INCORPORATION TAX IMPACT ESTIMATOR

Residential properties only, within the Study Boundary

IMPACT = Option 1 (Incorporation) Taxes MINUS Option 2 (RDOS Area "D") Taxes

Enter your residential assessed value (check your tax notice or look-up at *bcassessment.ca*)	**$800,000**
TAX IMPACT OF INCORPORATION For properties **NOT WITHIN** the OK Falls Water Service Area (includes residential properties in Sun Valley and Rolling Hills)	**$577**
TAX IMPACT OF INCORPORATION For properties **WITHIN** the OK Falls Water Service Area	**$481**

PLEASE NOTE:

The TAX IMPACT amount is an estimate of the **difference** between local government taxes and user fees that would be paid under Option 1 (Incorporation) and Option 2 (Remain Part of RDOS Electoral Area "D"), and only applies to properties with residential assessment (Class 1) that are located within the Okanagan Falls Incorporation Study Area. The resulting figure is not exact, but provides a close estimate of the impacts based on the assumptions included in the Okanagan Falls Incorporation Study analysis.

Residential Property (Class 1) Incorporation Tax Impact Estimator

Difference between Incorporation (Option 1) and Remaining as Part of Electoral Area "D" (Option 2)
* Note this does not represent the entirety of your taxes, just estimates the difference between the two options

Enter Your Residential Property's Assessed Value
(note: you can find your assessed value on your tax notice or at www.bcassessment.ca)

$800,000

			Option 1: Municipal (Incorporation)			Option 2: Remain Part of RDOS Electoral Area "D"		
			Rate	Assessed Value	Total	Rate	Assessed Value	Total
1	**Municipal Taxes**	Multiply Rate x Assessed Value divide by 1,000	2.3979	$800,000	$1,918.32	n/a	n/a	n/a
2	**Regional District (RDOS) and Library Taxes**	Multiply Rate x Assessed Value divide by 1,000	0.3563	$800,000	$285.04	1.5937	$800,000	$1,274.96
3	**Police Tax**	Multiply Rate x Assessed Value divide by 1,000	0.1062	$800,000	$84.96	0.0962	$800,000	$76.96
4	**Rural Area Tax (Option 2 only)**	Multiply Rate x Assessed Value divide by 1,000	n/a	n/a	n/a	0.3600	$800,000	$288.00
5	**Surveyor of Taxes (Option 2 only)**	Add Lines 2 and 3 together and multiply by 0.0525	n/a	n/a	n/a	0.0525	n/a	$70.98
	Local Service Tax Total*				**$2,288.32**			**$1,710.90**

* does not include school tax, hospital tax, MFA and BCA taxes, or water, sewer and garbage user fees which are estimated to remain the same in both options

IMPACTS	
TAX IMPACT OF INCORPORATION	**$577**
** if you are within the OK Falls water service area, the impact above is reduced by this amount	-$97
TAX IMPACT OF INCORPORATION IF YOU ARE WITHIN THE OK FALLS WATER SERVICE AREA	**$481**

This is the impact if your property is NOT within the OK Falls Water Service Area (such as Sun Valley, Rolling Hills or McLean Creek flats)

This is the impact if your property is located within the OK Falls Water Service Area (and therefore currently pay toward cemetery and street lighting)

NOTES

1. The spreadsheet estimates the difference between the property taxes that would be paid for the majority of the local government services under both scenarios, but does not include the entirety of your taxes. Your actual property tax bill includes several amounts that are not for local services, including hospital, school, and BC Assessment. These tax rates, and a few others that will remain the same under both options, are not included in the above calculations.

2. The above estimates do not include user fees for services you receive, such as water, sewer, or garbage service. These fees are also estimated to be the same under both options, so will not change as a result of incorporation, or affect the "impact" or difference between the two options.

3. The estimates are based on the comparison analysis completed as part of the Okanagan Falls Incorporation Study, and is based upon assumptions that can be reviewed in the individual Service Sheets on the website at rdosregionalconnections.ca. The comparisons assume the same service levels and tax ratios apply in both Options.