



# 2026

## REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES



**District of Lantzville**

### Understanding Your Property Tax Notice

The RDN requisition is separated on the District of Lantzville property tax notice. The District of Lantzville collects the RDN and NRHD requisition amounts and then transfers that amount to the RDN and NRHD. These rates do not include any levies from the District of Lantzville. For questions related to these levies, please contact the District of Lantzville at 250-390-4006.

### Regional District of Nanaimo Taxes

#### GENERAL SERVICES

The RDN collects taxes to provide regional services such as recycling and solid waste management, transit, community grants and administrative services.

#### 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 municipality collects this tax on behalf of the province for education services and school facilities.

#### 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.

District of Lantzville	2026	2025
<b>General Services</b>		
General Services Tax Rate (cost per \$1,000 of assessment)	0.700	0.629
Water/Watershed Protection (cost per parcel/unit)	16.00	16.00

## District of Lantzville

### 2026 APPROVED REGIONAL BUDGET

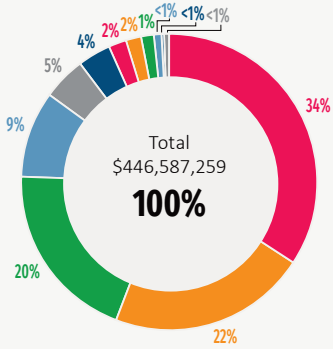
	2026	2025
District of Lantzville contribution to RDN General Services property taxes total	\$1,552,925	\$1,379,646
Estimated RDN General Services tax rate per \$100,000 of assessment	\$70.03	\$62.89
Average residential dwelling assessment value <i>(Based on 2026 BC Assessment Average residential values)</i>	\$1,157,604	\$1,160,311
Average District of Lantzville General Services property tax amount <i>(Includes Regional Parcel Tax Amount)</i>	\$826.68	\$745.72

### HOW THE FUNDS ARE SPENT IN YOUR AREA

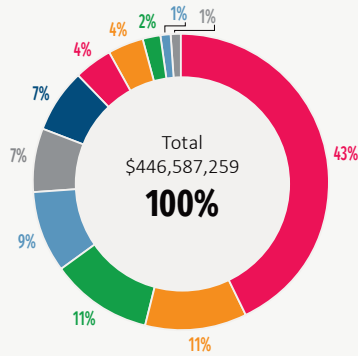
Recreation	39%
Wastewater Services	22%
Transit Services	15%
Regional Parks	8%
Administration & Regional Grants Services	7%
Regional Development	4%
Public Safety & Emergency Services	3%
Solid Waste Management	2%



WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?



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

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
<b>TOTAL</b>		<b>\$239,157,789</b>

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

[www.sbr.gov.bc.ca/rpt](http://www.sbr.gov.bc.ca/rpt)

FOR INFORMATION ON RDN SERVICES

Visit [rdn.bc.ca](http://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](http://rdn.bc.ca/financial-reports)

**Get Involved RDN!**

FOR INFORMATION ON HOW TO GET INVOLVED, VISIT [getinvolved.rdn.ca](http://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.

**District of Lantzville**

The RDN provides a **Budget Brochure** that is available in colour format on our website [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 District of Lantzville taxpayers participate in **12 General Services** (highlighted in blue) and do not participate in any **Local Services**, as detailed in Table 1 below.

	<b>Services</b>	<b>2025 Tax Rate per \$100,000 or Parcel Tax as applicable</b>	<b>2026 Tax Rate per \$100,000 or Parcel Tax as applicable</b>	<b>Tax Rate Change</b>
#	<b>General Services</b>			
1	Administration	\$4.40	\$4.60	\$0.20
2	Community Grants	0.19	0.23	0.04
3	Regional Growth Strategy	1.40	1.40	0.00
4	<b>Southern Community Transit</b>	<b>6.40</b>	<b>10.50</b>	<b>4.10</b>
5	<b>Solid Waste Management</b>	<b>2.50</b>	<b>1.50</b>	<b>(1.00)</b>
6	<b>Regional Parks</b>	<b>6.60</b>	<b>5.60</b>	<b>(1.00)</b>
7	<b>Southern Community Recreation</b>	<b>26.70</b>	<b>28.30</b>	<b>1.60</b>
8	<b>Wastewater Southern Community</b>	<b>12.60</b>	<b>15.60</b>	<b>3.00</b>
9	Liquid Waste Management Planning	0.30	0.30	0.00
10	D68 Search & Rescue	0.10	0.20	0.10
11	D68 Emergency 911	1.70	1.80	0.10
	<b>General Services Cost per \$100,000</b>	<b>\$62.89</b>	<b>\$70.03</b>	<b>\$7.14</b>
12	DWWP Parcel Tax (Flat Rate)	\$16.00	\$16.00	\$0.00

For 2026, the estimated general services cost per \$100,000 is \$70.03 which is up \$7.14 from \$62.89 last year. To calculate the total general services taxes, taxpayers will need to know their assessed value, and set out below is the calculation:

Assessed Value	X	\$70.03	=	General Service Taxes
100,000				
Add: Parcel Tax				\$16
Total General Services Taxes (including Parcel Tax)				\$XXX

It is important to note that the rates for both 2025 and 2026 are only estimates calculated using the total tax requisition and assuming all assessments are residential. When the District of

## 2026 Supplemental Information – District of Lantzville

Lantzville receives the tax requisition amounts, they have their own legal process to follow in relation to how the tax requisition is allocated across taxpayers, including distribution across taxation Classes (i.e. Residential, Commercial, etc.) as well as how the general services will be represented on the property tax notice (e.g. for 2025, general services for the District of Lantzville were included as one line item). For this reason, tax rates as provided in Table 1 can and will vary and are provided solely to identify services that have more impact than other services on the tax rate change for 2026.

There are five 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:

### **Southern Community Transit (Increase of \$4.10 per \$100,000)**

For Conventional service, the Southern Community Transit tax requisition is apportioned based on a weighting of 77% revenue hours and 23% revenue kilometers attributed to each participating area as a proportion of the total revenues hours and kilometers set out in the current-year Annual Operating Agreement. For Custom service, apportionment is based on each participant's share of total reported rides, multiplied by the proportion that Custom transit revenue hours represent of the total revenue hours for both Conventional and Custom service as derived from the prior year's Annual Operating Agreement. Revenue hours, revenue kilometers, and Custom ridership data are sourced from the 2025 Jurisdictional Report, which reflects values from the 2025 calendar year. As such, the 2026 tax requisition apportionment is based on 2025 actual data.

In 2025, District of Lantzville experienced an increase of 861 annual service hours, in addition to expansion supporting Route 31 restructuring and improved connectivity to North Nanaimo. Consequently, there was a significant increase in Lantzville's share of Conventional transit, while other participants' shares remained relatively stable. The increased Conventional share was partially offset by a reduction in Custom transit usage, as fewer Custom rides were requested within Lantzville during 2025. The overall net impact is an increase of \$4.10 per \$100,000 for 2026.

### **Wastewater Southern Community (Increase of \$3.00 per \$100,000)**

Increased capital spending and associated debt and interest repayment related to five Greater Nanaimo Pollution Control Centre (GNPCC) capital projects as follows:

- Departure Bay Pump Station Upgrade
- Departure Bay Forcemain Twinning
- Basement MCC Replacement
- Grit and Sedimentation Tank Relining
- Wellington Pump Station Upgrading

## 2026 Supplemental Information – District of Lantzville

For GNPCC, there is increased maintenance spending to support asset management risk reduction and critical spare parts inventory.

Also for GNPCC, there are inflationary increases for materials, operating supplies, and contracted services.

### **Southern Community Recreation (Increase of \$1.60 per \$100,000)**

There is an increase in City of Nanaimo Facilities and Sportsfields agreement costs that are shared across the participants of Southern Community Recreation.

### **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 \$1.00 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.