



2025

REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES



Electoral Area A

CEDAR, SOUTH WELLINGTON,
YELLOWPOINT, CASSIDY

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 on the 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 police protection services (RCMP). For concerns over road maintenance and snow removal in rural areas, please contact the Ministry of Transportation'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 2025 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. These rates also do not include the provincial collection fee of 5.25%.

Electoral Area A	2025	2024
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.		
General Services Tax Rate (cost per \$1,000 of assessment)	1.149	1.039
Water/Watershed Protection (cost per parcel/unit)	16.00	16.00
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 Service Area Rates (cost per \$1,000 of assessment)		
Cassidy Waterloo Fire	0.735	0.680
Cedar Estates Stormwater	0.115	0.106
Rural Areas Streetlighting	0.064	0.061
Local Services Area Parcel Taxes (cost per parcel/unit)		
Decourcey Water	2,838	2,755
Cedar Sewer Service (Operating)*	varies	varies
Cedar Sewer Service (Capital Financing)*	varies	varies

*The amount of Parcel Taxes applicable varies depending on the specific parcel. For further information, please contact the RDN Finance Department directly.



Electoral Area A

2025 APPROVED REGIONAL BUDGET

	2025	2024
Area 'A' contribution to RDN General Services property taxes total	\$3,610,485	\$3,264,162
Estimated RDN General Services tax rate per \$100,000 of assessment (Excludes provincial collection fee of 5.25%)	\$114.87	\$103.88
Average residential dwelling assessment value (Based on 2025 BC Assessment Average residential values)	\$791,473	\$798,899
Average Area 'A' General Services property tax amount (Includes Regional Parcel Tax Amount)	\$925.18	\$845.90

Local services taxes are not included in the table above.

HOW THE FUNDS ARE SPENT IN YOUR AREA

	Community & Regional Recreation	25%
	Community & Regional Parks	19%
	Community & Regional Development	16%
	Vancouver Island Regional Library	15%
	Administration & Regional Grants Services	8%
	Transit Services	8%
	Public Safety & Emergency Services	6%
	Solid Waste Management	3%



NANAIMO REGIONAL HOSPITAL DISTRICT

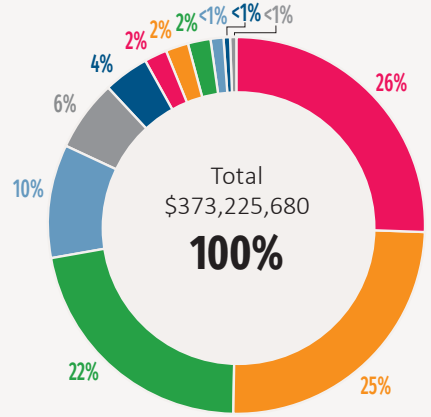
The Nanaimo Regional Hospital District (NRHD) is an independent entity that provides capital funding for designated healthcare facilities. Island Health pools funding from the Government of BC, NRHD and other sources to maintain, improve and build healthcare facilities on Vancouver Island. The NRHD identified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

The Government of BC has approved the new high acuity unit (currently under construction) and the Nanaimo Cancer Centre (to begin construction in 2025) at the Nanaimo Regional General Hospital (NRGH). The long-term care facility, to be located in Lantzville, is in the design phase. In the fall of 2024, Premier David Eby committed to building a new patient tower and cardiac catheterization lab at NRGH. The NRHD is prepared to work with the Province to find innovative solutions to move these projects forward, including paying for the business plan as part of its cost sharing commitment.

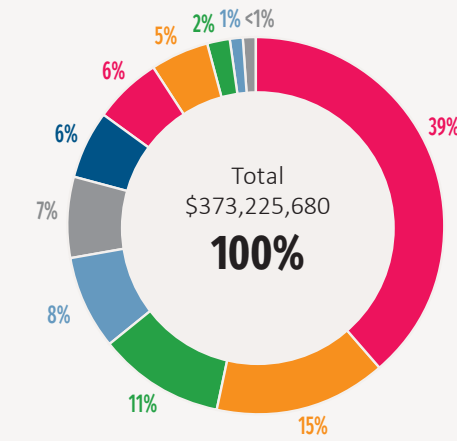
These projects are needed to provide the region with the critical healthcare facilities and services required to better serve the growing and aging population. A tax levy of approximately \$53.89 per \$100,000 of assessed property value in 2025 is included in the budget for a contribution of \$36.7 million into reserves, an increase of \$8.68 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.

WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?



Reserve, Surplus & DCC Transfers \$98,300,527 26%	Taxation \$91,609,245 25%	Debt Proceeds \$82,617,551 22%	Wastewater Treatment \$146,142,018 39%	Public Transit \$57,289,698 15%	Solid Waste Management \$41,121,084 11%
Grants \$35,642,339 10%	Recovery of Costs \$22,433,352 6%	Solid Waste Tipping Fees \$14,770,500 4%	Administration & Regional Grant Services \$28,933,627 8%	Recreation & Culture \$26,271,002 7%	Public Safety \$21,548,136 6%
Utility Billings \$8,872,866 2%	Other Operating \$6,140,710 2%	Transit Fares \$5,923,072 2%	Regional & Community Parks \$20,734,944 6%	Utility Services \$16,929,039 5%	Planning & Development \$6,495,806 2%
Taxation for Vancouver Island Regional Library \$3,496,811 <1%	Recreation & Park Fees \$2,008,882 <1%	Building & Other Permits \$1,409,825 <1%	Building Inspection & Bylaw Enforcement \$4,263,515 1%	Vancouver Island Regional Library Transfer \$3,496,811 <1%	

CAPITAL EXPENDITURES FOR 2025

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	\$116,596,389
	Parks & Recreation	\$22,939,206
	Transit	\$8,584,616
	Solid Waste / Regional Landfill	\$8,105,738
	Fire Departments	\$7,034,510
	Water Services	\$5,675,274
	Corporate Services	\$3,288,000
	Other	\$563,975
TOTAL		\$172,787,708

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 valuable 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

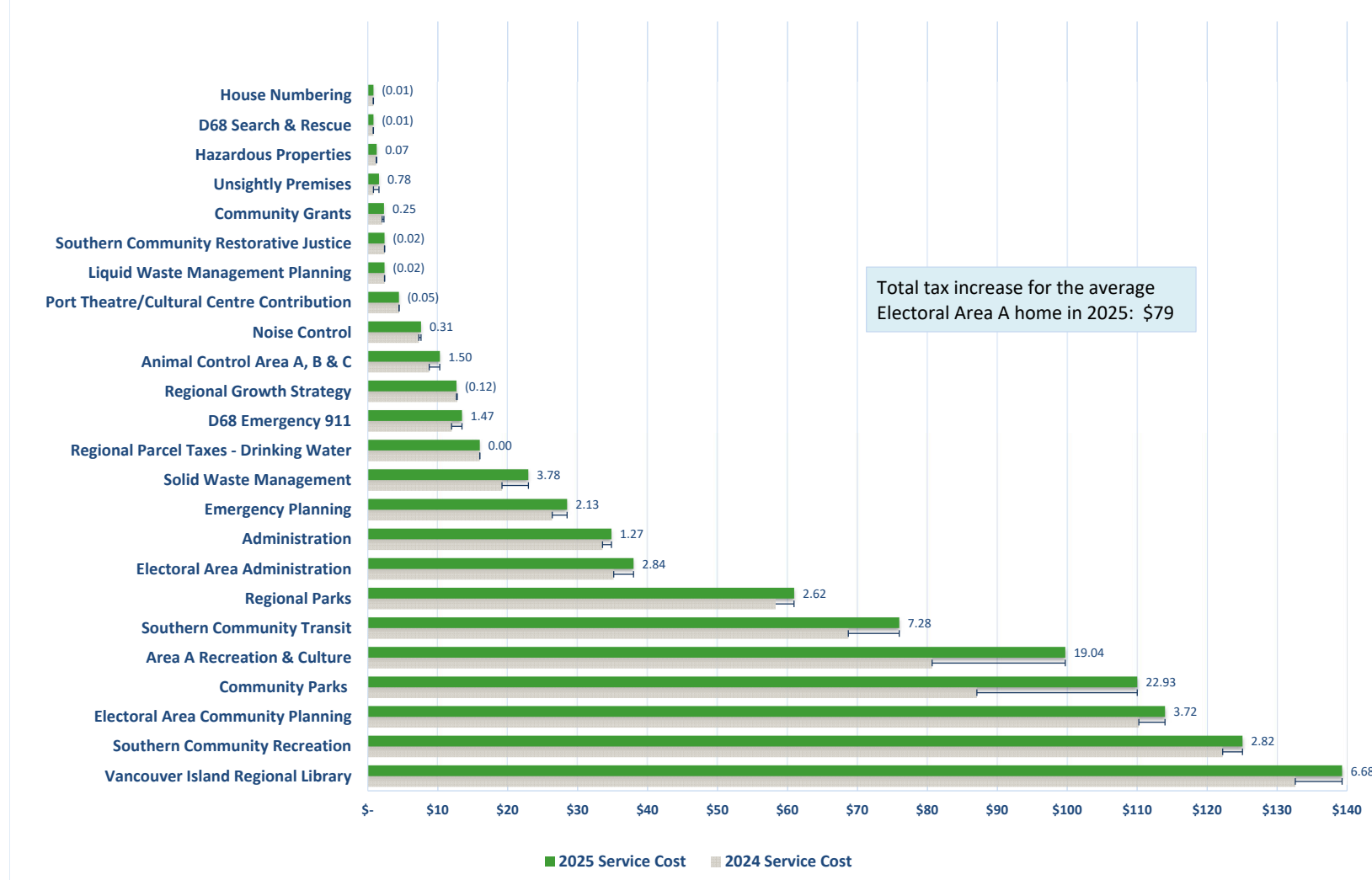
Get Involved RDN!

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

REGIONAL DISTRICT OF NANAIMO GENERAL SERVICES

Electoral Area A Home Tax Change

2025 Total Cost for the average Electoral Area A home (\$791,473) = \$925



For Local Service Area information, refer to the Local Service Area Tax Summary pages 32 & 33 of the Budget Binder