



# TOWN OF LADYSMITH PROPERTY TAXES

MAY 2026



## PROPERTY TAXES: DUE JULY 2, 2026



Property owners in Ladysmith are expected to pay their property taxes and claim their home owner grant by **4:00 pm on July 2, 2026** in order to avoid a penalty.

Please note that unclaimed home owner grants are treated as unpaid taxes, resulting in penalties on that amount.

## 2026 HOME OWNER GRANT

Residential property owners are reminded that the Town no longer processes the home owner grant.

To apply for your home owner grant, call 1-888-355-2700 visit [www.gov.bc.ca/homeownergrant](http://www.gov.bc.ca/homeownergrant) or scan the QR code.

You will need your Property Tax Notice, including your Jurisdiction Number (usually 445), Roll Number and Social Insurance Number.

Any unclaimed home owner grants are treated as unpaid taxes, resulting in penalties on that amount.



## PAYING YOUR PROPERTY TAXES

We encourage you to make your tax payments online. Visit: [www.ladysmith.ca/our-services/taxes-payments](http://www.ladysmith.ca/our-services/taxes-payments) or scan the QR code for details.

Payments are due, and home owner grants must be claimed by **4:00 pm on July 2, 2026**.



If you can't pay online, here are other options:

- In person at City Hall (*cash, cheque or debit card*)
- In the after-hours drop box at City Hall (*beside the front doors*)
- At your bank, with your Property Tax Notice
- Through your mortgage lender
- By mail (*must be received at City Hall by 4:00 pm on July 2, 2026*)

## RESIDENTIAL TAX DEFERMENT

British Columbia allows eligible homeowners to defer their current year property taxes on their principal residence.

Please note that the Province has changed the way they administer this program.

To learn more about the program and determine whether you're eligible, visit <https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/property-tax-deferment-program/eligibility>.

## WHAT SERVICES DO YOUR PROPERTY TAXES PAY FOR?

Each dollar that you pay in property taxes funds a variety of programs and services.

These include:

- Maintaining 222 acres of park land and 26 kilometres of trails
- Caring for 40.6 kilometres of Ladysmith sidewalks
- Providing a safe and inclusive facility for 77,937 patron visits
- Placing approximately 250-300 tons of salt and 200 tons of sand on roads each winter
- Cleaning and repairing 73.8 kilometres of sanitary sewer lines
- Maintaining a system that supplies 1,501,835,000 litres of clean, safe drinking water
- Providing 1,124,858,000 litres of treated wastewater to be returned to the environment
- Maintaining 68.1 kilometres of roads and 17 municipally-owned buildings

The graph shows how one dollar of your property taxes is spent. In addition to the amounts we've listed, property owners also pay water and sewer parcel taxes to help fund upgrades to our water supply system, including the Waste Water Treatment Plant, the Bio-Solids Composting Facility, and our Water Filtration Plant.

The Impact of a Municipal Tax Dollar:



# 2026 BUDGET HIGHLIGHTS

Ladysmith Mayor and Council continue to focus on renewing aging infrastructure, upgrading public facilities, and maintaining the high standard of services that property owners expect and deserve.

This year, municipal and police taxes will increase by 5.64% for the average residential property in Ladysmith. The exact amount depends on the assessed value of your property, which is determined annually by BC Assessment.

Water and sewer parcel taxes remained the same for 2026. The flat rate tax for 2026 is \$362 per parcel for sewer and \$459 per parcel for water.

It is important to note that the Town has no control over tax rates set by other jurisdictions such as Cowichan Valley Regional District (CVRD), School District 68, Vancouver Island Regional Library, or the Cowichan Valley Regional Hospital.

The Town is also one of nine regionally significant facilities in the CVRD's regional recreation funding model. Taxpayers contribute to the CVRD for the nine facilities and receive user fees for the region. The CVRD compiles the budgets for these facilities and determines the requisition amount for each based on usage. Apart from the day-to-day operations of the Frank Jameson Community Centre, some major projects you will see started in 2026 include the continuation of the roof replacement project, replacement of the UV filtration system including mechanical room repairs and continuing the facility plumbing system upgrades.



The capital projects to be completed this year align with Council's Strategic Priorities: Core Infrastructure, Official Community Plan Implementation, Waterfront Area Plan, Economy and Leadership.

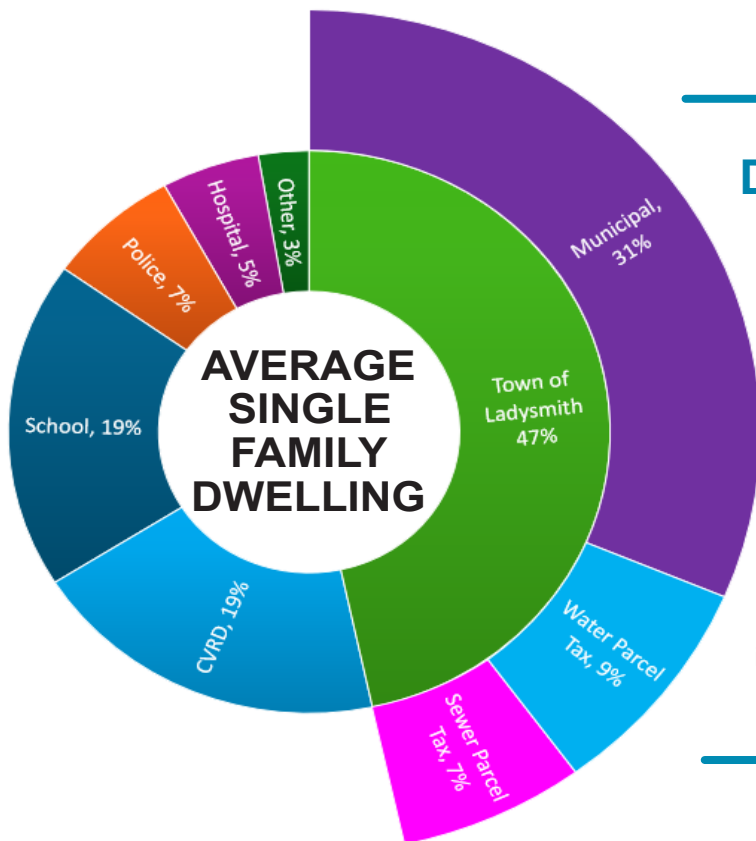
Significant projects for 2026 include:

- Forrest Field Artificial Turf Replacement
- Forrest Field (Lot 108) - Phase 2
- Various Paving Projects - Dogwood, 4<sup>th</sup> Avenue at Christie
- Watermain Replacement – Buller Street (4<sup>th</sup> Avenue to 6<sup>th</sup> Avenue)
- Brown Drive Park Playground Replacement
- New Town of Ladysmith Website
- Public Engagement - City Hall Options
  - Thursday, June 4 / Aggie Hall / 5:00 pm
  - Saturday, June 6 / 1<sup>st</sup> Avenue / 10:00 am

Federal and Provincial grant funding helps to offset some of our capital costs and reduce the burden on our taxpayers. We will continue to apply for various opportunities that align with Council's strategic priorities. The Town saw the completion of the Arts & Heritage Hub (Machine Shop) renovation which was 84% funded by grants. Other grant projects that are continuing in 2026 include the raising of the Holland Dam and the upgrading of the weir along Holland Creek.

Information about the 2026 budget is available on our website at [www.ladysmith.ca](http://www.ladysmith.ca).

We encourage you to participate in the budget discussions held annually in the fall and direct comments or questions to Council or staff.



## DID YOU KNOW?

The Town of Ladysmith is only responsible for determining a portion of your overall property taxes.

Altogether, 51% of your bill is set by other agencies like Nanaimo-Ladysmith Public Schools, Vancouver Island Regional Library, and Cowichan Valley Regional District.

Sewer and water parcel taxes make up 16% of the taxes we collect and help to ensure the Town's infrastructure is properly maintained.



## WE VALUE YOUR FEEDBACK

If you have comments, questions or suggestions, or you just want to know what's going on, there are many ways to get in touch.

- ✉ Send an E-mail to [info@ladysmith.ca](mailto:info@ladysmith.ca)
- ✉ Mail a Note to Town of Ladysmith City Hall, 410 Esplanade, Box 220, Ladysmith, B.C. V9G 1A2
- 📘 Follow us on Facebook [www.facebook.com/LadysmithBC](https://www.facebook.com/LadysmithBC)
- 📷 Follow us on Instagram [ladysmithbc](https://www.instagram.com/ladysmithbc)
- ☎ Call City Hall **250.245.6400**



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