

## 2025 Maple Ridge Property Tax Rates Bylaw No. 8026-2025

**Recommendation:**

**THAT Maple Ridge 2025 Property Tax Rates Bylaw No. 8026-2025 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 2025 municipal property tax rates.

The 2025–2029 Financial Plan Bylaw includes a 4.9% municipal property tax increase. Additionally, the City collects levies on behalf of external agencies including the Province, BC Assessment, and TransLink. Some of these rates remain pending, so figures in the Appendix may change before final reading.

In accordance with provincial legislation, the Property Tax Rate Bylaw must be adopted annually before May 15

**Financial Impact:**

A sample of eight residential properties is provided in Appendix A, 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:**

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

**To:** Mayor and Council

**File number:** [4274225]

**Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025**

**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 market value changes, and a uniform tax increase is applied across all property classes—except where restricted (e.g. Utilities, Class 2) or otherwise directed by Council.

Based on BC Assessment's July 1 valuation date, the average market value change for Residential (Class 1) properties was -0.13%, with variations depending on specific property assessments.

For Light Industry (Class 5) and Business & Other (Class 6), the average increase was approximately 3%. Corresponding tax rates are adjusted to offset this market change.

Although there are no Major Industry (Class 4) properties in Maple Ridge, a property tax rate is still included in the unlikely event that a supplementary reclassification occurs.

The property tax notice includes levies from external agencies such as the Province, BC Assessment, and TransLink. These rates are beyond the City's control. Some remain pending and may result in updates to the figures in the attachments before final reading.

**Financial Impact:**

A sample of eight residential properties is provided in Appendix A, 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:**

Provincial legislation requires adoption of the Financial Plan Bylaw by May 15.

**CONCLUSION:**

The 2025 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 2025 Property Tax Rates Bylaw No. 8026-2025
- (B) Illustrative Residential Property Tax Comparison

## Report Approval Details

Document Title:	Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025 Report.docx
Attachments:	- Maple Ridge Property Tax Rates 2025 Bylaw No. 8026-2025.docx - Illustrative Residential Property Tax Comparison (2025).docx
Final Approval Date:	Mar 28, 2025

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