



# City of Port Moody

## Report/Recommendation to Council

Date: April 28, 2026  
Submitted by: Finance and Technology Department – Financial Services Division  
Subject: 2026 Annual Property Tax Rates – Three Readings of Bylaw No. 3541

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### Purpose

To establish the City of Port Moody Property Tax Rates for the collection of property tax revenues as identified in the City of Port Moody Financial Plan Bylaw, 2026, No. 3541.

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### Recommended Resolution(s)

**THAT City of Port Moody Annual Property Tax Rates Bylaw, 2026, No. 3541 be read a first, second, and third time as recommended in the report dated April 28, 2026, from the Finance and Technology Department – Financial Services Division regarding 2026 Annual Property Tax Rates – Three Readings of Bylaw No. 3541.**

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### Background

Section 165 of the *Community Charter* requires municipalities to annually prepare and adopt a Financial Plan that encompasses the City's operating and capital requirements for a period of five years. Section 197 of the *Community Charter* requires that the municipalities annually adopt a Property Tax Rate Bylaw prior to May 15<sup>th</sup> of each year to collect and allocate the municipal revenue needed to fund the services Council has approved in their annual Financial Plan.

Section 165 of the *Community Charter* requires that Council adopt Financial Plan Bylaw, 2026, No. 3541 for years 2026 to 2030, prior to the adoption of Annual Property Tax Rates Bylaw, 2026, No. 3541. The tax rates for each of the property tax classes cannot be calculated until the amount of revenue needed from taxation has been identified and approved by Council. It is anticipated that the adoption of Financial Plan Bylaw, 2026, No. 3541 for years 2026-2030 will occur on May 12, 2026.

The 2026 Financial Plan may be subsequently amended by Council as permitted under the *Community Charter*; however, the associated Annual Property Tax Rates Bylaw, 2026, No. 3541 cannot be amended as the rates will be applied to the tax bills for collection of the tax revenues.

The draft Annual Property Tax Rates Bylaw, 2026, No. 3541 is included as **Attachment 1**.

Council has a revenue policy that generally allocates the approved tax rate increase equally across all property tax classes, recognizing that all property tax classes have financial challenges. Council may, however, shift all or a portion of the tax increase to specific tax classes.

Tax Class Capping

The Major Industry Class (Class 4) contains properties that are legislatively capped at \$27.50/\$1,000 of assessed value by the *Ports Property Tax Act (PPTA)*. The *PPTA* was enacted by the Province to ensure that certain eligible port properties remain competitive in attracting port traffic and business to BC, in recognition of the importance of the BC ports as gateways to the economies of Canada. To encourage the owners of port properties to make investments in the capped port properties, the *PPTA* also requires that the new investments or improvements be phased in to the \$27.50/\$1,000 rate, starting at \$22.50/\$1,000. Improvements made to a capped port property in the current year require the application of the \$22.50/\$1,000 tax rate, which will be depreciated until the legislated \$27.50/\$1,000 rate is reached.

Due to tax class capping, some properties will not receive the Council approved tax increase. In these cases, the increase will remain within the tax class.

Properties in Utility Class 2 are legislatively capped under BC Regulation 329/96, pursuant to section 197 of the *Community Charter*, at the greater of \$40.00 per \$1,000 of assessed value or 3.28 times the Class 6 (Business/Other) mill rate. For 2026, the City’s proposed Class 2 mill rate is set at this maximum permitted level of \$40.00 per \$1,000.

**Discussion**

The Tax Rate Bylaw sets the tax rates for Municipal levies and Regional District levies. Other levies, collected through municipal tax notices, include School, BC Assessment Authority, Greater Vancouver Transportation Authority (TransLink), and the Municipal Finance Authority.

The 2026 Financial Plan presented for Council’s approval shows a total residential property tax of \$3,179, which represents an increase of \$121 or 3.95% for the average household assessed at \$1.22 million for 2026. This equates to an increase of \$2.32 per week. The total blended residential property charge, which includes property tax and utility levies (Drainage) are estimated at approximately \$3,316 for the average household, an increase of 4.0% over 2025.

The mill rates in the attached Annual Property Tax Rates Bylaw, 2026, No. 3541 are based on the above tax and utility increases as proposed in the 2026 Financial Plan. The following is the breakdown of the 2026 municipal levies:

Municipal Levies	2026
<b>General Government Levy</b>	<b>40,686,027</b>
<b>Police Services</b>	17,679,889
<b>Asset Renewal Levy</b>	6,214,202
<b>Master Transportation Plan Levy</b>	386,009
<b>Fire Hall Levy</b>	536,855
<b>Storm Drainage Levy</b>	2,817,745
<b>Total</b>	<b>68,320,727</b>

The 2026 Basic Home Owner Grant is \$570 and the Seniors Grant is \$845; both remain unchanged from 2024. The property value at which the Home Owner Grant begins to be phased out starts at \$2,175,000. The Grant continues to be phased out at the rate of \$5 of Grant for each additional \$1,000 of assessed value in excess of \$2,075,000. As a result, the Grant will be eliminated for homeowners with a home valued at more than \$2,189,000. This cap is at the higher rate of \$2,244,000 for seniors, those qualifying under the persons with disabilities category, and those in receipt of war veteran allowances.

The Province continues to apply an additional school tax, which applies to high-valued residential properties in the province, including detached homes, stratified condominium or townhouse units, and most vacant land. The additional school tax does not apply to non-stratified rental buildings with four or more housing units.

The tax still applies only to the residential portion of a property's assessed value above \$3 million, with the current rates remaining in effect as follows:

- 0.2% on the residential portion assessed between \$3 million and \$4 million; and
- 0.4% on the residential portion assessed over \$4 million.

However, Budget 2026 introduces increases effective January 1, 2027, subject to legislative approval. Starting in the 2027 tax year, the rates will rise to:

- 0.3% on the portion between \$3 million and \$4 million (up from 0.2%); and
- 0.6% on the portion over \$4 million (up from 0.4%).

These changes will affect most high-value residential properties beginning in the 2027 taxation year.

The draft City of Port Moody Alternative Municipal Tax Collection Scheme Bylaw, 2026, No. 3541 (to be reviewed by Council in subsequent report titled Alternative Tax Collection Scheme for 2026) includes provision for a property tax due date of July 2, 2026, with a 5% penalty added to outstanding taxes on July 3, 2026. A second 5% penalty will be added to outstanding taxes after September 15, 2026.

### Other Option(s)

Council may refer City of Port Moody Annual Property Tax Rates Bylaw, 2026, No. 3541 back to staff for action, recognizing that the Tax Rate Bylaw must be adopted prior to May 15, 2026, as required by section 197 of the *Community Charter*.

### Financial Implications

Financial implications are detailed and set out above.

## Communications and Civic Engagement Initiatives

Notification of Council's consideration of the 2026 Tax Rates Bylaw was provided in accordance with the City of Port Moody Public Notice Bylaw, 2023, No. 3430. Budget deliberations have been open to the public and information posted and updated on the website.

The 2026 Budget Consultation was facilitated through [engage.portmoody.ca](https://engage.portmoody.ca), the City's online engagement hub where participants register to learn about the City's plans and projects, share ideas, and provide feedback. Between October 27, 2025, and November 9, 2025, participants had access to a budget survey, budget resource information, FAQs, and could pose questions to staff. The City received 321 survey responses.

- 44% of survey respondents indicated that they received good (32%) or very good (12%) value in relation to the taxes and utility fees that they pay.
- 53% of survey respondents wanted to maintain current service levels (35%) or enhance service levels (18%) through a 2026 tax increase.
- 45% of respondents did not want a 2026 tax increase. 31% preferred to reduce service levels to keep the tax rate the same as last year, and 14% wanted an even further reduction in services to reduce the tax rate.
- 47% of respondents said to leave subsidies and user fees the way they are (no change), while 35% wanted subsidies decreased, so users pay more than they do now, 9% wanted subsidies removed entirely, and 7% wanted to increase subsidies so users pay less than they do now.
- 54% of survey respondents indicated that they strongly (27%) or mildly (27%) agreed with the City exploring an expansion of the pay parking program to additional areas with high parking demand and low turnover, while 35% expressed disagreement, including 10% who mildly disagreed and 25% who strongly disagreed.

The results from the public consultation undertaken for the 2026-2030 Five-Year Financial Plan were presented to the Finance Committee on November 18, 2025.

## Council Strategic Plan Objectives

The recommendation in this report aligns with the following Council Strategic Plan Goal:

- Strategic Goal 1.2 – Ensure Financial Sustainability.

## Attachment(s)

1. Draft City of Port Moody Annual Property Tax Rates Bylaw, 2026, No. 3541.

## Report Authors

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## Report Approval Details

Document Title:	2026 Annual Property Tax Rates – Three Readings of Bylaw No. 3541.docx
Attachments:	- Attachment 1 - Draft City of Port Moody Annual Property Tax Rates Bylaw, 2026, No. 3541.pdf
Final Approval Date:	Apr 20, 2026

This report and all of its attachments were approved and signed as outlined below:

Paul Rockwood, General Manager of Finance and Technology - Apr 16, 2026

Anna Mathewson, City Manager - Apr 20, 2026