

Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026

Recommendation:

THAT Maple Ridge 2026 Property Tax Rates Bylaw No. 8099-2026 be given first, second and third readings

Report Purpose and Summary Statement:

The City has received the Revised Assessment Roll from BC Assessment, allowing for the finalization of 2026 municipal property tax rates.

The 2026–2030 Financial Plan Bylaw includes a 3.5% municipal property tax increase, one of the lowest in the region. Additionally, the City collects levies on behalf of external agencies including the Province, BC Assessment, Metro Vancouver Regional District, TransLink and the Municipal Finance Authority.

Financial Impact:

A sample of eight residential properties is provided in Attachment B, illustrating tax levy changes over several years. These examples demonstrate how tax changes vary based on property-specific assessment shifts, even when the city-wide tax increase is uniform.

Strategic Alignment:

Governance & Corporate Excellence

Applicable Legislation/ Bylaw/Policy:

In accordance with provincial legislation, the Property Tax Rate Bylaw must be adopted annually before May 15. This bylaw relates to the *2026-2030 Financial Plan Bylaw No. 8098-2026* coming before Council.

To: Mayor and Council

File number: [05182502]

Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026

BACKGROUND:

ANALYSIS:

Discussion:

There are nine property classes in BC. They are:

Class	Description
1	Residential (includes both single family and strata residences)
2	Utilities
3	Supportive Housing
4	Major Industry
5	Light Industry
6	Business and Other
7	Managed Forest Land
8	Recreational Land
9	Farm

Each year, property tax rates are adjusted for two key factors:

- Changes in average market value for each property class
- The City's increased revenue needs, as identified in the Financial Plan

Tax rates are calculated using the Revised Assessment Roll, which lists all properties and their assessed values. Rates are adjusted to neutralize changes in market value, and a uniform tax increase is applied across property classes, except where restricted (e.g., Utilities, Class 2) or otherwise directed by Council.

Based on BC Assessment's July 1, 2025, valuation date, the average market value change for Residential (Class 1) properties was -3.47%. Light Industry (Class 5) was -10.62% and the Business & Other (Class 6) was -3.8%.

Tax rates are set to negate these average changes in market value.

Although Maple Ridge has no Major Industry (Class 4) properties, a tax rate is still established in the event of a supplementary reclassification. Property tax notices include levies from external agencies, such as the Province, BC Assessment, and TransLink. These rates are outside the City's control.

Financial Impact:

A sample of eight residential properties is provided in Attachment B, illustrating tax levy changes over several years. These examples demonstrate how tax changes vary based on property-specific assessment shifts, even when the city-wide tax increase is uniform.

Applicable Legislation:

The *Community Charter* [SBC 2003] requires adoption of the Financial Plan Bylaw and associated Property Tax Bylaws by May 15 of the first year in each Five-Year Financial Plan. This *Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026* also relates to the *2026-2030 Financial Plan Bylaw No. 8098-2026* coming before Council.

CONCLUSION:

The 2026 Property Tax Rates Bylaw aligns with the Financial Plan Bylaw and establishes the tax rates that generate the majority of the City's annual revenue.

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Attachments:

- (A) Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026
- (B) Illustrative Residential Property Tax Comparison

Report Approval Details

Document Title:	Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026 Report.docx
Attachments:	- Attachment A - Maple Ridge Property Tax Rates 2026 Bylaw No. 8099-2026.docx - Attachment B - Illustrative Residential Property Tax Comparison (2026).docx
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

Trevor Thompson, Chief Financial Officer

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer