

TAX RATES

Section 165 of the Community Charter requires Council to adopt a Financial Plan Bylaw that sets the municipal tax levy and identifies all funding sources, including property value taxes.

Section 197 requires Council to adopt a Tax Rates Bylaw that converts that municipal tax levy into class rates using BC Assessment values; the bylaw must be passed in an open Council meeting. Requisitions (hospital, RDCK, etc.) are shown separately.

How Tax Rates are Set



1. Council develops a financial plan that sets the total tax revenue required.
2. RDCK, Police, School, BCAA, MFA, and Hospital determine their requisitions.
3. The Province / BC Assessment determines property assessments for nine property classes.
4. Council decides the ratios for how the required revenue will be allocated across the nine property classes.
5. Staff calculate the tax rates based on the ratios and assessed values. Council then sets the rates in the Tax Rates Bylaw.

1. Tax Revenue Required



The Village collected **\$846,915** in municipal property taxes in 2025

The proposed 2026 municipal tax levy is **\$929,094**

Increase of \$82,180

This increase reflects the change to the overall tax levy. It does not include \$10,326 (0.34%) of new taxation revenue from non-market growth (new construction added to the assessment base).

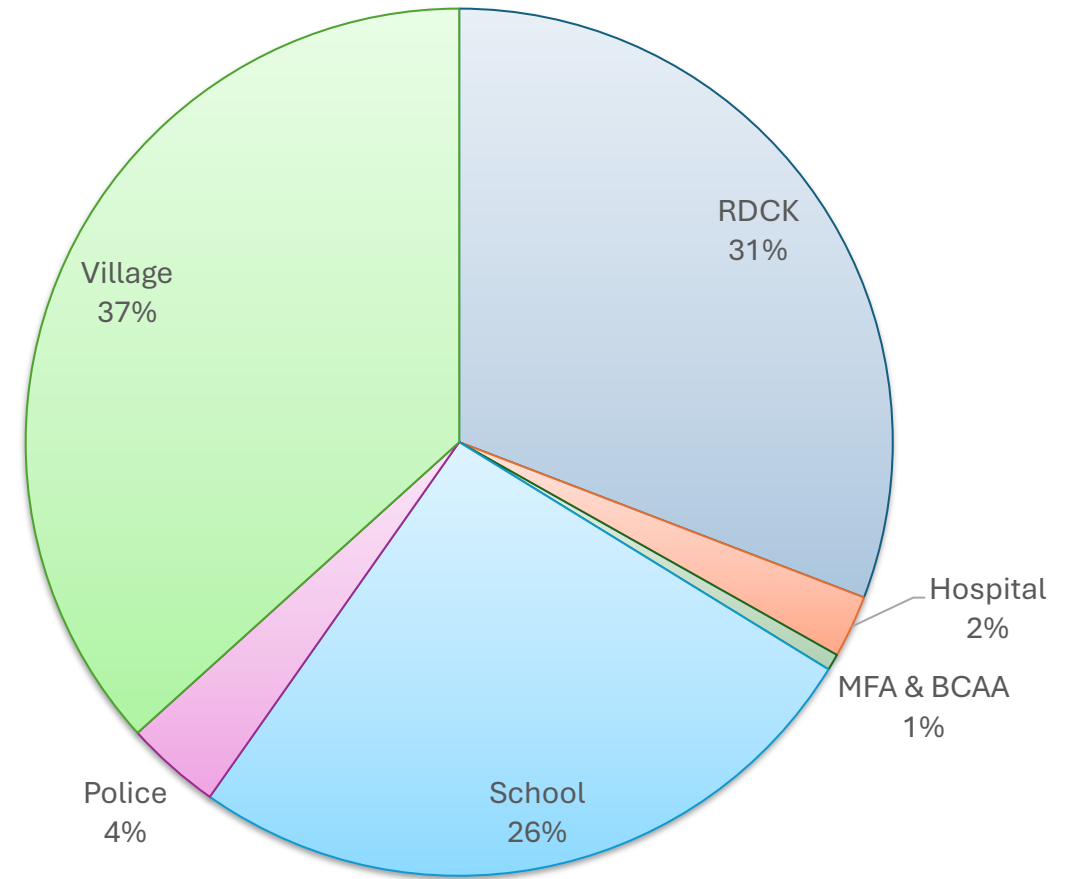
2. Requisitions

2026			2025		
	Requisition	% of Total	Requisition	% of Total	Change
RDCK	\$780,646	30.8%	\$715,212	30.5%	▲ 9.1%
Hospital	\$59,066	2.3%	\$59,261	2.5%	▼ 0.3%
MFA	\$76	0.0%	\$76	0.0%	▲ 0.2%
BCAA	\$15,496	0.6%	\$14,432	0.6%	▲ 7.4%
School	\$657,676	26.0%	\$620,634	26.5%	▲ 6.0%
Police	\$89,914	3.6%	\$84,404	3.6%	▲ 6.5%
Total Other	\$1,602,874	63.3%	\$1,494,019	63.7%	▲ 7.3%
Village	\$929,094	36.7%	\$852,380	36.3%	▲ 9.0%
Overall	\$2,531,968		\$2,346,399		7.9%

Note: Provincial levies and requisitions from other authorities are added to the Plan, Bylaws, and Tax Notices; municipalities collect those amounts on behalf of those authorities and remit them. Where the Province prescribes ratios or methods, municipal rates must respect those constraints.

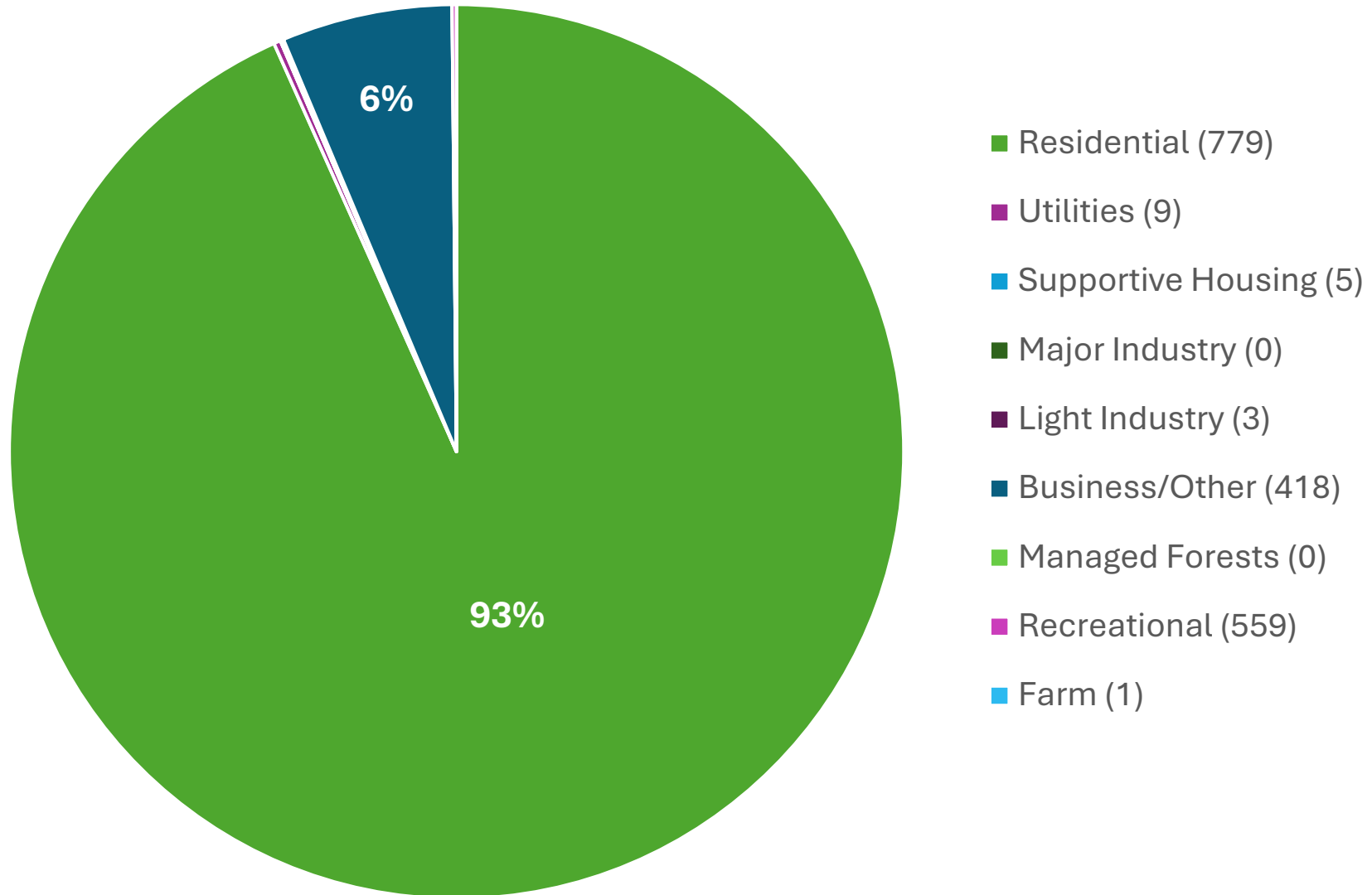
2. Requisitions

- Village of Kaslo municipal taxes
- Regional District Central Kootenay taxes
- School taxes
- Regional Hospital Board taxes
- Police taxes
- Municipal Finance Authority tax
- British Columbia Assessment Authority tax

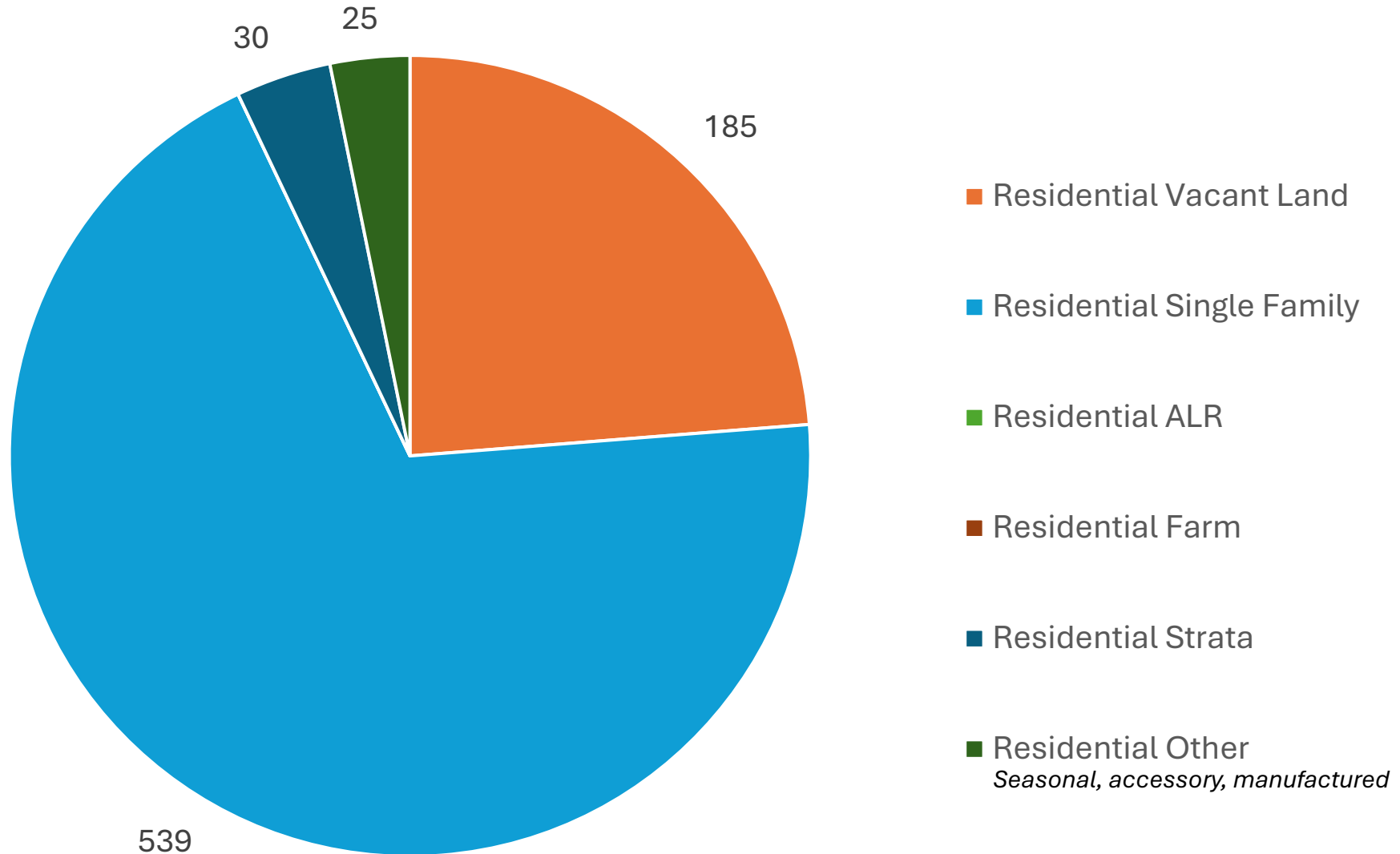


Municipal taxes are approximately 37% of the total Tax Notice

3. Property Value Assessments



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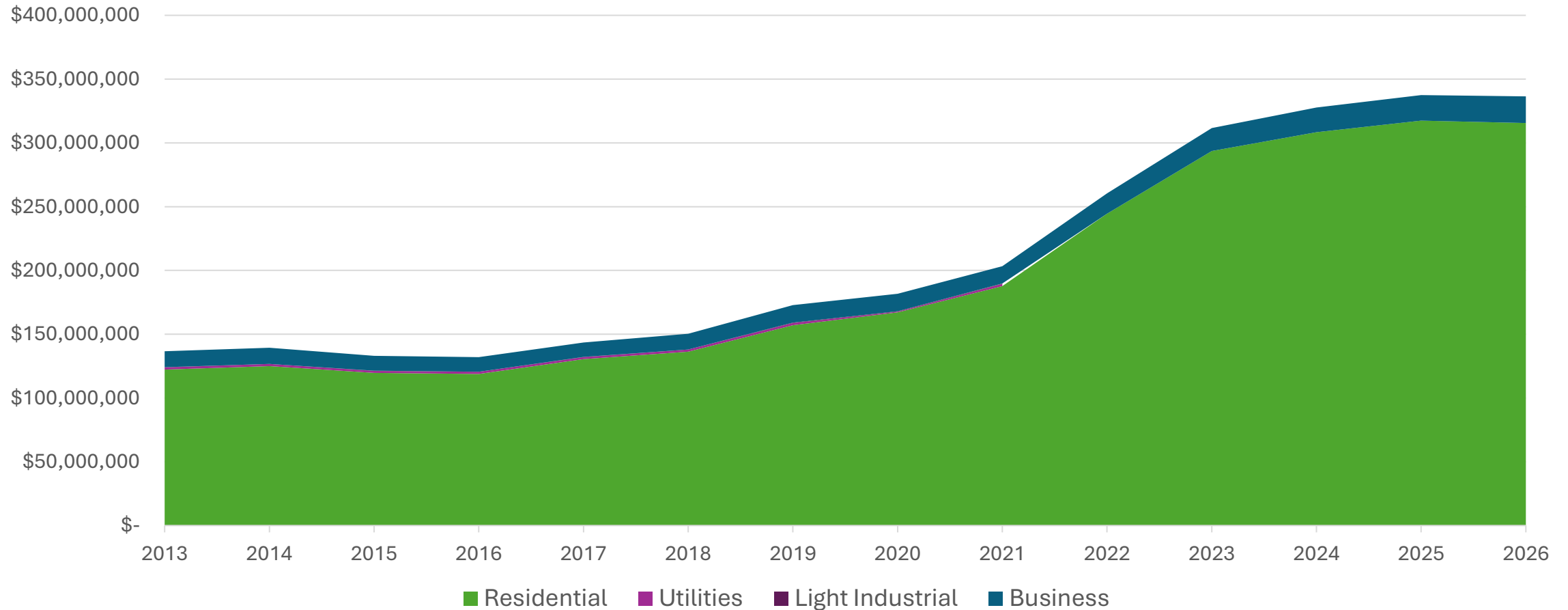


3. Property Value Assessments



Class		Assessments	Change
1	Residential	\$315,624,800	-1%
2	Utilities	\$839,800	1%
3	Supportive Housing	-	-
4	Major Industry	-	-
5	Light Industry	\$397,600	3%
6	Business and Other	\$20,857,850	4%
7	Managed Forest land	-	-
8	Recreational, Non-profit	\$538,100	5%
9	Farm	-	-

3. Property Value Assessments



4. Tax Ratios

The Financial Plan Bylaw must include the distribution of property value taxes among the property classes

Class		Ratio
1	Residential	1.0000
2	Utilities	10.0000
3	Supportive Housing	1.0000
4	Major Industry	3.4000
5	Light Industry	2.8521
6	Business and Other	2.4502
7	Managed Forest land	3.0000
8	Recreational, Non-profit	1.070
9	Farm	12.1562

4. Tax Ratios

Residential

Small BC municipalities commonly use a Residential ratio of 1.0 as the baseline and then apply multipliers for other classes.

Utilities

Many small places apply very large multipliers to utilities. Some use very high factors (e.g., 20–40×) because of small utility assessment bases, particularly where a single utility account exists.

Supportive Housing and Recreation/Non-Profit

Ratios close to 1.0 (1.0 and 1.07) indicate a policy to treat these classes similarly to residential. This is common and often intentional to avoid penalizing social housing and non-profits.

4. Tax Ratios



Major Industry, Light Industry, and Managed Forest

Kaslo's 3.4× (Major), 2.85× (Light) and 3.0× (Managed Forest) are moderately above residential and fall within the range used by many small municipalities that seek to shift some burden to non-residential classes. These are not extreme but are meaningful multipliers.

Business & Other

2.45× is a common policy choice to have business pay more than residential; it's within typical small-municipality practice.

The Tax Ratios are set by Council within the Financial Plan Bylaw

5. Tax Rates Calculation



1. Council has determined the Municipal Tax Levy. For 2026, the total is \$929,094.
2. BC Assessment has determined the total Property Value Assessment, and the Assessments for each of the nine Classes. For 2026, the total Assessments of all nine Classes is \$338,258,611.
3. Council has determined the Ratios for each Class. The Class Ratios are multiplied by their Class Assessments to determine a weighted Assessment for each Class.
4. We divide the Municipal Tax Levy by the sum of the weighted Assessments. This gives us the baseline Tax Rate. For 2026, a Class with a Ratio of 1 will have a Tax Rate of 2.46546.
5. We multiply the baseline Tax Rate by each Class Ratio to find the Rate for that Class.
5. Property taxes are determined by dividing the property's assessed value by \$1,000 then multiplying by the appropriate Class Rate.

5. Tax Rates Calculation



Class		Ratio	Rate
1	Residential	1.0000	2.46546
2	Utilities	10.0000	24.65460
3	Supportive Housing	1.0000	2.46546
4	Major Industry	3.4000	8.38256
5	Light Industry	2.8521	7.03174
6	Business and Other	2.4502	6.04087
7	Managed Forest land	3.0000	7.39638
8	Recreational, Non-profit	1.070	2.63804
9	Farm	12.1562	29.97063

Average Single Family



	2026		2025		Difference	
Assessment	\$518,647		\$524,768			
	Rate	Taxes	Rate	Taxes	\$ Change	% Change
RDCK	2.06808	\$1,072.60	1.89815	\$996.09	▲ \$76.51	▲ 7.68%
Hospital	0.15648	\$81.16	0.15728	\$82.53	▼ \$1.38	▼ 1.67%
MFA	0.00020	\$0.10	0.00020	\$0.10	▼ \$0.00	0.00%
BCAA	0.03810	\$19.76	0.03570	\$18.73	▲ \$1.03	▲ 5.48%
School	1.71090	\$887.35	1.63310	\$822.36	▲ \$64.99	▲ 7.90%
Police	0.23820	\$123.54	0.22400	\$117.55	▲ \$5.99	▲ 5.10%
Total Other		\$2,184.52		\$2,037.37	▲ \$147.14	▲ 7.22%
Village	2.46546	\$1,278.70	2.26409	\$1,188.12	▲ \$90.58	▲ 7.62%
Overall		\$3,463.22		\$3,225.50	\$237.72	7.37%

Municipal tax increase: \$7.55 per month

Average Business



	2026		2025		Difference	
Assessment	\$49,899		\$49,139			
	Rate	Taxes	Rate	Taxes	\$ Change	% Change
RDCK	5.06680	\$252.83	4.65047	\$228.52	▲ \$24.31	▲ 10.64%
Hospital	0.38337	\$19.13	0.38533	\$18.93	▲ \$0.20	▲ 1.03%
MFA	0.00050	\$0.02	0.00050	\$0.02	▲ \$0.00	0.00%
BCAA	0.11300	\$5.64	0.10090	\$4.96	▲ \$0.68	▲ 13.73%
School	4.04000	\$201.59	3.56000	\$174.93	▲ \$26.66	▲ 15.24%
Police	0.58360	\$29.12	0.54890	\$26.97	▲ \$2.15	▲ 7.97%
Total Other		\$508.34		\$454.34	▲ \$54.00	▲ 11.88%
Village	6.04087	\$301.43	5.54703	\$272.57	▲ \$28.86	▲ 10.59%
Overall		\$809.77		\$726.91	\$82.86	11.40%

Municipal tax increase: : \$2.41 per month

BC Home Owner Grant



The provincial Home Owner Grant reduces property taxes on your principal residence. Kaslo homeowners are eligible for the higher grant amounts available outside of Metro Vancouver, Fraser Valley, and the Capital Regional District.

2026 Grant Amounts for Kaslo

Regular Grant: **Up to \$770** (all eligible homeowners)

Additional Grant: **Up to \$1,045** (seniors 65+, veterans, persons with disabilities)

Eligibility

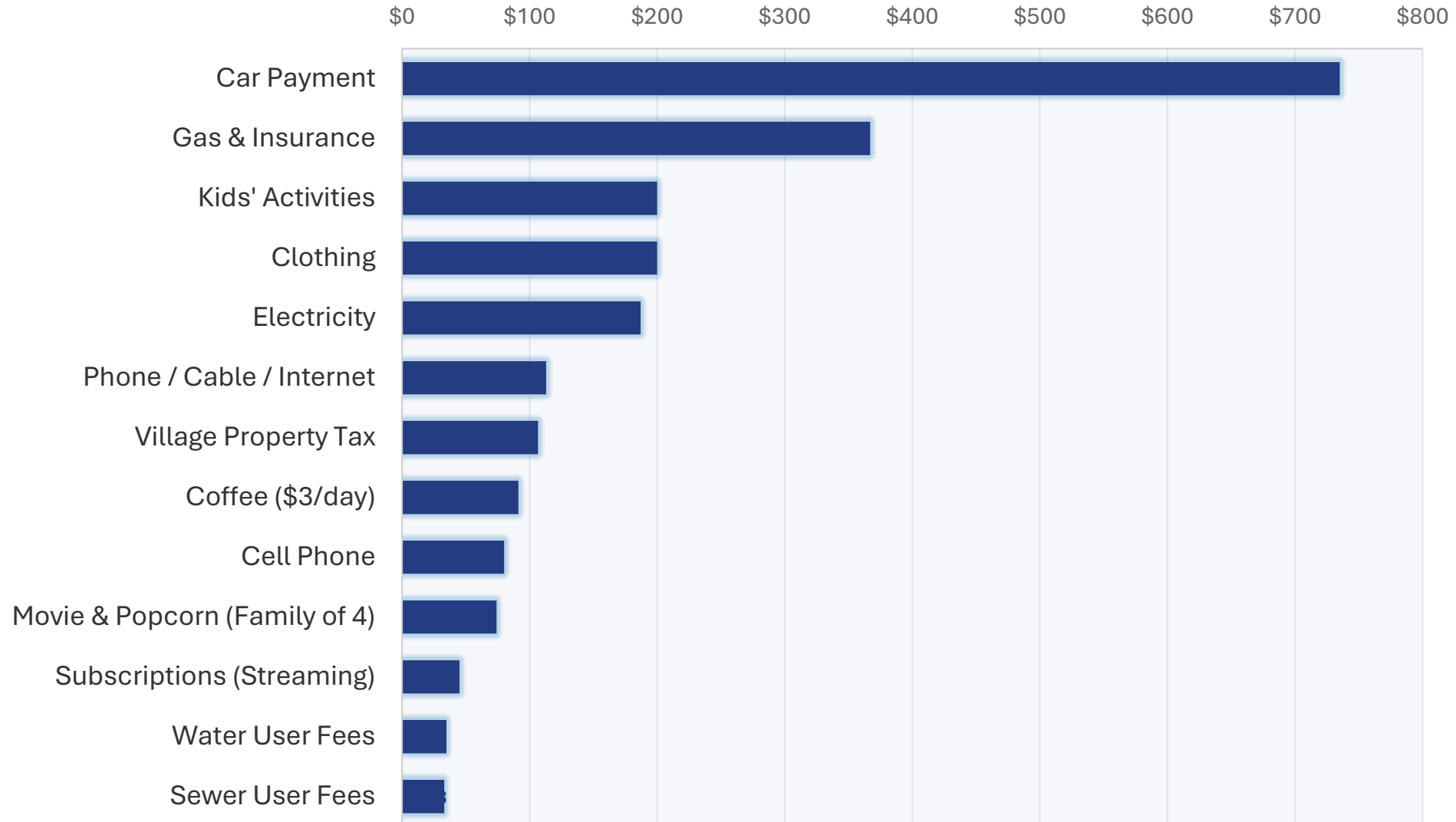
- Must be your principal residence and you must be a Canadian citizen or permanent resident
- 2026 property value threshold: **\$2,075,000** (grant reduced by \$5 per \$1,000 above threshold)
- Average Kaslo residential assessment (\$518,647) is well below the threshold
- Minimum property taxes of \$350 (\$100 for additional grant recipients) must still be paid

How to Apply

Apply after receiving your tax notice and before the due date. You must apply every year.

Online: gov.bc.ca/homeownergrant | Phone: **1-888-355-2700** | In person at ServiceBC

Average Monthly Costs in BC



TAX RATES