

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.

Prepared by: C.K. Lee
Manager of Financial Planning

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

CITY OF MAPLE RIDGE

BYLAW NO. 8099-2026

A bylaw to establish property tax rates for Municipal
and Regional District purposes for the year 2026

WHEREAS pursuant to provisions in the Community Charter Council must, by bylaw, establish property tax rates;

NOW THEREFORE, the Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge 2026 Property Tax Rates Bylaw No. 8099-2026".
2. The following rates are hereby imposed and levied for the year 2026:
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule "A" attached hereto and forming a part hereof.
 - (b) For purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Schedule "B" attached hereto and forming a part hereof.
3. The minimum taxation upon a parcel of real property shall be One Dollar (\$1.00).

READ a first time the ____ day of April, 2026

READ a second time the ____ day of April, 2026

READ a third time the ____ day of April, 2026

ADOPTED the ____ day of April, 2026

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge
Schedule 'A' to Bylaw No. 8099-2026
 Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A	General Municipal	2.8643	40.0000	14.9274	7.4637	6.9782	9.8296	23.3552

City of Maple Ridge
Schedule 'B' to Bylaw No. 8099-2026
 Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non- profit	Farm
A	Greater Vancouver Regional District	0.05978	0.20922	0.20324	0.20324	0.14645	0.05978	0.05978

ATTACHMENT B - ILLUSTRATIVE RESIDENTIAL PROPERTY TAX COMPARISON*Levy amounts include external agencies and utilities*

ASSESSMENT	2026	2025	2024	2023	2022
1. Silver Valley	2,363,000	2,664,000	2,112,000	2,127,000	1,898,000
2. Cottonwood	1,270,000	1,298,000	1,296,000	1,281,000	1,182,000
3. Whonnock	1,337,100	1,458,100	1,351,000	1,307,000	1,226,000
4. West Maple Ridge	1,020,600	1,040,900	1,096,300	1,015,600	997,100
5. Town Centre Strata	641,000	623,000	645,000	600,000	538,000
6. West Maple Ridge	1,600,000	1,647,000	1,569,000	1,557,000	1,457,000
7. Lower Hammond	823,600	857,900	875,100	845,100	777,600
8. Upper Hammond	1,107,000	1,156,000	1,167,000	1,190,000	1,052,000

ASSESSMENT CHANGE %	2026	2025	2024	2023	2022
1. Silver Valley	-11.3%	26.1%	-0.7%	12.1%	33.9%
2. Cottonwood	-2.2%	0.2%	1.2%	8.4%	38.2%
3. Whonnock	-8.3%	7.9%	3.4%	6.6%	33.6%
4. West Maple Ridge	-2.0%	-5.1%	7.9%	1.9%	41.8%
5. Town Centre Strata	2.9%	-3.4%	7.5%	11.5%	52.4%
6. West Maple Ridge	-2.9%	5.0%	0.8%	6.9%	28.7%
7. Lower Hammond	-4.0%	-2.0%	3.5%	8.7%	41.1%
8. Upper Hammond	-4.2%	-0.9%	-1.9%	13.1%	35.2%

LEVY – TOTAL	2026	2025	2024	2023	2022
1. Silver Valley	11,577	11,759	9,070	8,726	8,067
2. Cottonwood	7,379	6,850	6,461	6,104	5,802
3. Whonnock	6,065	5,967	5,264	4,868	4,711
4. West Maple Ridge	6,248	5,798	5,689	5,124	5,098
5. Town Centre Strata	4,526	4,088	3,903	3,548	3,309
6. West Maple Ridge	10,065	9,370	8,455	8,002	7,673
7. Lower Hammond	5,354	5,049	4,834	4,494	4,262
8. Upper Hammond	6,640	6,269	5,963	5,768	5,307

LEVY – TOTAL CHANGE %	2026	2025	2024	2023	2022
1. Silver Valley	-1.5%	29.6%	3.9%	8.2%	6.5%
2. Cottonwood	7.7%	6.0%	5.9%	5.2%	9.2%
3. Whonnock	1.6%	13.3%	8.1%	3.3%	6.5%
4. West Maple Ridge	7.8%	1.9%	11.0%	0.5%	11.1%
5. Town Centre Strata	10.7%	4.7%	10.0%	7.2%	15.0%
6. West Maple Ridge	7.4%	10.8%	5.7%	4.3%	3.5%
7. Lower Hammond	6.0%	4.4%	7.6%	5.5%	10.3%
8. Upper Hammond	5.9%	5.1%	3.4%	8.7%	7.3%