

Village of Keremeos Property Tax Penalties & Interest – FAQ

1. When are property taxes due in Keremeos?

Property taxes are due on the first business day after July 1st each year.

2. What happens if I miss the property tax due date?

If your taxes are not paid in full by the due date, a 10% penalty is applied to any unpaid current taxes, including unclaimed Home Owner Grants.

3. Does the penalty apply even if I miss the deadline by just one day?

Yes. The penalty is automatically applied by the system the day after the due date. We do not have the authority to waive penalties under provincial legislation.

4. What if I qualify for the Home Owner Grant but forget to claim it?

If you don't claim your Home Owner Grant by the due date, the unclaimed grant amount is considered unpaid taxes and is subject to the 10% penalty.

You must apply for the grant through the BC government website:

<https://www.gov.bc.ca/homeownergrant>

5. What if I am on a payment plan or deferral program?

If you're on a Property Tax Deferral Program, your account is protected from penalty — but you must apply and get approval before the due date.

Contact the Province or visit: <https://www.gov.bc.ca/propertytaxdeferral>

6. When does interest start accruing on unpaid taxes?

Interest starts accruing on arrears (prior year's unpaid taxes) and delinquent taxes (taxes two years past due) on January 1st each year.

The interest rate is set quarterly by the Province of BC.

7. What is the difference between arrears and delinquent taxes?

Arrears: Taxes unpaid from the previous year.

Delinquent: Taxes unpaid for more than two years.

These balances accrue interest and may result in tax sale proceedings if not paid.

8. Can penalties or interest be waived or reversed?

No. Under Section 245 of the Community Charter, the Village cannot waive or reduce a penalty or interest on late payments.

9. How can I avoid penalties and interest?

- Pay on time (by the due date)
- Apply for the Home Owner Grant, if eligible

- Set reminders or use online banking to pay early
- Consider pre-authorized payments to avoid future late fees

10. Who do I contact for more information?

Contact the Village of Keremeos Finance Department:

 250-499-2711 or Email: info@keremeos.ca