

AVICC
April 13, 2024



BC ASSESSMENT

Agenda

1. About BC Assessment
2. First Nation Customers
3. Interesting New Assessments within the AVICC
4. Questions



BC ASSESSMENT

Who we are What we do How we do it

Established in 1974 under the *Assessment Authority Act* in response to the need for a fair, independent organization that valued all property in the province

A provincial Crown corporation, independent of taxing authorities



Our product

The 2024 Assessment Roll

- Annual list of property values provides stable, predictable base for real property taxation in B.C.
- Represents over 2.184 million properties with total value of \$2.793 trillion
- Identifies ownership, value, classification and exemptions for each property
- Provides stable base for local governments and taxing authorities to raise approx \$8 billion annually in property taxes for schools and important local services

Role of BC Assessment in First Nations taxation

- BCA develops, promotes, & supports assessment knowledge, policies, & procedures which aid First Nations in developing & administering effective & efficient property taxation
- What legislative authority authorizes BCA to provide assessment services to First Nations?
 - *Indian Self Government Enabling Act*
 - *Assessment Authority Act*
 - *Assessment Act*



Services BCA provides to First Nations

- **Assessment rolls:**
Prepare rolls & notices in accordance with the First Nations assessment & taxation by-laws/laws & defends appeals
- **Exempt property reports:**
Valuations of exempt properties on reserves for purposes of services agreements with neighbouring Local Governments
- **Treaty negotiations/implementations:**
Consulting services & legal support



Five Frameworks – Indigenous Assessment



1. Province or Municipality taxes occupiers of Crown Land.



2. Sechelt Indian Self Government District taxes on Reserve.



3. First Nation taxes occupiers on Reserve through Section 83 Indian Act.

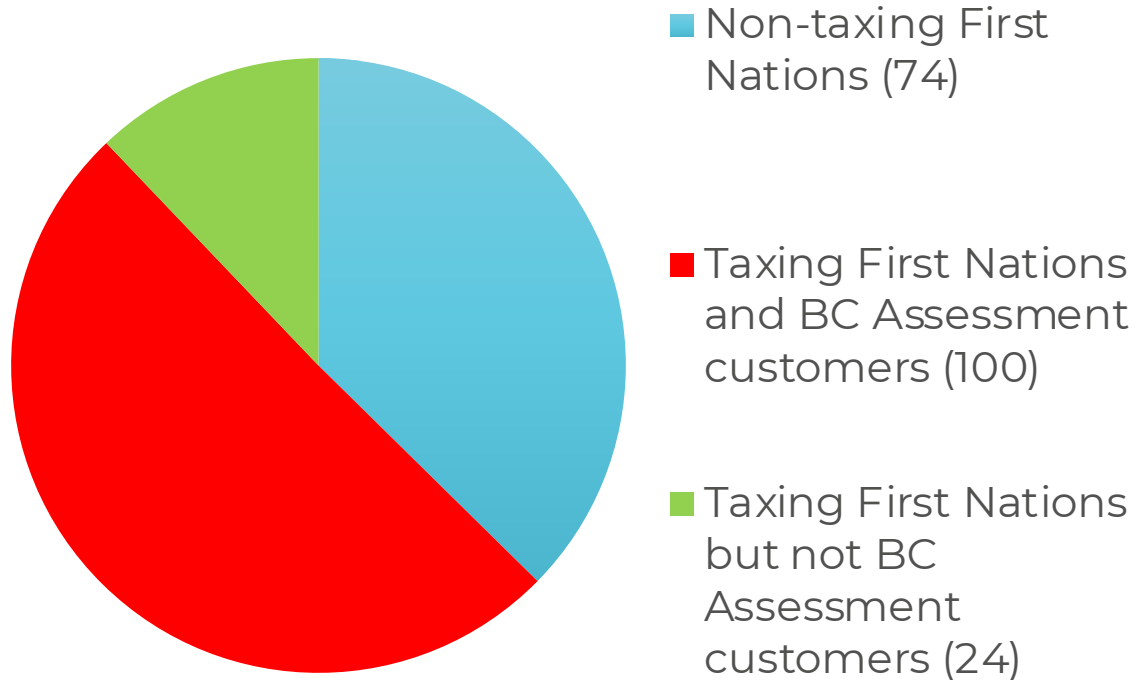


4. First Nation taxes occupiers on Reserve though Fiscal Management Act.

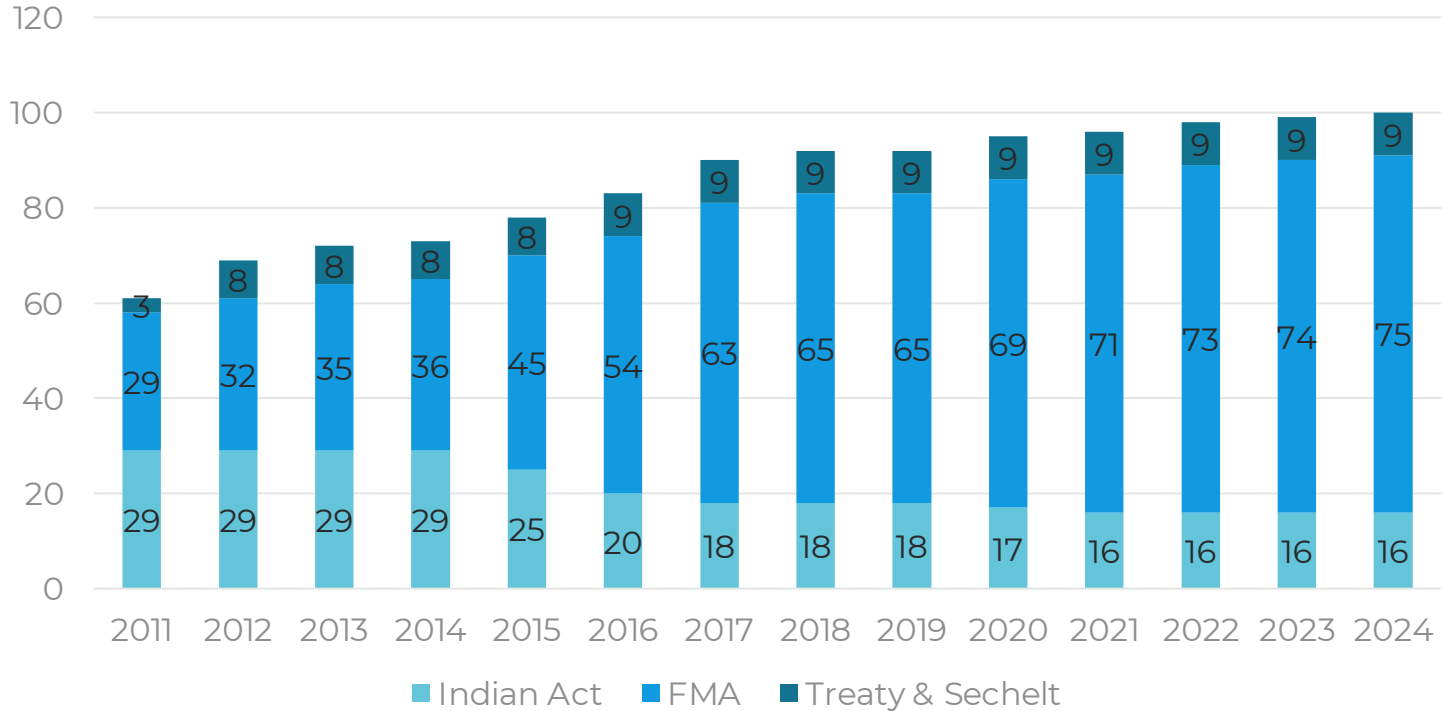


5. First Nation taxes Treaty Land (including Nisga'a Nation).

2024 Roll – BC First Nations by taxing status and customer status



First Nation Customers by type of law and roll year



How we value different properties



Residential



Commercial

- Market value as of July 1st
 - Residential
 - Commercial

Market value is the most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer & seller, each acting prudently, knowledgeably & assuming the price is not affected by undue stimulus.

Physical Condition Date is Oct 31st.

- Legislated (regulated values)

Sample Financial Management Act Assessment Laws (BC)

- **“assessed value”** means the market value of land or improvements, or both, comprising an interest in reserve lands as if the land or improvements, or both, were held in fee simple off the reserve, as determined under this Law;

Valuation Principles applied within all First Nation Frameworks

- Assessed in Occupier's Name
 - Owner of mobile home is added to the roll.
- Duration of Tenure is NOT considered
 - Leasehold interests are not assessed.
- Restrictions in Use are considered.
 - Higher intensive uses are assessed accordingly.
- Improvements assessed with associated land value.
 - Land equates to the area of paramount occupation.
- Assessed Value to equate to Fee Simple Interest.
 - Comparable sales evidence off reserve are the benchmark.



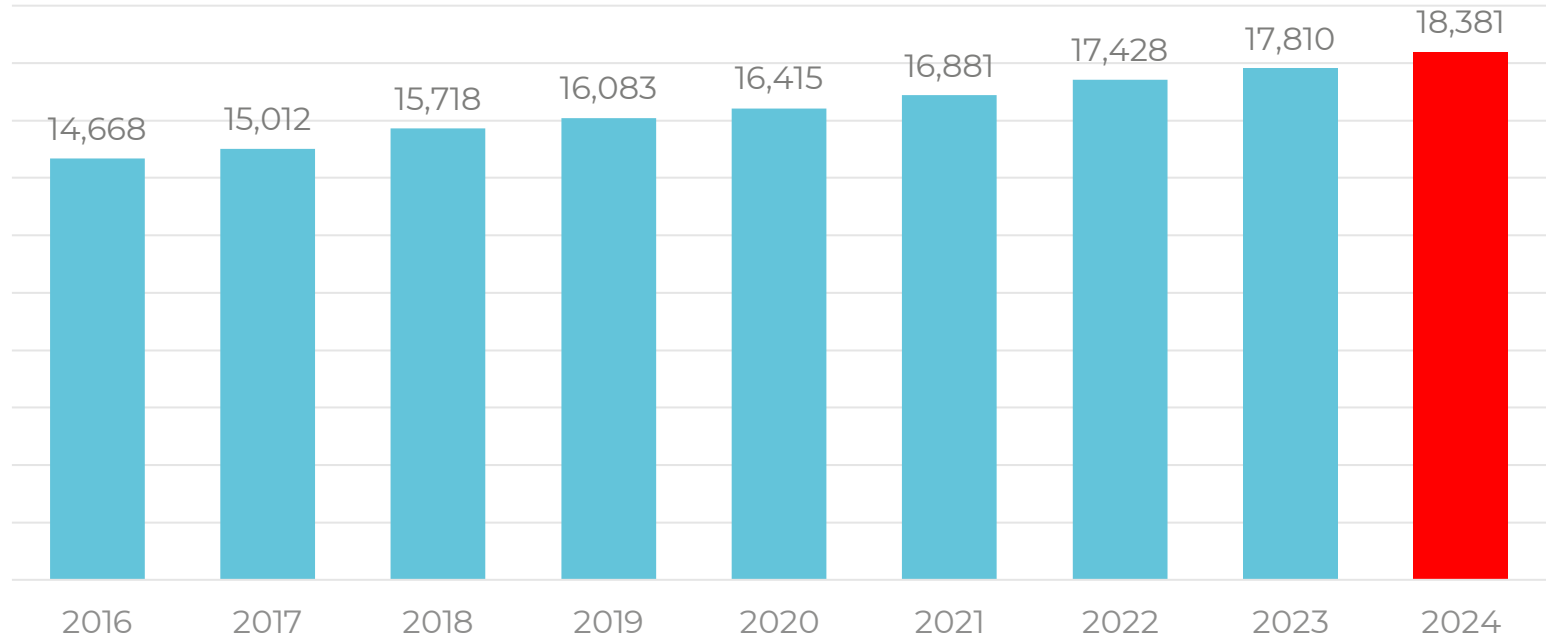
Fee Simple Interest?



- Mirrors Provincial Assessment Act
 - Occupiers of Crown or Exempt Land assessed in this fashion.
- Efficiency and Cost Effectiveness
 - Fee simple sales are registered and require less analysis.
- Assessment Equity and Uniformity.
 - Assessments on and off reserve are comparable.
- Tax Rate Comparability.
 - First Nation Tax Rates can be compared to non-reserve jurisdictions.

2024 Roll - Growth of Indigenous Nations' Assessment Rolls (Sec 83 and FMA Frameworks)

Number of Folios (taxable rolls)



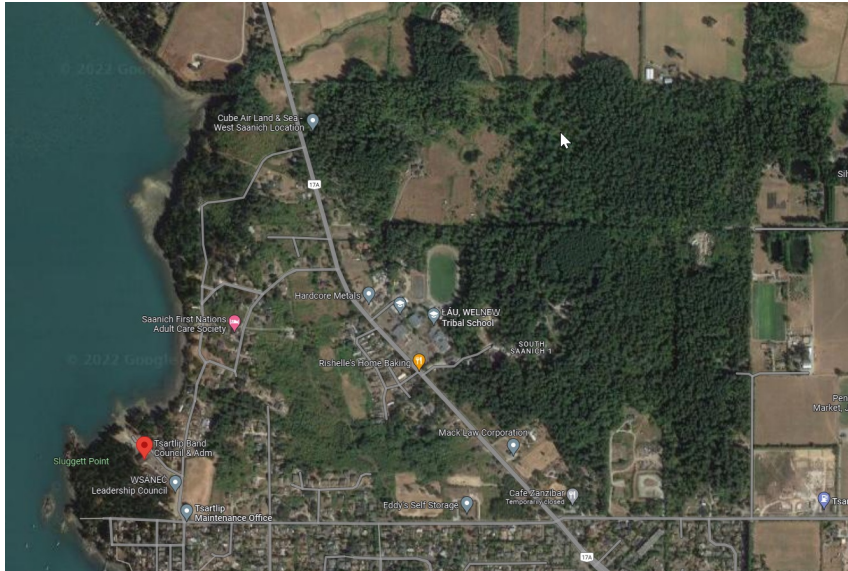
2024 Roll - Growth of Indigenous Nations' Assessment Rolls (Sec 83 and FMA Frameworks)

Taxable Assessed Value (billions)



- Capital Regional District
 - Tsartlip, Tsawout, Songhees, Esquimalt, Beecher Bay, T'Sou-ke Nations
- Cowichan Valley and Nanaimo Regional Districts
 - Malahat, Cowichan Tribes, Ts'uubaa-asatx, Halalt, Stz'uminus Nations
 - Snuneymuxw, Nanoose Nations
- West Coast Area
 - Uchucklesaht, Huu-ay-aht, Toquaht, Yuutu?it?ath, Ka:'yu:k't'h/Che:kt'les7et'h' First Nations
 - Tla-O-qui-aht Nation
- Northern Vancouver Island & Mainland
 - K'omoks, We Wai Kai, We Wai Kum,
 - Tla'amin Nation
 - Shíshálh Government District

Independently Taxing Nation within the AVICC



Completion of Tsartlip Nation Exempt Roll



1338 Stelly Cross Rd
103 unit rental townhouses
Built 2017
2024 Assessment \$44 million



1036 Stelly Cross Rd
70 unit rental apartments
Built 2022 and 2023
2024 Assessment \$29 million

Interesting New Assessments on Tsartlip Nation



Ts'uubaa-asatx Nation
North Shore Estates
Currently Approx 60 building lots
Future phases and RV Park

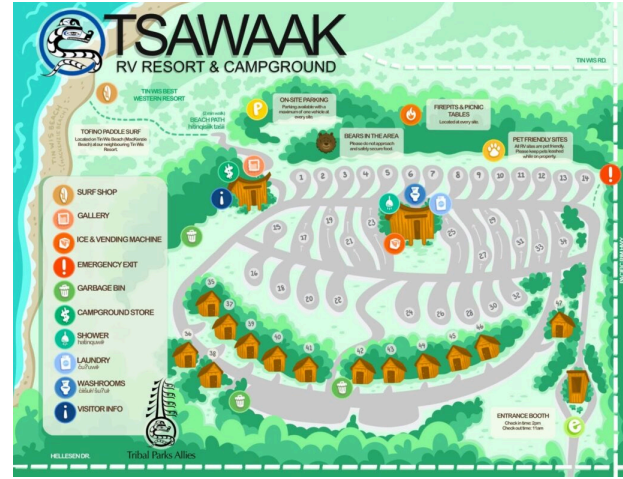


Stzuminus Nation
Oyster Bay Commercial
Owl's Hollow Residential
Development

Ts'uubaa-asatx Nation and STz'uminus



Cowichan Tribe
300 Government Street
90 unit rental apartment
2024 Assessment \$24 million



Tla-O-qui-aht Nation
Tsawwak RV Resort
34 RV Sites and 13 Cabins
2024 Assessmentcoming

Cowichan Tribe and Tla-O-qui-aht NAtion

Malahat Nation, production company announce plans for film studios

The 85-acre Mill Bay site could have as many as six sound stages up to 36,000 square feet each and several production workshops as well as a commercial complex with a hotel



[Darron Kloster](#)

Feb 10, 2024 5:17 AM

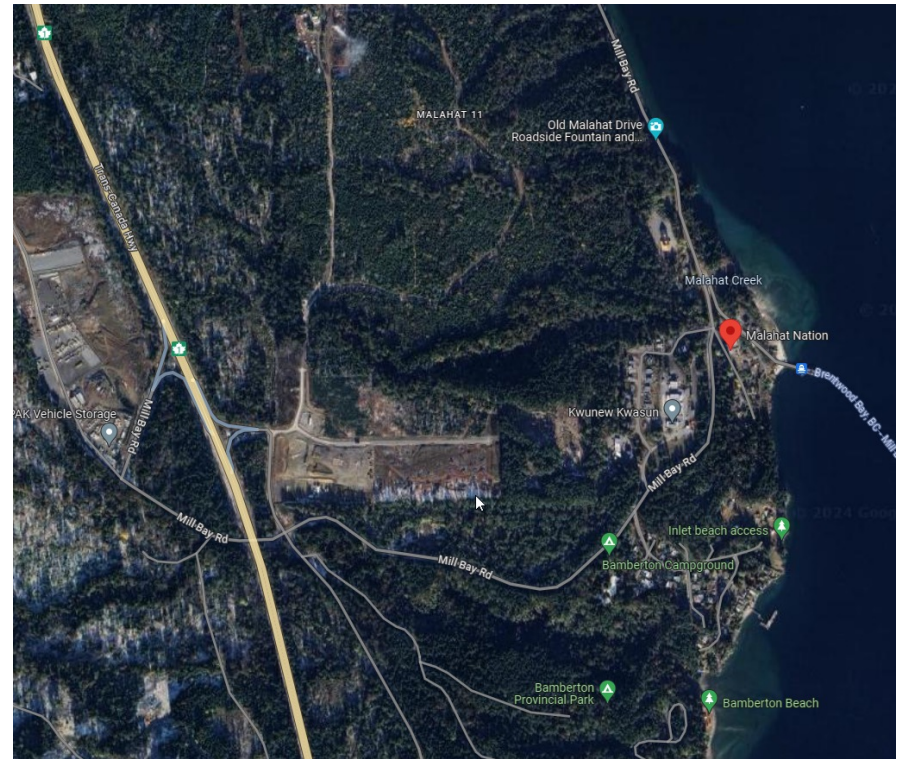


Malahat Nation partners to build Canada's biggest battery factory

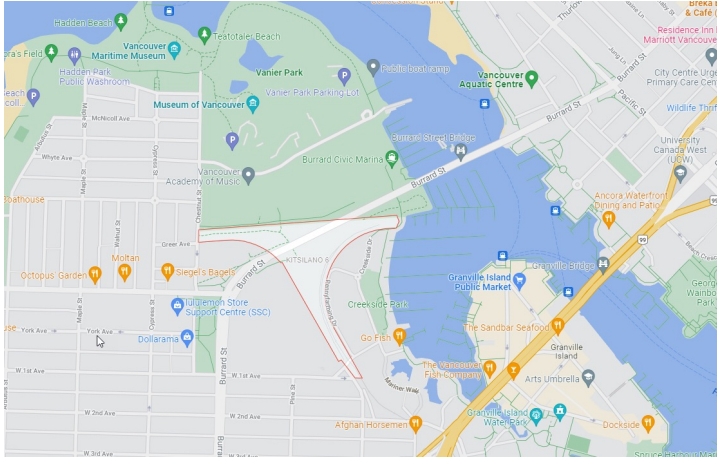
The Indigenous-led project breaks ground in less than 90 days and will create over 100 local jobs

[Chadd Cawson](#)

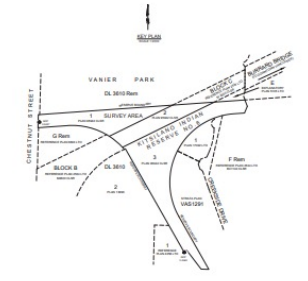
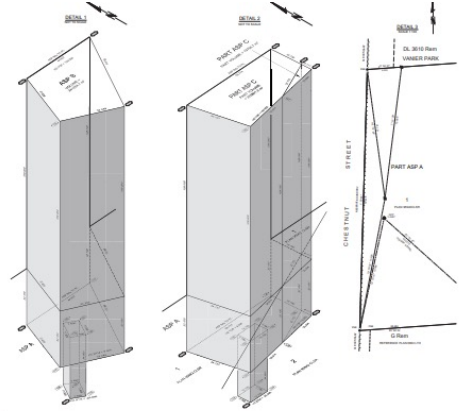
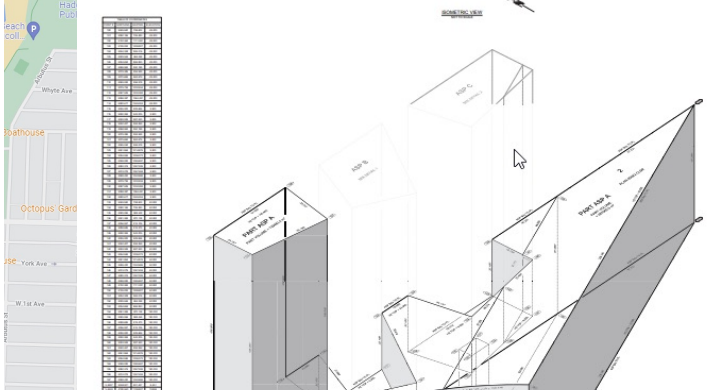
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Malahat Nation Future Opportunities



Senawk added to the Squamish Roll



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PLAN OF SURVEY OF AIR SPACE PARCELS A, B AND C WITHIN LOTS 1 AND 2, PLAN 8942 CLR, KITSILAND INDIAN RESERVE No. 6

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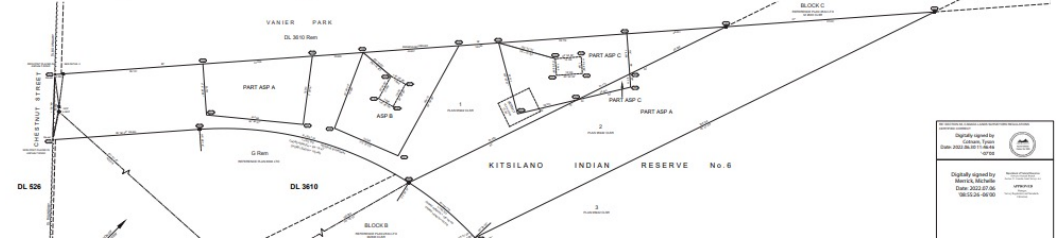
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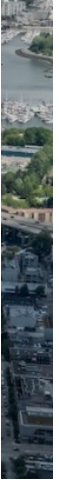
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Senawk added to the Squamish Roll

