

Tax Notice Information

Property Taxation is the most important single source of municipal revenue. The amount of municipal revenue to be raised through property taxes and the corresponding municipal tax rates are set by Council, but this represents only a portion of the total amount of your property tax bill. The Village of New Denver collects taxes for both the municipality and a number of other governing bodies. Of the total property tax you pay, a fraction is applied directly to municipal services. The balance is collected on behalf of, and transferred to, other taxing authorities. Below is a brief explanation of the entries on your tax notice:

Item	Taxing Authority	Explanation
Residential School	School District #10, Arrow Lakes	The Village of New Denver acts as the collection agency for school taxes. School taxes on residential property are paid to the Provincial government. The Village of New Denver pays the Province, even if the property owners have not yet paid their taxes. Municipalities have no control over the school tax rates.
Total School	-----	Is the total amount of School Tax to be paid.
PHOG Basic	-----	Is your Basic Provincial Home Owner Grant Amount.
Net School	-----	Is the amount of School Tax owing after application of the Basic Home Owner Grant.
Police Tax	Province of B.C.	In 2007, property owners in municipalities under 5,000 population and unincorporated (often rural) areas began to pay for a portion of their police services through the provincial Police Tax.
Gen Munic Tax	Village of New Denver	Each year a council decides how much money it must raise through property taxes to fund its operations. This, together with the assessed value of the taxable property, determines the tax rate. Tax rates are expressed in "dollars per thousand".
Mun. Fin. Auth.	Municipal Finance Authority	The Municipal Finance Authority of British Columbia (MFA) was created in 1970 to contribute to the financial well-being of local governments throughout BC. The MFA pools the borrowing and investment needs of BC communities through a collective structure and is able to provide a range of low cost and flexible financial services to our clients equally, regardless of the size of the community.
RDCK	Regional District Central Kootenay	This tax set to fund RDCK services the municipality uses for the coming year. These services include: - General Administration, GIS Service, Building Inspection, Economic Development Commission, 911, Cemetery support and maintenance, solid waste management, Regional Parks, Summit Lake Ski Hill, TV Society, Recreation Commission #6, Transit services, etc.
Reg Hosp Dist	West Kootenay Boundary Regional Hospital District.	The West Kootenay-Boundary Regional Hospital District is a separate entity from the Regional District of Central Kootenay. The main purpose of the WKBRHD is to provide funding for Hospital equipment and capital projects. The Hospital District pays for 40% of the cost of approved projects while the remaining 60% share is funded by the Provincial Government or through donations provided by local Hospital Foundations.
Assess Auth	BC Assessment Authority	The value of property for tax purposes is determined by the BC Assessment Authority, which is established under Provincial legislation and is independent of the Village of New Denver.
CK Reg Hosp	Central Kootenay Regional Hospital	This entry is for the now defunct Central Kootenay Regional Hospital District. No taxes are being levied for 2014, and it will likely not appear in 2015.
Gross Gen/Other	-----	Is the total amount of all other taxes owing, excluding the School Tax.
Residual PHOG	-----	Is the amount of Provincial Home Owner Grant over and above the School Tax that is applied to other taxes.
Net Gen/Other	-----	Is the net amount of taxes payable, excluding the School Tax.

Home Owner Grants

The basic grant can **reduce your property tax** by as much as **\$770**. The minimum tax payable (\$350) ensures that all homeowners contribute towards the funding of local services such as road maintenance and police protection.

If you are over 65, have a disability, or receive a war veteran's allowance, you may be eligible for the additional grant. In addition to the basic grant, the additional grant can reduce your property tax by a further **\$275**, for a total of **up to \$1,045**. However, it cannot reduce the amount payable to below \$100. This minimum amount payable ensures all homeowners contribute towards the funding of local services such as road maintenance and police protection.

Check the back of your tax notice for explanatory notes on the Home Owner Grant.