

June 5, 2019

Mayor and Council  
City of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2

RE: "Highest and Best Use" Property Assessments


Dear Mayor Harvie,

At our recent BC Chamber AGM, the Delta Chamber of Commerce along with our 125 Chamber partners representing over 36,000 businesses throughout British Columbia, passed a resolution to request the BC Government review the methodology used to assess the value of business properties for the purpose of determining property taxes. The implementation of a policy for highest and best use for business property assessments could cause an untenable tax burden for small businesses in Delta. We ask that the City of Delta support the recommendations of the BC Chamber's resolution and ask the Province to review the business property assessment and taxation system with the following recommendations:

1. Implement Split Property Assessments for all commercial properties which delineates the proportion of a property's market value that is derived from its current use and the proportion derived from its potential use, and have it taxed accordingly by local taxing authorities;
2. Create a 'Highest and Best Use' Exemption for long-standing businesses to allow them to apply to have their properties valued and taxed on the current business use, and not on the potential redevelopment potential; and
3. Explore implementing a Business Property Tax Deferral Program to allow property owners to defer the property tax owed to help the business remain viable while bridging the time until redevelopment of the property can begin.

The Delta Chamber is prepared to bring our resources together with the City of Delta to ensure fair and equitable assessments and taxation for our small business property owners in Delta. Thank you for your consideration of this matter.

Sincerely,



Yvonne Anderson,  
Chair of the Board  
Delta Chamber of Commerce

Cc: Board of Directors – Delta Chamber of Commerce  
Mr. Sean McGill, City Manager  
Mr. Karl Preuss, Director of Finance  
Ms. Mel Cheesman, A/Director of Corporate Services  
Mr. Garry Shearer, Executive Director – Delta Chamber of Commerce