

BOMA BC Membership Report re: City of Vancouver Property Taxes
March 2012

BOMA has been lobbying for over a decade for fair and equitable civic tax policies. The City of Vancouver has, in the past, the largest disproportionate share of the tax burden placed on commercial properties. The business class ratio to residential was over 5:1 until recently. BOMA has had a huge impact on change working in partnership with the Vancouver Fair Tax Coalition.

Vancouver City Tax Shift

The City of Vancouver council is promising one last year of tax shifting. Unfortunately the shift this year will be a mere .25%. Regardless substantial progress has been made in the past 6 years with every commercial property tax bill in the city being some 10% less than it would have been had we not succeeded in this advocacy effort. BOMA has been a leader in one of the most successful tax lobbying efforts in Canadian history. We will continue to work with the city on this issue as there is still no method in the 'system' to automatically shift taxes between the rate classes to account for the continued change in the development of the city.

Land Averaging

Vancouver city council again passed a bylaw approving 3 year land averaging. The effect of the bylaw is an artificial distribution of taxes depending on the rate on land value change under the property. BOMA has been against this policy for a decade and successfully obtained an amendment to the bylaw directing staff to work with BOMA through the Vancouver Fair Tax Coalition to document and explore the alternative to this policy that has been in effect since 1992.