

Subject: Residential & Industrial Taxes 1991-2002-2003

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Your Worship & Members of Council,

A recent (April 5/2004) report examined the "Consumption of Tax-Supported Municipal Services in the District of North Vancouver for the 2003 Tax Year".

As this lengthy (82pages) report was only just released I cannot make any in-depth comments other than to suggest that it be interpreted with great care. For example, on page 19, it is assumed that (the impact) of trucks and automobiles be treated equally. Although road wear is said to constitute a small portion of the "cost pool" it should be fully attributed to trucks as they constitute even more than just an "order of magnitude" more wear on roads. The assumption of equal impact is unacceptable.

However, this note is to update the data I sent council in Nov/2003 on the industrial tax rates compared to residential tax rates.

The basis of my information comes from the 1991,2002,2003 provincial database schedules.

For the year 1991:
District collected a total of \$31.2m in municipal taxes, \$22.5m from residential (assessed at \$5.086billion, mill rate 4.417) while for major industrial the district collected \$3.11m (assessed at \$118m, mill rate 26.35).

For the year 2002:
District collected a total of \$49.0m in municipal taxes, \$34.7m from residential (assessed at \$9.16billion, mill rate 3.39) while for major industrial the district collected \$4.38m (assessed at \$100m, mill rate 43.8).

For the year 2003:
District collected a total of \$51.5m in municipal taxes, \$36.5m from residential (assessed at \$10.2billion, mill rate 3.58) while for major industrial the district collected \$4.48m (assessed at \$111m, mill rate 40.4)

The % share of each is as follows:

	residential	major industrial
1991	72.1 %	9.97 %
2002	70.8 %	8.94 %
2003	70.9 %	8.70 %

The bottom line is that Major Industries are now paying a smaller share of municipal taxes than ever.

I trust you will consider this aspect when you deliberate the
Property Tax Distribution Options at your
Workshop on April 7/2004.

Yours truly,

Corrie Kost

cc: FONVCA

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