent	$1,149	$3,101	2.70	$2,104	$5,257	2.50
Keremeos	$809	$1,587	1.96	$1,878	$4,182	2.23
Kimberley *	$1,898	$4,582	2.41	$2,648	$6,557	2.48
Kitimat *	$916	$2,612	2.85	$1,745	$4,190	2.40
Ladysmith	$1,416	$4,357	3.08	$2,429	$7,010	2.89
Lake Country	$1,629	$4,444	2.73	$3,013	$8,462	2.81
Lake Cowichan	$1,066	$2,979	2.79	$2,378	$6,364	2.68
Langford	$1,135	$3,404	3.00	$2,500	$7,629	3.05
Langley (C)	$1,747	$4,032	2.31	$2,856	$7,712	2.70
Langley (D)	$1,682	$5,049	3.00	$2,923	$9,167	3.14
Lantzville	$901	$3,603	4.00	$2,495	$7,768	3.11
Lillooet	$815	$2,526	3.10	$1,623	$4,159	2.56
Lions Bay	$1,896	$4,643	2.45	$3,902	$14,075	3.61
Logan Lake	$562	$1,941	3.46	$1,438	$4,144	2.88
Lumby	$856	$1,440	1.68	$2,509	$5,657	2.26
Lytton	$623	$1,917	3.08	$1,233	$3,358	2.72
Mackenzie	$702	$976	1.39	$1,224	$2,092	1.71
Maple Ridge	$1,966	$5,615	2.86	$3,108	$9,298	2.99
Masset	$559	$1,369	2.45	$1,155	$2,361	2.04
McBride	$685	$1,678	2.45	$1,720	$4,041	2.35
Merritt	$1,038	$3,421	3.30	$2,031	$5,774	2.84
Metchosin	$1,153	$4,598	3.99	$2,969	$10,214	3.44
Midway	$621	$1,286	2.07	$1,334	$2,904	2.18
Mission	$1,839	$5,848	3.18	$2,839	$8,712	3.07
Montrose	$260	$519	2.00	$1,902	$4,353	2.29
Nakusp	$777	$1,656	2.13	$1,782	$3,983	2.23
Nanaimo	$1,880	$4,844	2.58	$3,023	$7,851	2.60
Nelson	$1,450	$3,114	2.15	$3,000	$6,899	2.30
New Denver	$470	$940	2.00	$1,304	$2,855	2.19
New Hazelton	$818	$1,963	2.40	$1,300	$2,941	2.26
New Westminster	$2,469	$9,059	3.67	$4,075	$14,635	3.59
North Cowichan	$1,332	$2,887	2.17	$2,491	$5,950	2.39
North Saanich	$1,340	$6,963	5.20	$3,404	$14,917	4.38
North Vancouver (C)	$2,185	$7,684	3.52	$3,910	$14,841	3.80
North Vancouver (D)	$2,408	$8,739	3.63	$4,371	$16,890	3.86
Northern Rockies	$1,222	$3,789	3.10	$1,891	$5,397	2.85
Oak Bay	$2,792	$5,002	1.79	$5,305	$13,128	2.47
Oliver	$466	$1,141	2.45	$1,835	$4,468	2.43
Osoyoos	$668	$1,068	1.60	$1,965	$4,256	2.17
Parksville	$1,361	$3,427	2.52	$2,635	$6,887	2.61
Peachland	$1,440	$2,735	1.90	$2,646	$6,236	2.36
Pemberton	$988	$2,222	2.25	$2,608	$6,942	2.66
Penticton	$1,440	$2,402	1.67	$2,421	$4,979	2.06
Pitt Meadows	$1,760	$5,455	3.10	$2,880	$9,068	3.15

Appendix 6: (continued) 2013 BC Municipal and Total Property Tax for Average Assessment

Municipality	Municipal Tax			Total Property Tax		
	Residential	Business	Tax Gap	Residential	Business	Tax Gap
Port Alberni	$1,668	$3,000	1.80	$2,295	$4,491	1.96
Port Alice	$613	$1,162	1.90	$1,360	$2,639	1.94
Port Clements	$349	$692	1.98	$834	$1,486	1.78
Port Coquitlam	$2,022	$6,931	3.43	$3,190	$11,172	3.50
Port Edward	$569	$1,422	2.50	$1,230	$2,694	2.19
Port Hardy	$860	$2,708	3.15	$1,746	$4,477	2.56
Port McNeill	$919	$1,609	1.75	$2,047	$3,920	1.92
Port Moody	$2,587	$7,638	2.95	$4,267	$13,736	3.22
Pouce Coupe	$504	$1,234	2.45	$1,403	$3,187	2.27
Powell River *	$1,633	$4,659	2.85	$2,468	$6,578	2.67
Prince George	$1,737	$3,429	1.97	$2,672	$5,399	2.02
Prince Rupert	$1,587	$4,938	3.11	$2,447	$6,543	2.67
Princeton	$563	$1,542	2.74	$1,256	$3,172	2.53
Qualicum Beach	$1,483	$3,614	2.44	$3,185	$8,186	2.57
Queen Charlotte	$367	$938	2.56	$1,403	$2,654	1.89
Quesnel	$685	$1,991	2.91	$1,715	$3,994	2.33
Radium Hot Springs	$673	$1,394	2.07	$1,502	$3,573	2.38
Revelstoke	$1,250	$5,232	4.18	$2,114	$7,454	3.53
Richmond	$2,062	$7,412	3.59	$4,049	$15,201	3.75
Rossland	$1,630	$2,788	1.71	$3,060	$6,080	1.99
Saanich	$2,150	$7,484	3.48	$3,756	$13,116	3.49
Salmo	$511	$1,023	2.00	$1,316	$2,988	2.27
Salmon Arm	$1,354	$3,342	2.47	$2,226	$5,585	2.51
Sayward	$1,077	$2,593	2.41	$1,649	$3,985	2.42
Sechelt	$1,146	$2,291	2.00	$2,805	$6,929	2.47
Sechelt Indian Government	$667	$1,634	2.45	$2,060	$5,409	2.63
Sicamous	$1,308	$2,912	2.23	$2,228	$5,262	2.36
Sidney	$1,507	$3,671	2.44	$2,897	$8,303	2.87
Silverton	$585	$1,079	1.85	$1,592	$3,391	2.13
Slocan	$444	$552	1.24	$1,145	$2,264	1.98
Smithers	$1,114	$4,079	3.66	$2,358	$6,808	2.89
Sooke	$1,080	$2,836	2.63	$2,445	$6,981	2.85
Spallumcheen	$985	$3,052	3.10	$1,739	$4,992	2.87
Sparwood	$683	$2,313	3.39	$1,462	$4,232	2.90
Squamish	$2,206	$5,983	2.71	$3,238	$9,365	2.89
Stewart	$648	$1,042	1.61	$993	$1,702	1.71
Summerland	$1,265	$3,481	2.75	$2,374	$6,461	2.72
Sun Peaks	$1,661	$3,322	2.00	$4,681	$10,922	2.33
Surrey	$1,531	$4,497	2.94	$2,961	$9,657	3.26
Tahsis	$1,016	$2,032	2.00	$1,595	$2,867	1.80
Taylor	$788	$1,187	1.51	$1,693	$3,422	2.02
Telkwa	$1,292	$2,575	1.99	$2,389	$4,990	2.09
Terrace	$1,273	$5,909	4.64	$2,310	$7,889	3.41
Tofino	$1,748	$5,255	3.01	$3,705	$10,492	2.83
Trail *	$800	$1,340	1.68	$1,910	$3,910	2.05
Tumbler Ridge	$850	$2,990	3.52	$1,844	$5,122	2.78
Ucluelet	$1,326	$3,627	2.73	$2,411	$6,213	2.58
Valemount	$553	$1,071	1.94	$1,428	$3,034	2.13
Vancouver	$2,591	$11,219	4.33	$5,083	$22,188	4.37
Vanderhoof	$852	$2,582	3.03	$1,936	$4,591	2.37

Appendix 6: (continued) 2013 BC Municipal and Total Property Tax for Average Assessment

Municipality	Municipal Tax			Total Property Tax		
	Residential	Business	Tax Gap	Residential	Business	Tax Gap
Vernon	$1,156	$3,028	2.62	$2,776	$7,241	2.61
Victoria	$2,386	$7,594	3.18	$3,883	$12,794	3.30
View Royal	$1,368	$4,780	3.49	$2,919	$9,941	3.41
Warfield	$807	$807	1.00	$1,999	$3,559	1.78
Wells	$227	$731	3.21	$703	$1,686	2.40
West Kelowna	$1,676	$3,755	2.24	$2,982	$7,548	2.53
West Vancouver	$3,620	$9,078	2.51	$7,091	$26,269	3.70
Whistler	$3,419	$12,902	3.77	$5,786	$21,001	3.63
White Rock	$3,149	$7,846	2.49	$5,106	$14,900	2.92
Williams Lake	$1,117	$2,389	2.14	$2,190	$4,730	2.16
Zeballos	$717	$1,606	2.24	$1,255	$2,390	1.90

Source: CFIB analysis of BC Ministry of Community, Sport & Cultural Development 2013 statistics

Notes: * Indicates a flat tax is included in the calculation.

** Some "gap" figures appear identical due to rounding.

(C) is City, (D) is District.