



2026

REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES



Electoral Area E NANOOSE BAY

Understanding Your Property Tax Notice

You have just received your property tax notice sent from the Surveyor of Taxes in Victoria. The Province of BC collects your school, rural, policing and regional district service taxes, and then transfers the amount requisitioned for the RDN as a lumpsum to the RDN after deducting the provincial collection fee of 5.25%.

Regional District of Nanaimo Taxes

GENERAL SERVICES

The RDN collects taxes to provide regional services such as recycling and solid waste management, transit, 911 emergency telephone response, land use planning, bylaw enforcement, community grants and administrative services.

LOCAL SERVICES AREA RATES

Any RDN local services, such as fire protection, sewer, water, or streetlighting, are identified on your property tax notice.

PARCEL TAX

These local government taxes are levied as a flat rate on each parcel/unit and are not dependent on the assessed value of a property. Often these relate to costs for specific services, like sewer and water. Parcel taxes are based on the boundaries set out by the service establishment bylaws.

NANAIMO REGIONAL HOSPITAL DISTRICT (NRHD) TAXES

These taxes provide capital funding for health care facilities including the Nanaimo Regional General Hospital, Eagle Park Health Care Facility, Trillium Lodge and Oceanside Health Centre.

Other Jurisdictions' Taxes

PROVINCIAL SCHOOL TAX

The province collects this tax for education services and school facilities.

PROVINCIAL RURAL TAX AND POLICE TAX

This provincial tax is for rural road maintenance (under the jurisdiction of the Ministry of Transportation and Transit) and police protection services (RCMP). For concerns over road maintenance and snow removal in rural areas, please contact the Ministry of Transportation and Transit's contractor Mainroad at 1-877-215-6006.

BC ASSESSMENT AUTHORITY (BCAA)

BCAA is a Crown corporation that sets all property assessment values in the province. Its costs are recovered by this tax.

MUNICIPAL FINANCE AUTHORITY

The Municipal Finance Authority coordinates debt financing for all local governments in BC.

REGIONAL DISTRICT OF NANAIMO PROPERTY TAX RATES

The rates below are estimates based on the 2026 Completed Roll values, and may vary from the final rates on the property tax notices as a result of revisions to the roll after the submission deadline for property tax inserts set by the Province. A collection fee of 5.25% is applied to these rates by the Province to cover their tax collection costs.

Electoral Area E

General Services

General Services Rates and Parcel Taxes apply to all areas within the Electoral Areas and Municipalities. For more details on what is included in the General Services Rate, visit the RDN website at rdn.bc.ca/financial-reports for each Electoral Area and Municipality's Budget and Property Tax Summary.

	2026	2025
General Services Tax Rate (cost per \$1,000 of assessment)	0.971	0.949
Water/Watershed Protection (cost per parcel/unit)	16.00	16.00
Community Justice (cost per parcel/unit)	7.71	7.29

Local Services

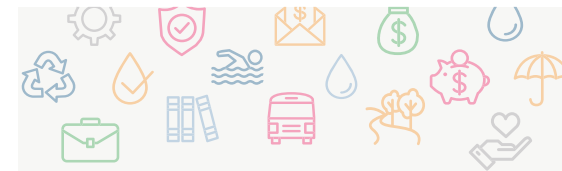
Local Service Area Rates and Local Service Area Parcel Taxes are only levied on properties within the boundaries set out by the specific establishment bylaws, and may not apply to your specific property.

Local Services Rates (cost per \$1,000 of assessment)

Nanoose Bay Fire	0.290	0.270
Fairwinds Streetlighting	0.024	0.027
Rural Areas Streetlighting	0.059	0.064

Local Service Area Parcel Taxes (flat rate per parcel/unit)

Nanoose Peninsula Water	742	717
Nanoose Bulk Water	404	447
Fairwinds Sewer	1,917	1,704
Pacific Shores Sewer	888	763



Electoral Area E

2026 APPROVED REGIONAL BUDGET

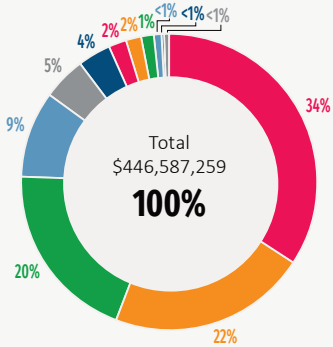
	2026	2025
Area 'E' contribution to RDN General Services property taxes total	\$4,703,427	\$4,528,530
Estimated RDN General Services tax rate per \$100,000 of assessment <i>(Excludes provincial collection fee of 5.25%)</i>	\$97.05	\$94.86
Average residential dwelling assessment value <i>(Based on 2026 BC Assessment Average residential values)</i>	\$1,289,431	\$1,274,458
Average Area 'E' General Services property tax amount <i>(Includes Regional Parcel Tax Amount)</i>	\$1,275.16	\$1,232.26

Local services taxes are not included in the table above.

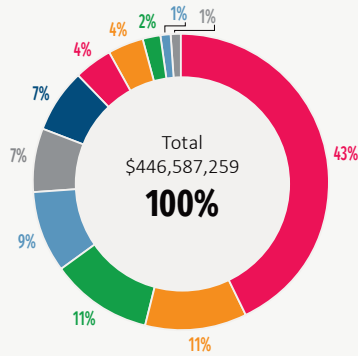
HOW THE FUNDS ARE SPENT IN YOUR AREA

Recreation	23%
Community & Regional Development	18%
Community & Regional Parks	15%
Vancouver Island Regional Library	14%
Administration & Regional Grants Services	10%
Public Safety & Emergency Services	10%
Transit Services	9%
Solid Waste Management	1%

WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?



- | | | | | | |
|--|--|--|---|--|---|
| Debt Proceeds
\$153,008,671
34% | Taxation
\$96,887,119
22% | Reserve, Surplus & DCC Transfers
\$88,085,328
20% | Wastewater Treatment
\$192,126,865
43% | Regional & Community Parks
\$50,765,313
11% | Public Transit
\$48,982,087
11% |
| Grants
\$41,827,653
9% | Recovery of Costs
\$21,768,882
5% | Solid Waste Tipping Fees
\$16,553,581
4% | Solid Waste Management
\$40,973,003
9% | Recreation & Culture
\$31,574,731
7% | Administration & Regional Grant Services
\$30,894,139
7% |
| Utility Billings
\$8,344,723
2% | Other Operating
\$6,748,526
2% | Transit Fares
\$6,053,401
1% | Public Safety
\$18,851,383
4% | Utility Services
\$17,391,332
4% | Planning & Development
\$7,162,737
2% |
| Taxation for Vancouver Island Regional Library
\$3,630,605
<1% | Recreation & Park Fees
\$2,118,945
<1% | Building & Other Permits
\$1,559,825
<1% | Building Inspection & Bylaw Enforcement
\$4,235,064
1% | Vancouver Island Regional Library Transfer
\$3,630,605
1% | |

CAPITAL EXPENDITURES FOR 2026

THESE ARE THE RDN'S LARGEST CAPITAL INVESTMENTS IN THE COMING YEAR

The data provided is for information only and for the whole of the Regional District. For more information about major projects that impact your area, please call RDN Finance at 250-390-6528.

	Wastewater Treatment	\$160,219,248
	Parks & Recreation	\$57,798,375
	Solid Waste / Regional Landfill	\$8,078,214
	Water Services	\$4,343,107
	Corporate Services	\$3,369,277
	Fire Departments	\$3,240,921
	Other	\$1,851,006
	Transit	\$257,641
TOTAL		\$239,157,789

INQUIRIES ON PROVINCIAL TAXATION AND YOUR PROVINCIAL TAX NOTICE

Please contact Surveyor of Taxes

Toll-free: 1-888-355-2700 or 250-387-0555

For information on homeowner grants, the tax deferral program and other tax information

www.sbr.gov.bc.ca/rpt

FOR INFORMATION ON RDN SERVICES

Visit rdn.bc.ca or call RDN Finance

250-390-6528 or Toll-free: 1-877-607-4111

This brochure is available online at rdn.bc.ca/financial-reports

Get Involved RDN!

FOR INFORMATION ON HOW TO GET INVOLVED, VISIT getinvolved.rdn.ca



NANAIMO REGIONAL HOSPITAL DISTRICT

The Nanaimo Regional Hospital District (NRHD) is an independent entity that provides capital funding for designated healthcare facilities. Island Health pools funding from the Government of BC, NRHD and other sources to maintain, improve and build healthcare facilities on Vancouver Island. The NRHD identified five priority capital projects in 2022. Progress has been made on all projects.

The Government of BC has approved several major health care projects at Nanaimo Regional General Hospital (NRGH) and in the surrounding region. The new High Acuity Unit at NRGH opened to patients in August 2025, and construction on the Nanaimo Cancer Centre began in 2025, with completion anticipated in 2028. A new long-term care facility in Lantzville is currently in the design phase, with construction expected to begin in 2026. In addition, in the fall of 2024, the Province committed to building a new patient tower and a cardiac catheterization lab at NRGH.

These investments are needed to ensure the region has the healthcare facilities and services required to meet the needs of a growing and aging population. A tax levy of approximately \$63.96 per \$100,000 of assessed property value in 2026 is included in the budget for a contribution of \$46.8 million into reserves, an increase of \$10.07 per \$100,000 from the previous year.

The goal is to accumulate reserves to reduce reliance on debt and to prepare the NRHD to meet its partnership funding obligations for large priority projects that are urgently required in the region. This robust financial plan is a clear and resolute indication to the Government of BC that our communities are committed to seeing these projects realized. The NRHD has offered to pay for the concept plan and subsequent business plan for the patient tower and cardiac catheterization lab, and for the construction costs for the catheterization lab, as an innovative way to work collaboratively with the Province to advance these projects.

Electoral Area E

The RDN provides a **Budget Brochure** that is included in the Rural Property Tax notices (printed on white paper in black ink). This brochure is also available in colour format at: [Regional District of Nanaimo | Financial Reports | RDN](#). The following information supplements the brochure and is being shared using rates per \$100,000 to enhance comparability of services that are allocated based on assessed value and those that are done as a flat rate parcel tax.

All Electoral Area E taxpayers participate in **27 General Services** (highlighted in blue), and a portion of its taxpayers participate in one or more of **7 Local Services** (highlighted in green) in Table 1 below. For 2026, the general services cost per \$100,000 is \$97.05 which is up \$2.19 from \$94.86 last year. To calculate the total general services taxes, taxpayers would need to know their assessed value, and set out below is the calculation:

Assessed Value 100,000	X	\$97.05	=	General Service Taxes
Add: Parcel Tax				\$23.71
Total General Services Taxes (including Parcel Tax)				\$X,XXX

Regional District of Nanaimo taxes are invoiced and collected by the Surveyor of Taxes (SOT) on the Rural Property Tax Notice and may show up on that notice under a number of different line items such as:

- ‘Area E Nanaimo’ for General Services,
- ‘WTR/WTRSHD PROTEC’ for the Water/Watershed Protection parcel tax,
- ‘G D69 COMM JUSTICE’ for the D69 Community Justice parcel tax, and/or
- Name assigned by SOT for each individual local service and local service parcel tax

Only a portion of the taxpayers participate in each local service. Unique to EA E, the majority of taxpayers will participate in the Nanoose Bay Fire service. You can refer to a previous property tax notice to determine which local service(s) apply to your property. To the extent that the local service is a flat rate, then that is the total cost; however, if it is a per \$100,000 rate, the calculation is as follows:

Assessed Value 100,000	X	Rate	=	\$X
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A collection fee of 5.25% is applied to the RDN tax rates by the Surveyor of Taxes to cover their tax collection costs.

2026 Supplemental Information – Electoral Area E

Table 1: Electoral Area E Services and Tax Rates					
	Services	Type of Requisition Allocation	2025 Tax Rate per \$100,000 or Parcel Tax as applicable	2026 Tax Rate per \$100,000 or Parcel Tax as applicable	Tax Rate Change
#	General Services				
1	Administration	Per \$100,000	\$4.40	\$4.60	\$0.20
2	Community Grants	Per \$100,000	0.19	0.51	0.32
3	Electoral Area Administration	Per \$100,000	4.80	4.90	0.10
4	Electoral Area Community Planning	Per \$100,000	14.40	14.90	0.50
5	Regional Growth Strategy	Per \$100,000	1.30	1.30	0.00
6	House Numbering	Per \$100,000	0.10	0.10	0.00
7	Hazardous Properties	Per \$100,000	0.16	0.16	0.00
8	Unsightly Premises	Per \$100,000	0.20	0.20	0.00
9	Northern Community Transit	Per \$100,000	7.50	8.40	0.90
10	Solid Waste Management	Per \$100,000	2.30	1.40	(0.90)
11	Animal Control Area E, G & H	Per \$100,000	1.40	1.40	0.00
12	Noise Control	Per \$100,000	0.64	0.65	0.01
13	Regional Parks	Per \$100,000	6.10	5.10	(1.00)
14	Community Parks	Per \$100,000	9.70	9.80	0.10
15	Northern Community Recreation	Per \$100,000	10.10	10.30	0.20
16	Oceanside Place	Per \$100,000	7.60	8.10	0.50
17	Ravensong Aquatic Centre	Per \$100,000	2.60	3.10	0.50
18	Port Theatre/Cultural Centre Contribution	Per \$100,000	0.53	0.52	(0.01)
19	Liquid Waste Management Planning	Per \$100,000	0.30	0.30	0.00
20	D69 Land Search & Rescue	Per \$100,000	0.10	0.10	0.00
21	D69 Emergency 911	Per \$100,000	3.00	3.10	0.10
22	Emergency Planning	Per \$100,000	3.60	4.00	0.40
23	EV Charging Stations	Per \$100,000	0.14	0.11	(0.03)
24	Feasibility Studies	Per \$100,000	0.10	0.10	0.00
25	Vancouver Island Regional Library	Per \$100,000	13.60	13.90	0.30
	General Services Cost per \$100,000		\$94.86	\$97.05	\$2.19
26	DWWP Parcel Tax	Flat Rate	\$16.00	\$16.00	\$0.00
27	Community Justice Parcel Tax	Flat Rate	7.29	7.71	0.42
	Total Parcel Tax (Flat Rate)		\$23.29	\$23.71	\$0.42
	Local Services				
1	Nanoose Bay Fire	Per \$100,000	\$27.00	\$29.00	\$2.00
2	Rural Areas Streetlighting	Per \$100,000	6.40	5.90	(0.50)
3	Fairwinds Streetlighting	Per \$100,000	2.70	2.40	(0.30)
4	Nanoose Peninsula Water	Flat Rate	\$717.00	\$742.00	\$25.00
5	Nanoose Bulk Water	Flat Rate	447.00	404.00	(43.00)
6	Fairwinds Sewer	Flat Rate	1,704.00	1,917.00	213.00
7	Pacific Shores Sewer	Flat Rate	763.00	888.00	125.00

There are three general services that have more impact than the other services on the tax rate change in 2026. The explanations for the tax requisition changes are as follows:

General Services

Northern Community Transit (Increase of \$0.90 per \$100,000)

Northern Community Transit's tax requisition is apportioned based on a weighting of 40% of the proportion of the population of a participant to the total population of all participants in the service (with population being established by the most recent official census) and 60% based on a percentage of service for both Conventional and Custom transit. Specifically, Conventional service is based on 77% revenue hours and 23% revenue kilometers, as reported for the period January 1 to December 31 of the prior year. This amount is then multiplied by the proportion that Conventional transit revenue hours represent the total revenue hours for both Conventional and Custom service as derived from the prior year's Annual Operating Agreement. For Custom service, apportionment is based on each participant's share of the total reported rides, multiplied by the proportion that Custom transit revenue hours represent the total revenue hours for both Conventional and Custom service as derived from the prior year's Annual Operating Agreement.

In 2025, Electoral Area E experienced an increase in service levels with the addition of 457 annual service hours. Consequently, its proportional share of both revenue hours and kilometers increased for Conventional service. In addition, Electoral Area E also saw an almost 55% increase to Custom transit rides in 2025 compared to 2024, resulting in an increase to their overall share of total Custom rides. The increases seen in both Conventional and Custom service consequently resulted in an increase of \$0.90 per \$100,000 in Electoral Area E's tax requisition for 2026.

Regional Parks (Decrease of \$1.00 per \$100,000)

The tax requisition in 2025 was increased and funds were placed in reserves in anticipation of a regional parkland and conservation area acquisition. The property will be secured in 2026, and a tax requisition reduction was budgeted in 2026 to provide temporary taxation relief prior to the debt repayments starting in 2027.

Solid Waste Management (Decrease of \$0.90 per \$100,000)

Tax requisition directly funds the programs identified in the Solid Waste Management Plan while also helping to offset the projected reduction in tipping fees associated with achieving higher waste diversion. While the tax requisition for Solid Waste Services is identified in both the approved 2020 Solid Waste Management Plan and the approved 2023 Solid Waste Financial and Asset Management Plan, the Board approved a staff recommendation for an ongoing and sustained tax requisition reduction through the reduction of operation budgets in alignment with the Reserve Fund Policy, which is a Board policy on the management of financial risks.

Local Services

There are five different local services that could have more impact than the other services on the tax rate change in 2026 if you are a participant of that service. The explanations for the tax requisition changes are as follows:

Nanoose Bay Fire (Increase of \$2.00 per \$100,000)

Board approved the use of Community Works Funds for the fire apparatus to reduce borrowing and debt payments which results in reduced tax requisition over the time period that borrowing would be repaid and also the use of Community Works Funds for a command vehicle which resulted in a reduction in contribution to reserves and tax requisition.

Increase is due to increased operating costs, including calls and practice pay.

Nanoose Peninsula Water Parcel Tax (Increase of \$25 per parcel)

Board approved the use of Community Works Funds for Residential Water Meter Replacement project, planned to take place over the next 10 years, resulting in a reduction in contribution to reserves and subsequent reduction in tax requisitions.

There were increased operating costs and capital expenditures funded from operations.

Nanoose Bulk Water Parcel Tax (Decrease of \$43 per parcel)

Decrease is due to the reduction of reserve accumulation within the Joint Venture long term capital plan and a decrease in the contributions to capital reserves in the Nanoose Bulk Water service.

Fairwinds Sewer Parcel Tax (Increase of \$213 per parcel)

Inflationary increases for operating expenses and contracted services in Nanoose Wastewater Treatment.

Pacific Shores Sewer Parcel Tax (Increase of \$125 per parcel)

Transfers to Northern Wastewater Services have increased to cover inflationary increases for operational requirements, and capital spending and associated debt servicing costs related to the FCPCC Expansion.