

CITY OF PORT COQUITLAM
ANNUAL TAX RATES BYLAW, 2026

Bylaw No. 4441

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited as the “Annual Tax Rates Bylaw, 2026, No. 4441”.

2. RATES

The following rates are hereby imposed and levied for the year 2026:

- 2.1 For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appear in Column “A” of Schedule 1, attached hereto and forming part of this Bylaw.
- 2.2 For the purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appear in Column “B” of the Schedule, 1 attached hereto and forming part of this Bylaw.
- 2.3 For purposes of the Downtown Business Improvement Area on the assessed value of land and improvements taxable for general municipal purposes, and only on land and improvements within the area outlined in the “Downtown Business Improvement Area Bylaw No. 4418”, rates appear in Column “C” of the Schedule 1, attached hereto and forming part of the Bylaw.
- 2.4 The rates and taxes imposed or levied pursuant to this bylaw are due on or before July 2, 2026.

3. ALTERNATIVE MUNICIPAL TAX COLLECTION SCHEME

In accordance with Section 235 of the *Community Charter*, the Municipal Council of the Corporation of the City of Port Coquitlam may establish an Alternate Municipal Tax Scheme that clearly establishes when penalties are added to unpaid taxes.

Imposition and Levying Penalties

- 3.1 If any portion of property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after July 2, 2026, of the year those taxes are levied, the Collector will add to the said unpaid property taxes a penalty of 5% of the portion that remains unpaid.
- 3.2 If any portion property taxes for the current taxation year for a parcel of land and its improvements on the assessment roll remain unpaid after Sept 15, 2026, of the year those taxes are levied, the Collector will add to the said unpaid property taxes an additional 5% penalty of the portion that remains unpaid.
- 3.3 Where a penalty addition in accordance with section 3.1 would otherwise be applied, and the property owner is eligible for and subsequently claims the current

year's Home Owner Grant and applies to the Province for such grant on or before September 15, the penalty shall not be applied to that portion of taxes outstanding which was equal to the current year's Home Owner Grant.

- 3.4 If an owner makes an election to pay under the general tax scheme, the Collector must apply the penalties and interest set out in any regulation under section 234 of the *Community Charter*.
- 3.5 The penalties referred to in subsection 3.1 and 3.2 are due as part of the property taxes for the current year for the parcel of land and its improvements.

Owner Election

- 3.6 Property owners may elect, by giving written notice to the Collector, during the twelve-months ending May 15th of the current year, to pay under the general tax scheme established by section 234 of the *Community Charter*, or to pay under the alternative municipal tax collection scheme established by this Bylaw.
- 3.7 If a property owner makes no election under subsection 3.6, the alternative municipal tax collection scheme under this Bylaw automatically applies.
- 3.8 A property owner may change their election under subsection 3.6 by giving written notice to the Collector on or before July 2nd of the current year, provided that they may only change their election once per year.
- 3.9 Property owners must deliver their notice of election under subsection 3.6 or change of election under subsection (3) to the Collector at his or her office at 2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8 or by email at taxes@portcoquitlam.ca

4. SCHEDULE

Schedule 1 – “Annual Tax Rates – Municipal & Metro Vancouver Regional District” is attached hereto and forms part of this Bylaw.

READ A FIRST TIME this	28 th day of	April, 2026
READ A SECOND TIME this	28 th day of	April, 2026
READ A THIRD TIME this	28 th day of	April, 2026
ADOPTED this	5 th day of	May, 2026

B. West

Mayor

V. Washington

Acting Corporate Officer

Schedule 1

Annual Tax Rates – Municipal & Metro Vancouver Regional District Tax Rates (dollars of tax per \$1,000 taxable value)

		A	B	C
	Property Class	General	Metro Vancouver Regional District	Downtown Business Improvement Area
1.	Residential	2.1985	0.0552	
2.	Utilities	40.0000	0.1932	
3.	Supportive Housing	2.1985	0.0552	
4.	Major Industry	5.8794	0.1877	
5.	Light Industry	5.8794	0.1877	0.5725
6.	Business and Other	6.0622	0.1352	0.5725
7.	Managed Forest Land	40.0000	0.1656	
8.	Recreation/Non-Profit	12.3292	0.0552	
9.	Farm	31.2385	0.0552	

Notes:

1. Column "A" and "C" will be applied to the assessed value for general municipal purposes.
2. Column "B" will be applied to the assessed value for regional hospital district purposes.