



DISTRICT OF WEST VANCOUVER
 750 17th Street
 West Vancouver BC V7V 3T3
 604-925-7032
taxinfo@westvancouver.ca

westvancouver

2017 PROPERTY TAX NOTICE



DUE DATE JULY 4, 2017

5% PENALTY IF NOT PAID OR GRANT NOT CLAIMED BY JULY 4, 2017

ADDITIONAL 5% PENALTY ADDED TO ANY CURRENT TAXES OUTSTANDING AFTER SEPTEMBER 1, 2017

SHAREHOLDERS - 2150 BELLEVUE AVENUE
 C/O PETERSON RESIDENTIAL PROPERTY MANA
 1701 1166 ALBERNI STREET
 VANCOUVER BC V6E 3Z3 10381

LEGAL DESCRIPTION			
LOT 5 OF LOT 13 BLOCKS 7 TO 12 DISTRICT LOT 775 PLAN 4595			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	14,610,000	14,610,000	14,610,000

FOLIO NUMBER	10-0620	ACCESS	140302
PROPERTY ADDRESS	2150 BELLEVUE AVENUE		
PID	011-468-971	RATES	

COLUMN A	COLUMN B	COLUMN C
NO GRANT	BASIC GRANT	SENIOR GRANT

COLLECTED ON BEHALF OF OTHER GOVERNMENT AUTHORITIES

PROVINCIAL SCHOOL TAX	250-387-0555	0.81780	11,948.06	11,948.06	11,948.06
NET BASIC SCHOOL TAXES			11,948.06	11,948.06	11,948.06
BC ASSESSMENT AUTHORITY	1-866-825-8322	0.04320	631.15	631.15	631.15
MUNICIPAL FINANCE AUTHORITY	250-383-1181	0.00020	2.92	2.92	2.92
GREATER VANCOUVER REGIONAL DISTRICT	604-432-6200	0.04240	619.46	619.46	619.46
TRANSLINK	604-953-3040	0.22450	3,279.95	3,279.95	3,279.95
TOTAL OTHER GOVERNMENT TAXES			16,481.54	16,481.54	16,481.54

WEST VANCOUVER MUNICIPAL PROPERTY TAX

GENERAL MUNICIPAL	1.19130	17,404.89	17,404.89	17,404.89
ASSET LEVY	0.02990	436.84	436.84	436.84
TOTAL WEST VANCOUVER MUNICIPAL TAXES		17,841.73	17,841.73	17,841.73

TOTAL 2017 TAXES

34,323.27	34,323.27	34,323.27
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TOTAL OUTSTANDING TAXES

34,323.27	34,323.27	34,323.27
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HOME OWNER GRANT: To claim your Home Owner Grant ONLINE visit westvancouver.ca/ehog and refer to the FOLIO & ACCESS number on this statement.

MYDISTRICT: To view your tax history and transactions online, visit westvancouver.ca/mydistrict and register today.

APPLY FOR THE MONTHLY OR ANNUAL PRE-AUTHORIZED TAX PAYMENT PLAN:
 MONTHLY PLAN, your estimated monthly payment to cover NEXT YEAR'S taxes would be \$2,861.00 starting August 1.
 ANNUAL PLAN, there would be a one time ANNUAL withdrawal of the outstanding balance on the due date.
 Visit westvancouver.ca/tax for an application form.

DID YOU KNOW? You can claim your Home Owner Grant online at westvancouver.ca/ehog.

CUSTOMER COPY

AMOUNT DUE JULY 4, 2017

A - NO GRANT	B - BASIC GRANT	C - SENIOR GRANT
\$34,323.27	\$34,323.27	\$34,323.27

HOME OWNER GRANT APPLICATION

I, _____
 PRINT NAME IN FULL

 ADDRESS OF RESIDENCE

have read and understand the Home Owner Grant eligibility requirements on the reverse and certify that I qualify for:

- BASIC GRANT**
 ADDITIONAL GRANT
 (age 65 or over—1952 or earlier)

My birth date is: _____
 YEAR MONTH DAY

OTHER ADDITIONAL GRANT
 (see reverse for criteria)

If you are applying on behalf of the applicant with their permission,

TELEPHONE _____

DATE _____ 20____

I understand that the collector, and/or the branch may require any documentation necessary to establish my eligibility for the grant. I also understand that the branch may confirm my age and address with the ICBC.

SIGN HERE _____
 SIGNATURE

Owner (or Spouse or Relative of Deceased Owner)
 IT IS AN OFFENCE (SUBJECT TO A PENALTY OF UP TO \$10,000) TO MAKE A FALSE APPLICATION FOR A HOME OWNER GRANT.

PAYABLE AT MOST FINANCIAL INSTITUTIONS
 SEE REVERSE FOR ADDTL PAYMENT OPTIONS

A	B	C
No Grant	Grant: 0.00	Grant: 0.00
\$34,323.27	\$34,323.27	\$34,323.27

Amount Paid

FOLIO 10-0620
PID 011-468-971
CIVIC 2150 BELLEVUE AVENUE
OWNERS SHAREHOLDERS - 2150 BELLEVUE
 C/O PETERSON RESIDENTIAL PRO
 1701 1166 ALBERNI STREET



PRINT NAME IN FULL

TELEPHONE



GENERAL INFORMATION

PAYING YOUR TAXES

Pre-Authorized Payment Plan: If you are on the pre-authorized payment plan you must complete the Home Owner Grant application (if eligible) by the tax due date. If not claimed on time, the entire outstanding tax balance may be withdrawn from your financial institution. Claim online at westvancouver.ca/ehog.

Internet or Telephone Banking: Set up your account with your financial institution using the folio number located on the front of this statement. Ensure you claim your Home Owner Grant separately to avoid penalty. The Home Owner Grant can be claimed online at westvancouver.ca/ehog.

At Your Financial Institution: Pay through an ATM or in person. Retain your receipt for proof of date paid.

By Mail: Mail your post-dated cheque early! Make your cheque payable to the District of West Vancouver and include the bottom portion of your notice. Postmarks are NOT accepted as date of payment. Mail lost or delayed by a delivery service will be subject to penalty.

Credit cards are NOT accepted for tax payments.

Cash register impressions or paid stamps constitute as an official receipt.

At Municipal Hall: Pay using cash, cheque or direct debit.

Mortgage Payments: Some mortgage payment plans include payment of your property taxes. Check with your mortgage company to be sure you are not paying your property taxes twice. Make sure you remember to claim your Home Owner Grant, if eligible. Claim online at westvancouver.ca/ehog.

Property Tax Deferment Program: Renew your deferral agreement by the due date at the Municipal Hall. Current year taxes are not deferred without an annual renewal of your agreement and would be subject to penalty. Remember to claim your Home Owner Grant if eligible.

AVOID A PENALTY

Penalty Dates: Unpaid 2016 taxes (including unclaimed Home Owner Grants) are subject to a penalty of 5 per cent to be added after July 4, 2016 and a further penalty of 5 per cent, without exception for any reason, to be added after September 1, 2016. Payment must be received by the Tax Department by the above dates to avoid penalties.

Penalties: Legislation and District bylaws do not allow penalties on unpaid taxes to be waived. Penalties will be added to the current outstanding taxes remaining unpaid without exception for any reason after each due date. It is the taxpayer's responsibility to ensure the delivery of the payment and/or application form(s). Failure of an intermediary such as Canada Post or a financial institution or lawyer, to remit payment and/or application on behalf of the owner is a private matter for resolution between the parties involved and is outside the municipal collector's authority or responsibility.

Returned Payments: Dishonored items constitute non-payment of taxes and will be subject to penalties. An administration fee will be charged for any returned payment.

THERE ARE TWO CATEGORIES OF GRANTS WHICH MAY REDUCE YOUR PROPERTY TAX AMOUNT:

1. **Regular Grant:** up to \$570
2. **Additional Grant:** up to \$845 for 65 or older (born 1952 or earlier) /other

You qualify for an unreduced Home Owner Grant if your property has an assessed value of less than \$1,600,000.

The Regular Grant is eliminated on properties assessed at \$1,714,000 or more and the Additional Grant is eliminated on properties assessed at \$1,769,000 or more.

HOME OWNER GRANT ELIGIBILITY

To qualify for the Home Owner Grant, you must:

- be a Canadian citizen or permanent resident of Canada
- live in B.C.
- occupy this residence as your principal residence.

INFORMATION

*Only one home owner grant can be claimed by you or your spouse each year

*You may be required to submit additional documentation to establish your eligibility. Home owner grants are audited for up to seven (7) years to ensure applicants are eligible for grants received.

To determine your eligibility, please read the explanatory notes online at gov.bc.ca/homeownergrant.

If eligible, to obtain the Home Owner Grant, you must complete and submit an application form. The application form can either be completed online at westvancouver.ca/ehog or by completing and submitting the attached application form to the Municipal Hall (no longer accepted at the bank).

Other Taxing Authorities: This tax notice includes amounts collected on behalf of other agencies. The District acts as an agent in collection of taxes for other authorities. Details with respect to the tax levies may be obtained on inquiry from the municipal collector.

CLAIM YOUR HOMEOWNER GRANT ONLINE:

westvancouver.ca/ehog

All you need is your folio number and access code found on the front of your tax notice.

SIGN UP FOR MYDISTRICT:

westvancouver.ca/mydistrict

- *claim your Home Owner Grant online*
- *sign up for ebill and receive next year's tax notice by email*

HOME OWNER GRANT ELIGIBILITY

BASIC GRANT

1. I qualify for the Home Owner Grant and: I am the registered owner of the residence, or the spouse or relative of the deceased owner and at the date the owner passed away we both occupied this residence as our principal residence.

ADDITIONAL GRANT

2. I also qualify for the additional grant amount (if eligible, check one option from right):
 - (a.) I am a senior aged 65 or older this year
 - (b.) I receive provincial disability assistance, hardship assistance, or a supplement under the *Employment and Assistance for Persons with Disabilities Act*, [If this is your first year applying for the home owner grant for this residence, attach a copy of your Confirmation of Assistance from the Ministry of Social Development and Social Innovation or the *Home Owner Grant Consent for Release of Information* (FIN81)]

- (c.) I do not receive assistance as above, but I am a person with disabilities or I am living with a person with disabilities or I am living with a spouse or relative with disabilities, [If this is your first year applying for the home owner grant for this residence, attach a completed *Form B - Certificate of Physician and Property Owner* (FIN 74)]
- (d.) I am a surviving spouse of a veteran who received a *War Veterans Allowance*, or
- (e.) I am a spouse or relative of a deceased owner who passed away this year and the owner would have been eligible as a senior or a person with disabilities.

Freedom of Information and Protection of Privacy Act (FOIPPA):

The personal information on this form is collected for the purpose of administering the *Home Owner Grant Act* under the authority of both this Act and section 26 of the FOIPPA. Questions about the collection or use of this information can be directed to the Manager, Home Owner Grant Administration, PO Box 9991 Stn Prov Govt, Victoria BC V8W 9R7. (Telephone: Victoria at 250 356-8904 or toll-free at 1 888 355-2700 and ask to be redirected).

CASHIER'S
STAMP
HERE