



# FAMILIES WITH CHILDREN PROPERTY TAX DEFERMENT PROGRAM APPLICATION AND AGREEMENT GUIDE

under the *Land Tax Deferment Act*

## CONTACT INFORMATION

For general information, contact your municipal office or a Service BC Centre (for rural properties).

For information about the tax deferment program, contact us at the Tax Deferment Office:

- In Victoria: 250 356-8121
- Service BC (request a transfer to 250 356-8121)
- In Vancouver: 604 660-2421
- Toll-free elsewhere in BC: 1 800 663-7867
- Email: [taxdeferment@gov.bc.ca](mailto:taxdeferment@gov.bc.ca)
- Website: [gov.bc.ca/propertytaxdeferment](http://gov.bc.ca/propertytaxdeferment)

Tax deferment is a low interest loan program that assists qualified BC homeowners to pay their annual property taxes.

## WHO QUALIFIES

You may be eligible to defer payment of the current year property taxes if you are a Canadian citizen or permanent resident, you have lived in BC for at least one year immediately before applying for tax deferment, and you meet **one** of the following conditions.

1. You financially support a child who is under the age of 18 at any time in the current calendar year, and the child lives full time with you or lives part time with you under a shared parenting arrangement, or if the child does not live with you, you pay support for the child.
2. You are the parent who financially supports a child or stepchild of any age who, at any time during the current calendar year
  - attends an educational institution (such as a college or university), or
  - is a person with disabilities.

To be considered a person with disabilities, the child or stepchild must:

- be designated as a person with disabilities under the *Employment and Assistance for Person with Disabilities Act*, or
- have a severe mental or physical impairment that:
  - in the opinion of a medical practitioner, is likely to continue for at least 2 years, and
  - in the opinion of a prescribed professional:
    - directly and significantly restricts the child's ability to perform daily living activities, either continuously or periodically for extended periods, and
    - as a result of those restrictions, the child requires an assistive device, the significant help or supervision of another person, or the services of an assistance animal to help perform those activities.

**Note:** You may be required to provide proof that you financially support a dependent child.

## PROPERTY QUALIFICATIONS

The property must:

- have sufficient equity (see Equity section), and
- be the principal residence of the owner (i.e. where you live and conduct your daily activities). Second homes, such as summer homes and rental properties, do **not** qualify.

You can only defer property taxes paid to a municipality or to the province. Taxes paid to a First Nation are **not** eligible for the Property Tax Deferment Program. Also, leased properties do **not** qualify for tax deferment if you are leasing the property from the fee simple owner.

## REGISTERED OWNERS

You can apply to defer the property taxes on your principal residence if:

- you are a registered owner in fee simple, or
- you hold a life estate or right to purchase interest that is registered in the Land Title Office or the Personal Property Registry.

Properties registered in the name of an executor/executrix, the estate, or in trust do **not** qualify for tax deferment.

**Note:** All registered owners **must** sign the agreement (**Form 2**).

## EQUITY

You must have and maintain a minimum of **15% equity** in your home to qualify for tax deferment. This means that **all** charges registered against the property in the Land Title Office or the Personal Property Registry plus the amount of taxes you want to defer cannot exceed **85%** of the assessed value of your home as determined by BC Assessment. Other appraised values are **not** accepted. Your current year taxes and the **registered value** of your mortgage(s), line(s) of credit, running account mortgage(s) and any other registered charge(s) that have a monetary value will be used in the initial calculation to determine your equity (Box B below). If this calculation indicates there is insufficient or undetermined equity, you will receive a letter from our office requesting information from your financial institution.

Not all financial institutions allow our office to register a lien after their charge. Please contact your financial institution for clarification **before** you apply for tax deferment.

## EQUITY CALCULATOR

BC Assessment value of your home	\$	
BC Assessment value X 85% =	\$	<b>A</b>
Current year taxes and total registered charges as noted above	\$	<b>B</b>
To apply for property tax deferment	<b>B MUST BE LESS THAN A</b>	

This equity calculator only applies when you have current fire insurance for your home and all other improvements, otherwise you may be eligible based only on your land value.

See our website for our online equity calculator.

## WHAT CAN BE DEFERRED

You may defer all or a portion of the unpaid current year residential (class 01), or residential and farm (class 01 and class 09) taxes on your principal residence after deduction of the home owner grant.

Other property classes **cannot** be deferred and **must** be paid in full to your Property Tax Office.

Previous year(s) taxes, utility user fees, penalties and interest **cannot** be deferred. They **must** be fully paid before you apply for tax deferment.

Tax deferment is not a refund program. You do not qualify if you have already paid your property taxes for the current year.

### RESTRICTIONS

Any charges registered against the property, such as Certificates of Pending Litigation or Caveats, **must** be removed before you can qualify for tax deferment.

Charges registered under the *Family Relations Act* or *Family Maintenance Enforcement Act* will be reviewed on an individual basis.

Ensure that all property changes, such as refinancing, subdividing, and adding or removing registered owners, are completed before you apply for tax deferment.

### PENALTIES

You will **not** be required to pay late penalty charges if you submit the tax deferment application to your Property Tax Office before the property tax due date **and** your application is approved by our office.

You **will** be required to pay late penalty charges if:

- you apply for tax deferment after the property tax due date,
- you are found ineligible for tax deferment after the property tax due date,
- you do not provide our office with requested information, or
- you cancel or withdraw your application for **any** reason at any time before this office pays the taxes on your behalf.

### FEES AND INTEREST

There are no fees for this program. Simple interest is charged on your tax deferment account at a rate not greater than the bank prime rate and is set every six months in April and October. Interest begins from the date your property tax is due or the date you apply to defer your taxes, whichever is later.

See our website for the current interest rate.

### MAKING PAYMENTS

You may repay all or part of your tax deferment balance at any time without penalty. If you wish to pay down your balance and keep your agreement open, we require a minimum balance of **\$25** left owing on your tax deferment account.

See our website to learn more about making payments.

### TO CANCEL YOUR APPLICATION

Contact our office if you want to cancel your application.

Penalties will apply if you cancel your application after the property tax due date (see Penalties section).

Please see our website for more information on the Tax Deferment Program. The information in this guide is for your convenience and is not a replacement for the legislation. The *Land Tax Deferment Act* and Regulations are on our website.

## PLEASE READ THE INFORMATION BELOW BEFORE COMPLETING THE APPLICATION

### How to Apply

**Step 1 Wait** until you receive your annual property tax notice from your Property Tax Office.

**Step 2 Complete** the *Families with Children Property Tax Deferment Program Application and Agreement (FIN 28)*. Only one owner who meets the qualifications is required to complete the application (**Form 1**). **All** registered owners of the property are required to sign the agreement (**Form 2**).

**Step 3 Before** your tax due date, deliver your application, property tax notice and home owner grant application to the address on your property tax notice (**not** to the Tax Deferment Office).

The last day you may submit your tax deferment application to your Property Tax Office is December 31<sup>st</sup> of the current year. However, if you apply after the property tax due date, a late penalty charge will be added to your property tax account. Penalties are not deferrable and must be paid before your Property Tax Office submits your application to our office for processing.

### After You Apply

- Your Property Tax Office will complete the collector portion of your application/agreement and forward it to the Tax Deferment Office for processing.
- The Tax Deferment Office will receive your application and determine your eligibility. If your application is approved, it becomes a signed agreement and is registered as a restrictive lien in the Land Title Office or, if your home is a manufactured home, in the Personal Property Registry. The lien remains in effect until the account is paid in full. Once the lien is registered, the Tax Deferment Office will pay your current property taxes directly to the Property Tax Office on your behalf.
- In future years, you will receive a *Statement of Account* and renewal application each spring. **You must submit the renewal application to your Property Tax Office before your tax due date if you wish to defer that year's taxes and avoid penalties.**
- Renewal of your tax deferment agreement is **not** automatic.
- Some applications can take several months to process because of the need to gather all necessary information.
- See our website for more information [gov.bc.ca/propertytaxdeferment](http://gov.bc.ca/propertytaxdeferment)