

Property Taxation

2013 Property tax notices and Home Owner Grant applications are being mailed out to owners of properties within City boundaries in the second half of May. Property owners are reminded that the due date for the 2013 property taxes is July 2, 2013. If a property owner does not receive their tax notice they should contact City Office by phone at 250-442-8266, by fax at 250-442-8000 or by email at info@grandforks.ca. All balances owing after close of business on July 2, 2013 will be subject to a 10% penalty as required by the Community Charter.

Individual resident homeowners are eligible for a Provincial Home Owner Grant which will reduce the taxes owing on an owner occupied home but must submit a Home Owner Grant application for each taxation year regardless of whether tax payment arrangements have been made through the City, a bank or mortgage company or any other agency. Be sure to apply for your Home Owner Grant before the due date of July 2, 2013 to avoid unnecessary penalty charges. Home Owner Grant applications may be made in person at City Hall or on the City's website. You must have the folio number of the property tax account and the access code which has been assigned to your account in order to claim the Home Owner Grant or to make a payment on line. Both these numbers appear on the property tax notice mailed to the address on record for the registered owner of the property.

PLEASE ALLOW 5 BUSINESS DAYS FOR YOUR PAYMENTS TO BE PROCESSED IF PAYING BY INTERNET OR TELEPHONE BANKING.

The City sends out one consolidated property tax notice on behalf of the following local governments and agencies.

City of Grand Forks: Municipal works and services plus the parcel tax excluding water, sewer and garbage. This is the only amount the City retains and is accountable directly to the taxpayers of the City of Grand Forks.

Regional District of Kootenay Boundary [RDKB]: Governance, planning, animal control, building inspection, economic development, waste disposal, recycling, arena, aquatic centre, library and curling rink. This is a joint service with municipalities and electoral areas of RDKB. Arena and aquatic centre is a joint service with Electoral Area D and Grand Forks. Curling Rink and Library is a joint service with Electoral Areas C, D and Grand Forks.

School District: school tax assessed by the Province of BC. Partly offset by the Provincial Home Owner Grant. Any unused home owner grant is applied against the municipal tax

Policing: Assessed by the Province for providing RCMP contracted police service in the City of Grand Forks, Electoral Area C and D of RDKB.

Hospital: Hospital tax covers the entire West Kootenay to provide capital funding for buildings and equipment up to 40% cost sharing with the Province of BC for all hospitals and Interior Health managed facilities in the region.

BC Assessment Authority: The tax is levied to provide assessment service to all local governments in the Province.

Municipal Finance Authority: This tax is levied to provide all locals governments in BC financing of projects for water, sewer, roads, transit, equipment and buildings.

Property Taxation and Assessments

The basic concept in taxation is: $(\text{Assessment} \times \text{Tax Rate}) / 1000 = \text{Property Taxes}$. An increase or a decrease in tax assessments does not automatically relate to an increase or decrease in Property Taxes since your tax rates will have changed.

The following is an example of a Residential Property taxation change for an average homeowner in Grand Forks who is under 65 and eligible for the Provincial Home Owner Grant.

Residential Property: Eligible for under 65 year's Provincial Homeowner Grant			
Average Assessment Level: SFC	\$205,960	\$205,960	
Tax Jurisdictions	2012	2013	Change
School	\$ 562.16	\$ 586.55	\$ 24.39
Less: PHOG	\$ 562.16	\$ 586.55	\$ 24.39
Net School	\$ -	\$ -	\$ -
City: Municipal	\$ 732.98	\$ 784.81	\$ 51.83
City Parcel Tax	\$ 40.00	\$ 40.00	\$ -
Total City	\$ 772.98	\$ 824.81	\$ 24.52
Less: Residual PHOG	\$ 204.84	\$ 183.45	\$ (24.39)
City Tax	\$ 565.14	\$ 641.36	\$ 76.22
Other Local Taxation:			
Regional District	\$ 427.58	\$ 450.46	\$ 22.88
Hospital District	\$ 48.62	\$ 72.04	\$ 23.42
BC Assessment	\$ 12.30	\$ 12.56	\$ 0.26
Municipal Finance	\$ 0.04	\$ 0.04	\$ -
Local Policing	\$ 62.25	\$ 68.17	\$ 5.92
Total Other Taxation	\$ 550.79	\$ 603.27	\$ 52.92
Net Payable	\$1,115.93	\$1,244.63	\$ 128.70
Monthly Payable	\$ 92.99	\$ 103.72	\$ 10.73



Start shedding some energy waste

Get help slimming down your energy use



Sign-up at an ener-vention in your community:

Community	Date	Time	Location
Castlegar	May 22	7 - 9 p.m.	Stanley Humphries Senior Secondary
Salmo	May 23	7 - 9 p.m.	Salmo Community Centre
Castlegar	May 28	7 - 9 p.m.	Castlegar Community Complex
Trail	June 11	7 - 9 p.m.	Trail Cominco Gym
Rossland	June 12	7 - 9 p.m.	Rossland Miners Hall
Grand Forks	June 18	7 - 9 p.m.	DA Perley School

To learn more, visit fortisbc.com/energydiet or call 250-368-1918.



The Kootenay Energy Diet has been made possible through funding by Natural Resources Canada, the Province of BC, Columbia Basin Trust and FortisBC. FortisBC gratefully acknowledges the contributions of these funding partners.
FortisBC PowerSense is an energy efficiency initiative and registered trademark of FortisBC Inc. FortisBC Inc. uses the FortisBC name and logo under licence from Fortis Inc. (13-039.2A 05/2013)

Kootenay Energy Diet Ener-Vention

Kootenay Energy Diet Ener-Vention for Grand Forks

June 18th, 2013 • DA Perley School • 7:00 pm to 9:00 pm

The City of Grand Forks is offering to their residents, a \$25.00 discount on the initial \$60 Energy Assessment to the first 100 Grand Forks registrants who register their homes for the Kootenay Energy Diet at an either the event (an 'Ener-vention') or online at "<http://www.fortisbc.com/Electricity/PowerSense/InYourCommunity/KootenayEnergyDiet/Pages/default.aspx>".

How it Works

Fortis BC will process the registration and arrange the initial \$60 Energy Assessments.

Fortis BC will additionally confirm the residence of the applicant to be within the City limits. If the registration is for a City of Grand Forks property, the first 100 Grand Forks registrants will be charged \$35 by FortisBC/Energy Assessor at the time of registration/assessment.

FortisBC will provide to the City of Grand Forks, a list of the Grand Forks applicants that received the \$25 subsidy.



Property assessment is done by the BC Assessment Authority and is based on the market value of all real properties in BC. Correct classification is determined for every property. Legislation is reviewed to determine if the property is fully or partially exempt from taxation. Once the assessment is complete, a Revised Assessment Roll is provided to the City. Based on the information provided on the Assessment Roll and the revenue required to be raised from property taxation for services, a tax rate is determined for each class of property.

The taxing authority in Grand Forks is the City of Grand Forks. The City also collects taxes on behalf of the School District, Hospital Districts, Regional district, Municipal Finance Authority, BC Assessment Authority.

2013 Sprinkling Regulations

Here in Grand Forks, the water that is used by each and every resident comes from deep water wells — as deep as 250 feet. Like many communities in southern British Columbia, Grand Forks faces drought and water supply issues during the hot summer months and very high energy costs for pumping during high demand. Sprinkling regulations help conserve water and ensure there is enough water during the hot, dry summer. In Grand Forks, properties with “even” numbered civic addresses may sprinkle on “even” numbered days (ie: 2nd, 4th, 6th, etc.). Those with “odd” numbered civic addresses may sprinkle on “odd” numbered days (ie: 1st, 3rd, 5th, etc.).

- For manual users, sprinkling is permitted from 7am-9am and from 7pm-9pm.
- For automated timed underground sprinklers, watering is permitted either from midnight-4am or from 7am-9am and from 7pm-9pm.
- Flower gardens, vegetable gardens and newly planted lawns and landscapes may be hand watered at any time. Manual sprinklers are not permitted.
- For the first month only, newly planted lawns and landscapes can be sprinkled twice a day every day from 7am-9am and 7pm-9pm using either manual or automatic underground sprinklers. Automatic systems can be used to water up to five minutes per zone at a time with total watering time not to exceed 4 hours.

For more information on sprinkling regulations, visit <http://www.city.grandforks.bc.ca/index.php/services/water-sewer/sprinkling-regulations/>

Like many communities in southern BC, Grand Forks faces drought and water supply issues during the hot summer months. Conserving water will reduce peak demands and help reduce the cost to maintain and operate the water system. When it comes to water conservation, every little bit helps. If we all do our part, we can make a huge difference.

Water – Every Drop Counts: Help Us Conserve One of Our Most Valuable Resources

If your habits resemble those of an average Grand Forks resident, you use about 720 litres per day of water—that’s more than 3,000 cups of water every day. That’s also about one-third more than the average British Columbian.

Have you ever wondered where all that water comes from? With May 20-26, 2013 being Drinking Water Week across BC, we’re hosting an open house at our Well #3, located on 68th Ave. just east of 27th St. We want to help you save water and use it more efficiently. Join us for a short tour, refreshments and find out where your water comes from.

The open house is the first of many opportunities in the coming months for residents to learn helpful tips and practical solutions to reducing water use, and maintaining a healthy lawn and garden.

Currently, the City of Grand Forks pumps water to a reservoir located in the east end of Grand Forks. The electricity costs associated with pumping, as well as wear on the pumps would be reduced if water demands could be reduced up to 25 per cent.

There are a number of things you can do in the coming weeks to learn more about water conservation, including how to use less at home and still maintain a healthy lawn and garden.

Get started by making a commitment to save water by taking the Drinking Water Challenge at <http://www.drinkingwaterweek.org/challenge>.

Come see us on June 18 at 7pm at Dr. D.A. Perley Elementary for a public information session, sponsored by FortisBC, on how you can save water, energy and money all at the same time. You’ll be able to pick up a home energy saver kit — including a low-flow shower head, kitchen tap aerator and CFLs — at a reduced price. Watch your mailbox in June for a newsletter with more information and tips on how you can reduce your water consumption.

Watch for more information over the next few weeks. If you’d like, you can also be added to our email distribution list to receive any updates or information. To be added to the list, simply email us at info@grandforks.ca

MAY 20 - 26, 2013

DRINKING WATER WEEK

GET TO KNOW YOUR H₂O

Did You Know?

- The average Canadian uses 329 litres of water per day, although the average Canadian thinks they use 132 litres per day.
- 26% of British Columbians have no idea where the water that flows out of their tap comes from.
- 65% of all indoor water use occurs in the bathroom. The next highest area of use is laundry, which accounts for 20%, followed by kitchen/drinking (10%) and cleaning (5%).
- Domestic water consumption can increase up to 50% in the summer months when people are watering their lawns and gardens.



Save Water in Your Home!

TIP 1 Fix that leaky toilet and save hundreds of litres of water in a year. To find out if your toilet is leaking, put food coloring in your toilet tank. If it seeps into the toilet bowl without flushing, you have a leak.

TIP 2 Shorten your shower by a minute or two and you’ll save more than 500 litres per month.

TIP 3 Invest in water savings. Energy efficient front-loading clothes washers use 35-50% less water and 30% less energy than standard washers. Use your clothes washer for only full loads.

TIP 4 Upgrade older toilets with water efficient models.

TIP 5 Install water-saving aerators on all of your faucets and water-saving shower heads.

TIP 6 When washing dishes by hand, don’t let the water run while rinsing. If your dishwasher is new, cut back on rinsing altogether. Newer models clean more thoroughly than older ones.

TIP 7 Collect the water you use for rinsing fruits and vegetables, then reuse it to water houseplants.

TIP 8 Keep a bottle of drinking water in the fridge, as running tap water to cool it off for drinking water is wasteful.

TIP 9 When shaving, fill the sink instead of letting the water run continuously and save 10 to 20 litres of water each time. Also, turn off the water after you wet your toothbrush.

Save Water Outside and Still Have a Healthy Lawn and Garden!

TIP 1 Do not over water to compensate for expected dry periods. Soil cannot store extra water.

TIP 2 Lawns and gardens require only 35 millimetres (enough to fill a tuna can) of water per week during warm weather. Less is needed during spring, fall, or cool weather.

TIP 3 Water lawns every three to five days, rather than for a short period every day. This will help grow deeper roots, making your lawn more tolerant to hot summer temperatures.

TIP 4 Raise your lawn mower blade to cut grass no lower than eight centimetres (three inches). Longer grass will shade the soil and reduce moisture loss. Long grass also helps feed the roots, reducing the need for it to quickly re-grow.

TIP 5 Choose water-efficient plants and consider xeriscaping. On days when it has rained, water your lawn less and turn off your automatic irrigation system.

TIP 6 Install a rain barrel and use the water you collect for your lawn, garden, and/or indoor plants. Collecting rainwater for watering needs uses very little energy compared to watering with treated water, which require enormous amounts of energy to clean and pump it to your tap.

THE CORPORATION OF THE CITY OF GRAND FORKS PUBLIC NOTICE



NOTICE OF WATER MAIN FLUSHING

The Water Utility Department advises residents that we will be flushing water mains throughout the City during the months of April and May. Flushing water mains are done as part of a scheduled preventative maintenance program to remove sediment that gradually deposits in the pipes and helps maintain water quality in our system.

Flushing will take place between the hours of 5:00 am and 3:30 pm. As we flush your area, you may experience a temporary reduction in water pressure and/or discoloration of the water. These conditions are normal during flushing activities and are only temporary. Please check your drinking, cooking, and laundry water before using. To clear your water lines, simply turn on your cold water tap or outside hose bib and let it run until the water is clear (approx 15 min.)

The City of Grand Forks regrets any inconvenience the flushing program might cause you. If you have any questions or if you experience any persistent water quality problems as a result of this maintenance program, please call City Hall, at 250-442-8266.

CITY OF GRAND FORKS BUILDING INSPECTIONS PUBLIC NOTICE

Beginning July 1, 2013 the City of Grand Forks will be offering Building Inspection services within the new Land and Development department. This includes a one stop process for future development where building permits and building inspection services are available.

As of JULY 1st 2013, if you live within municipal boundaries, these services can be accessed through City Hall. The new Building Inspector for the City of Grand Forks will be Wayne Kopan.

The Building Inspection Office will be located at:

City Hall 7217 - 4th Street
Grand Forks, B.C. V0H 1H0
Ph: 250 442 8266 ext 60151
Email: wkopan@grandforks.ca

Please look for further information on the City’s Website at www.GrandForks.ca