



# Metchosin Tax Brief 2026

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## TAX DUE DATE

Taxes are due by  
the close of  
business on  
**July 2<sup>nd</sup>, 2026**

A 5% penalty will  
be applied to any  
current taxes  
outstanding  
after the due date.

An additional 5%  
penalty will be  
applied  
after August 4<sup>th</sup>.

**Please note  
that the  
penalties also  
apply to any  
unclaimed  
Home Owner  
Grants.**

## PAYING YOUR PROPERTY TAXES

There are several other payment methods available, including:

- Online through your financial institution
- By mail (cheque can be post-dated to due date!)
- At the Municipal hall drop box (located to the right of the front door)

**REMEMBER to claim your Home Owner Grant (HOG)  
online, before the property tax due date!**

[www.gov.bc.ca/homeownergrant](http://www.gov.bc.ca/homeownergrant)

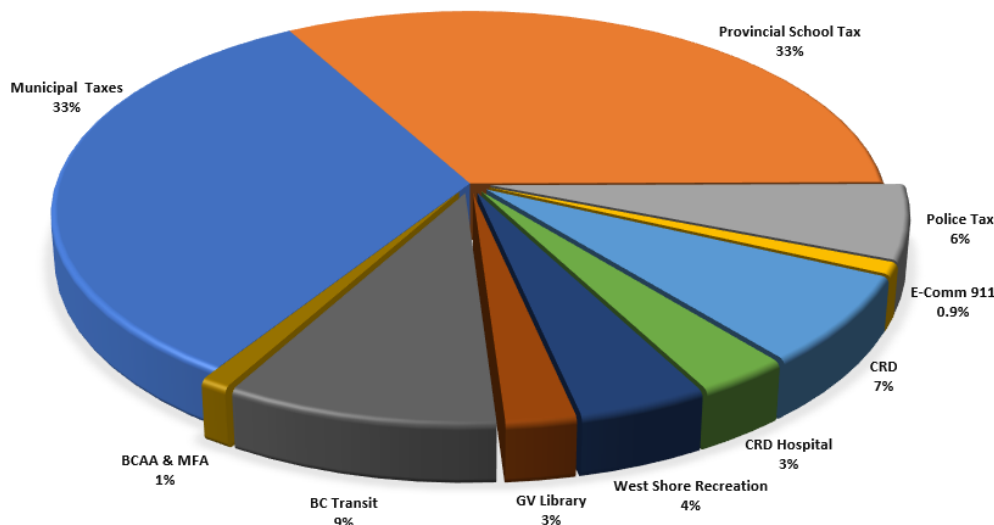
**Deferments are all online now - we cannot accept  
renewals**

## TAX IMPACT ON THE AVERAGE RESIDENCE

The municipal portion of the tax bill amounts to approximately 40% of residential property taxes showing a 5.3% increase in 2026. The remainder of about 60% is collected on behalf of other government agencies and taxing authorities. This portion is showing a 6% increase for 2026. The details of the breakdown of the amount paid to each taxing authority is shown on page 2. Overall the total tax bill for the average residential property is about a 5.3% increase over last year. For information on the 2026 - 2030 Financial Plan, please refer to our website [www.metchosin.ca](http://www.metchosin.ca) under Municipal Hall - Taxes & Budget section.

Also on the following page is a table showing the 2026 taxes payable to all taxing authorities for the average Metchosin single family residence.





## WHERE DO YOUR TAX DOLLARS

The graph to the left shows the breakdown of the gross property taxes between the District of Metchosin and other taxing authorities for the average residential single family property in 2026.

### 2026 Taxes for Average Single Family Residence

	2026	2025	\$ increase
<b>Average Assessed Value</b>	\$ 1,246,775	\$ 1,271,432	\$ (24,657.00)
<b>Taxes set by Metchosin</b>			
Municipal Taxes	\$ 1,584.84	\$ 1,482.81	102.03
Police Tax	291.98	262.07	29.91
E-Comm (NEW in 2025)	45.63	18.52	27.11
<b>Other Taxing Authorities</b>			
Provincial School Tax	1,601.23	1,530.80	70.43
Transit	448.09	432.16	15.93
Capital Regional District	346.05	332.16	13.89
Regional Hospital	152.19	156.91	(4.71)
GV Library	116.40	120.44	(4.04)
West Shore Recreation	213.25	223.95	(10.70)
BC Assessment	47.50	45.39	2.11
Municipal Finance Authority	0.25	0.25	(0.00)
<b>Total Other Authorities</b>	<b>\$ 2,924.97</b>	<b>2,842.07</b>	<b>82.90</b>
<b>Total Average House</b>	<b>\$ 4,847.42</b>	<b>\$ 4,605.47</b>	<b>241.95</b>
Less Basic home owner grant	(570.00)	(570.00)	-
<b>Total Net (under 65)</b>	<b>\$ 4,277.42</b>	<b>4,035.47</b>	<b>241.95</b>
Less <u>additional</u> home owner grant	\$ (845.00)	(845.00)	
<b>Total Net (over 65)</b>	<b>\$ 4,002.42</b>	<b>3,760.47</b>	<b>241.95</b>

This table shows the 2026 taxes payable to all taxing authorities for the *average* Metchosin single family residence, which is valued at \$1,246,775. The exact amount of taxes payable for your property depends on its assessed value as determined by B.C. Assessment Authority.

## PAY YOUR PROPERTY TAXES

- ◆ Online through your banking
- ◆ Mail us a cheque or **postdated cheque**
- ◆ Use drop box at front entrance
- ◆ Pre-authorized Payment Plan
- ◆ In person at the Municipal Hall

## CLAIM YOUR HOME OWNER GRANT

- ◆ Important information on the back of the tax notice.
  - ◆ Municipalities no longer accept home owner grant applications.
  - ◆ Claim online at [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant)
- Call 1-888-355-2700 to speak to an agent at the Province

For more information visit the Municipal Hall - Tax & Budget section of the page at [www.metchosin.ca](http://www.metchosin.ca)