



## Furry Creek Assessment Changes and Tax Implications: 2025

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### Highlights:

- SLRD does not have prevue or influence on BC Assessment decisions
- A reassessment by BC Assessment has significantly changed the total assessed value of the area
- A significant decrease in the total assessed value of a service Area will impact how taxes are spread amongst property owners
- When SLRD was made aware of the reassessment in February steps were made to ensure that local tax services for Furry Creek Community were decreased.
  - The average decrease of the local services was 6% compared to 2024
- It is estimated that Furry Creek property owners will pay roughly \$196 more for every 1million dollar value of their parcel
  - For example, if your property is valued at \$1.5 million, taxes will increase by \$294 compared to last year
  - This is only an *estimate* as the SLRD is not privy to Provincial tax bills and the administration fees and levies are applied after the budget process is completed

### Introduction:

Regional Districts do not collect property taxes directly from property owners. Rural property owners in the Squamish-Lillooet Regional District (SLRD) receive their tax notices from the Surveyor of Taxes in Victoria. These notices are issued in May of each year and are due to be paid to the Surveyor of Taxes by July 2<sup>nd</sup> of each year.

Properties are assessed by BC Assessment, and individual assessment notices are mailed to all property owners in the province and presented to the various tax jurisdictions. Find out more about how BC Assessment works, and how the assessment process can affect taxation:

<https://info.bcassessment.ca/About-Us/how-bc-assessment-works>

The SLRD does not have prevue or influence on BC Assessment decision. A reassessment by BC Assessment has significantly changed the total assessed value of the area. A significant decrease in the total assessed value of a service Area will impact how taxes are spread amongst property owners.

In most cases, tax rates are applied to the assessed value of your land and any buildings or structures on the property. Not all taxes are applied to the value of your entire property, though. There are many ways taxes can be applied, including:

- The value of the land
- The value of the buildings or structures
- The number of lots on the property (parcel taxes)

Significant changes to assessment values will have an impact on taxation within a service area, despite no significant increase to the total taxation amount requested for the service area. For example, a large decrease in assessment value for a single property will result in a decrease to the total assessed value for a service as the taxes are spread out to a smaller tax base. This leads to an increase in taxation for the other properties within the service area as the taxes are spread across the service's tax base annually.

This is the case for the community of Furry Creek.

When SLRD was made aware of the reassessment in February steps were made to ensure that local tax services for Furry Creek Community were decreased.

- The average decrease of the local services was 6% compared to 2024.
- It is estimated that Furry Creek property owners will pay roughly \$196 more for every 1 million dollar value of their parcel.
  - For example, if your property is valued at \$1.5 million, taxes will increase by \$294 compared to last year.
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The information below is to address questions with regard to the SLRD's budget process and the 2025 assessment changes and tax implications for the community of Furry Creek.

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### **What is the budgeting process for the SLRD?**

Through the Local Government Act and the Community Charter, local governments are required to adopt a five-year Financial Plan Bylaw by the end of March each year for the delivery of regional, sub-regional and local services. The Financial Plan is often referred to as the Budget.

Various trends and variables impact the Financial Plan including, but not limited to, economic conditions, population changes, assessment shifts, climate change and regulatory or legislative amendments. The financial plan aims to balance these factors in alignment with the Board approved strategic priorities, as well as corporate and service plans.

The budgeting process begins with building the expenses estimated for the year for each service of the SLRD. Then building the revenues available to offset, including Tax revenues. These budgets, when balanced, are then reviewed and updated via the following:

- The regional services of the SLRD, which includes what all municipal and rural residents pay, are discussed in open meetings of the SLRD Board between January to March.
- The electoral area services of the SLRD, which includes all rural residents (and no municipal members), are discussed in open meetings of the SLRD Electoral Area Directors between January to March.
- The local services, which are rural community services, are discussed with the respective SLRD Electoral Area Director in February to March.

The biggest issue with Regional District budgeting is that we don't receive the BC assessment revised roll that is used for taxation purposes until after the Financial Plan is adopted. This is a timing issue as the roll is not released until the end of March (in 2025 it was available on March 26<sup>th</sup>), however as previously mentioned the Financial Plan must be adopted by March 31 each year.

Regional District budgeting is unlike municipal government budgeting, with several notable differences:

- Every service provided by the regional district requires its own budget, using dedicated cost centres which identify the full cost of the service, including staff time, overhead and all applicable expenses.
- Each service has its own tax rate and service area, so the taxes paid are dependent on where you live and which services are applicable to your area. Only property owners within a cost centre service area pay for that service (for example, wastewater service in Britannia Beach is only paid for by those people in the service area).
- Funds cannot be transferred between services of differing areas.
- Regional District assessment property class multipliers are set by the province.
- The Regional District is not a taxing authority and therefore, does not collect taxes itself. The Province of BC (Surveyor of Taxes) collects taxation funds on behalf of the Regional District.

The SLRD oversees more than 90 different services across the region. Depending on where you live in the SLRD, you may receive services such as: fire protection, water, sewer treatment, curbside collection, parks, transit, recreation, search and rescue, library, and/or 911. The development of the five-year financial plan, or budget, begins each year in the fall with presentations to the Board and the public beginning in January. The financial plan must be adopted before the end of March each year.

### **How do Regional Districts determine tax requisition rates?**

In most cases, once the necessary budget is determined for each service and cost centre, the tax requisition amount is spread across the assessed value of the properties in that service.

Tax rates are applied to the assessed value of your land and any buildings or structures on the property. Not all taxes are applied to the value of your entire property, though. There are many ways taxes can be applied, including:

- The value of the land
- The value of the buildings or structures
- The number of lots on the property (parcel taxes)

### **What are the implications to the community of Furry Creek in 2025?**

In 2025, the tax requisition for Furry Creek **local** services **decreased** – taxes are on average 6% lower than last year. However, even though there is no significant increase in the total taxation

amount requested for a service area, significant changes to assessment values within the service area will have an impact on taxation.

The total assessment value within Furry Creek decreased from 2024 to 2025 due to the significant decrease in the assessment value of a single vacant 15.5-acre parcel. The assessment value of this property decreased from \$52.993M in 2024 to \$18M in 2025 and is a result of two separate assessment changes:

- In 2024, the property owner appealed the updated 2024 assessment value of \$52.9M
- The appeal was successful and a new assessment value of \$28.5m was set. However, this assessment change occurred after requisition amounts were sent to the Province and, therefore, the property owner's 2024 tax requisition amounts would have been based on the \$52.9M assessment value.
- A second reduction occurred in 2025, when BC Assessments determined market factors have further decreased the property value by \$10.5M, resulting in a reduced assessment value of \$18M for 2025. This assessment value is the amount used when total requisition funds are divided among property owners in 2025.

This large decrease in the assessment for a single property resulted in a decrease to the total assessed value for the Furry Creek area as the taxes are now spread out to a smaller tax base. This has led to an increase in taxation for the other properties within the service area as the taxes are spread across the service's tax base annually.

*The SLRD is not involved in the work of BC Assessment.* These appeals and reassessments are made independently by BC Assessment, without notice to the SLRD, and the SLRD cannot speak to BC Assessment's process of decision, only the impact a change in assessment can have on the tax base. Questions about the re-assessment should be directed to BC Assessment

**Even though the tax requisition request went down in 2025, the taxes we are each paying went up. What has the SLRD done to help the community of Furry Creek?**

In February, the SLRD Board and staff were made aware of the impact the reassessment would have on property owners in the Furry Creek service area. Through the 2025 – 2029 Financial Plan (budget) process, the decision was made to keep costs down and pull from operational reserves (where possible) in order to keep the taxation increase as low as possible in 2025 and mitigate the impact to the community.

However, even with the taxation requests for the Furry Creek service area decreasing, taxation rates for properties within the Furry Creek service area have increased in 2025, due to assessment changes.

- In 2025, for the Furry Creek community, when considering SLRD services and including the Provincial tax levy, the estimated increase is 0.19637 per \$1,000 of assessment; for a residential property assessed at \$1M, this would equate to \$196.37.

See the Appendix A for more details about the services paid.

***This tax impact is an estimate as each Furry Creek resident will have different shifts in their assessed values in 2025.*** Properties with an increased assessed value, over their 2024

value, will see a greater increase to their annual taxes. The larger the assessment increase over 2024, the greater the increase to annual taxes.

For more information and to see the 2025 tax insert that is included in your tax notice from the Surveyor of Taxes, visit the SLRD website: <https://www.slrd.bc.ca/media/file/2025-tax-insert-area-d>

The Province does not share tax notices with the SLRD, as it is in their jurisdiction. If you have questions about your tax notice, and your property is within one of the SLRD's four electoral areas, contact:

[Surveyor of Taxes](#)

Mailing address: PO Box 9446 Stn Prov Govt, Victoria, BC V8W 9V6

Courier Address: 1802 Douglas Street, Victoria, BC V8T 4K6

Toll Free in BC: 1-888-355-2700

Direct Telephone: (250) 387-0555

Fax: (250) 387-2210

Email: [ruraltax@gov.bc.ca](mailto:ruraltax@gov.bc.ca)

For more information regarding BC Assessments, please visit: [BC Assessment - Independent, uniform and efficient property assessment](#)

If you have questions about the services in your community, please contact the SLRD directly, by telephone at: 604-894-6371 (toll-free: 1-800-298-7753), by email at [info@slrd.bc.ca](mailto:info@slrd.bc.ca) or by fax at 604-894-6526. Visit our website at: [www.slrd.bc.ca](http://www.slrd.bc.ca)

## APPENDIX A

### Furry Creek Residents Taxation Information

The SLRD is not privy to the completed assessment role until after the budget process is completed.

The taxation for each property can only be estimated. There are factors that the Province determines without the SLRD, including administration fees and levies. These are included in each property owners tax bill, which is mailed from the Province.

The SLRD does not receive any copies or the details that are on individual property owners tax bills. Tax can be different from home-to-home in the SLRD. It depends on the value of the property, and the service area that property is in. For Furry Creek, there are some services which are specific to the local furry creek neighbourhood, while others are specific to portions of Area D, or all areas.

#### **Local Furry Creek Community Services:**

Furry Creek is taxed for these local services based on assessment values in Furry Creek:

- 1804 FURRY CREEK STREET LIGHTING **Requisition remains flat to 2024 (+0%)**
- 1908 FURRY CREEK REFUSE **Requisition decreases \$7,773 (-8.3%)**
- 2400 FURRY CREEK DYKING **Requisition decreases \$485 (-1.9%)**
- 2701 FURRY CREEK WATER **Requisition decreases \$21,737 (-10%)**
- 2801 FURRY CREEK SEWER **Requisition decreases \$21,051 (-9.8%)**
- 3002 FURRY CREEK OPEN SPACES **Requisition decreases \$2,332 (-3%)**

Although there were mostly decreases to the taxation/ requisition requests for these services in 2025, the tax rates did increase due because of the change in the assessment base.

#### **General Services Taxation (Area D portion)**

This shows as one line item on the property tax bill, generally listed as, AREA D SQUAMISH-LILLOOET, as the full Electoral Area D are included in these services. The services are regional services that (generally) all areas pay into and Electoral services that the member municipalities do not share in. See the full listing of services included in General Services Taxation below (that are taxed for) divided between regional services and Electoral services:

#### **Regional Services (generally all areas pay into these):**

- 1000 GENERAL GOVERNMENT SERVICES (all areas & member municipalities)
- 1010 REGIONAL INVASIVE SPECIES MGMT (all areas & member municipalities)
- 1200 LAND PLANNING & ZONING (all areas & member municipalities)
- 1300 REGIONAL SOLID WASTE MGMT (all areas & member municipalities)
- 1201 REGIONAL GROWTH STRATEGY (all areas & member municipalities, except area A)
- 1764 911 SOUTH (electoral areas C-D, Village of Pemberton)
- 3004 SEA-TO-SKY TRAILS (electoral areas C-D, Village of Pemberton, District of Squamish, Resort Municipality of Whistler)

### Electoral Services (member municipalities don't participate in these):

- 1704 AREA D SEARCH & RESCUE (just area D)
- 1400 BUILDING INSPECTION SERVICES (all electoral areas A-D)
- 1500 ELECTIONS & UBCM (all electoral areas A-D)
- 1761 EMERGENCY PLANNING (all electoral areas A-D)

These services are shared between different areas of the SLRD (except for Area D Search & Rescue, which is solely Area D as the participating area) based on Service Establishing Bylaws for each service. The taxation is allocated between each area based on assessment value. When reviewing Area D's portion of the General Services tax allocation in 2025, there was a reduction which is stemming from the decrease in assessments for Area D, as all other areas saw an assessment value increase. The 2025 total tax request for the above services (before the provincial fee) shows an increase of 23.3%, detailed below:

CC	DESCRIPTION	2025 Total	2024 Total	Variance	% Change
1000	GENERAL GOVERNMENT SERVICES	3,743,732	2,825,789	917,943	32.5%
1010	REGIONAL INVASIVE SPECIES MGMT & CONTROL	93,750	93,750	0	0.0%
1200	LAND PLANNING & ZONING	328,621	330,615	-1,994	-0.6%
1300	REGIONAL SOLID WASTE MANAGEMENT	200,808	174,565	26,243	15.0%
1400	BUILDING INSPECTION SERVICES	98,970	95,761	3,209	3.4%
1500	ELECTIONS UBCM	32,000	31,000	1,000	3.2%
1761	EMERGENCY PLANNING	639,982	582,542	57,440	9.9%
1201	REGIONAL GROWTH STRATEGY	10,000	0	10,000	
1704	AREA D SEARCH & RESCUE	26,250	25,850	400	1.5%
1764	911 SOUTH	58,517	47,744	10,773	22.6%
3004	SEA-TO-SKY TRAILS	187,500	187,500	0	0.0%
	<b>Totals</b>	<b>5,420,130</b>	<b>4,395,116</b>	<b>1,025,014</b>	<b>23.3%</b>

However, Area D's portion, including the provincial fee, increased by 12.4%, which is less than the 23.3% total (before the provincial fee) as Area D's assessments decreased and the taxation is allocated based on assessment values to all participating areas. The Area D Search & Rescue service is just Area D, so that service didn't have the same decrease in taxation.

### Area D Sub-regional services Furry Creek participates in:

- 1714 HOWE SOUND EAST FIRE SERVICES
- 2105 SQUAMISH DISTRICT SWIMMING POOL

These are shared services and the taxation is allocated between the Britannia Beach and the Furry Creek Communities based on assessment values. Squamish District Swimming Pool is also a tax service in the District of Squamish (Area D's contribution is minimal). The SLRD taxation requests for these services in 2025 decreased, however the tax rate increased for Howe Sound East Fire Services due to the reduction of the assessment base:

- \$0 increase for Howe Sound East Fire Services; tax rate increased 3.5%
- -\$2,190 decrease for Squamish District Swimming Pool; tax rate decreased - 0.4%