




2026 FINANCIAL PLAN SUMMARY

The top three budget priorities are: **community safety**, **recreation** and in our **basic services** (essential services). This plan aims to ensure a well supported future for Langley City residents.

KEY FOCUS POINTS




Enhance Community Safety

2

additional fire fighters


2

additional police officers



Expanded Recreation Opportunities

 Extend 2026 pool season



Invest in the Basics

\$12 million

 | Operations Centre

\$9.1 million

 | Roads, paths & infrastructure

\$1.2 million

 | Sewer line replacements

\$1.1 million

 | Water main replacements



Did you know?
Property taxes are due on July 2, 2026. Visit [LangleyCity.ca](https://www.langleycity.ca) to find out how to pay.

Sources of 2026 tax increase

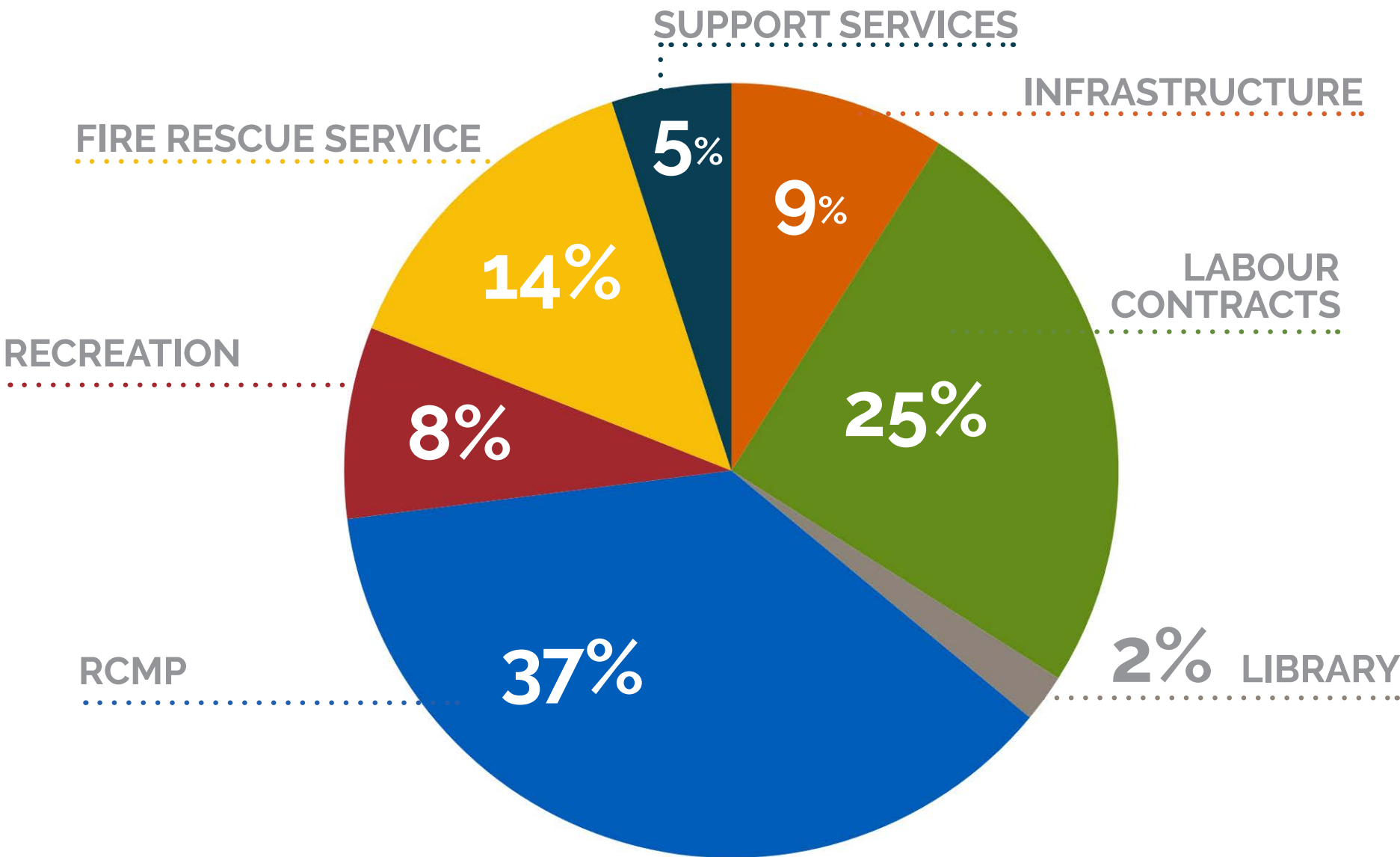
SERVICE LEVEL ENHANCEMENTS

2026 Proposed Tax Increase

Maintaining current services	\$1,596,600	3.57%
Infrastructure renewal	\$223,890	0.50%
Community Safety - 2 firefighters	\$400,000	0.89%
Community Safety - 2 police officers	\$320,000	0.71%
Recreation Services - pool season extension	\$68,900	0.15%
TOTAL	\$2,609,390	5.82%

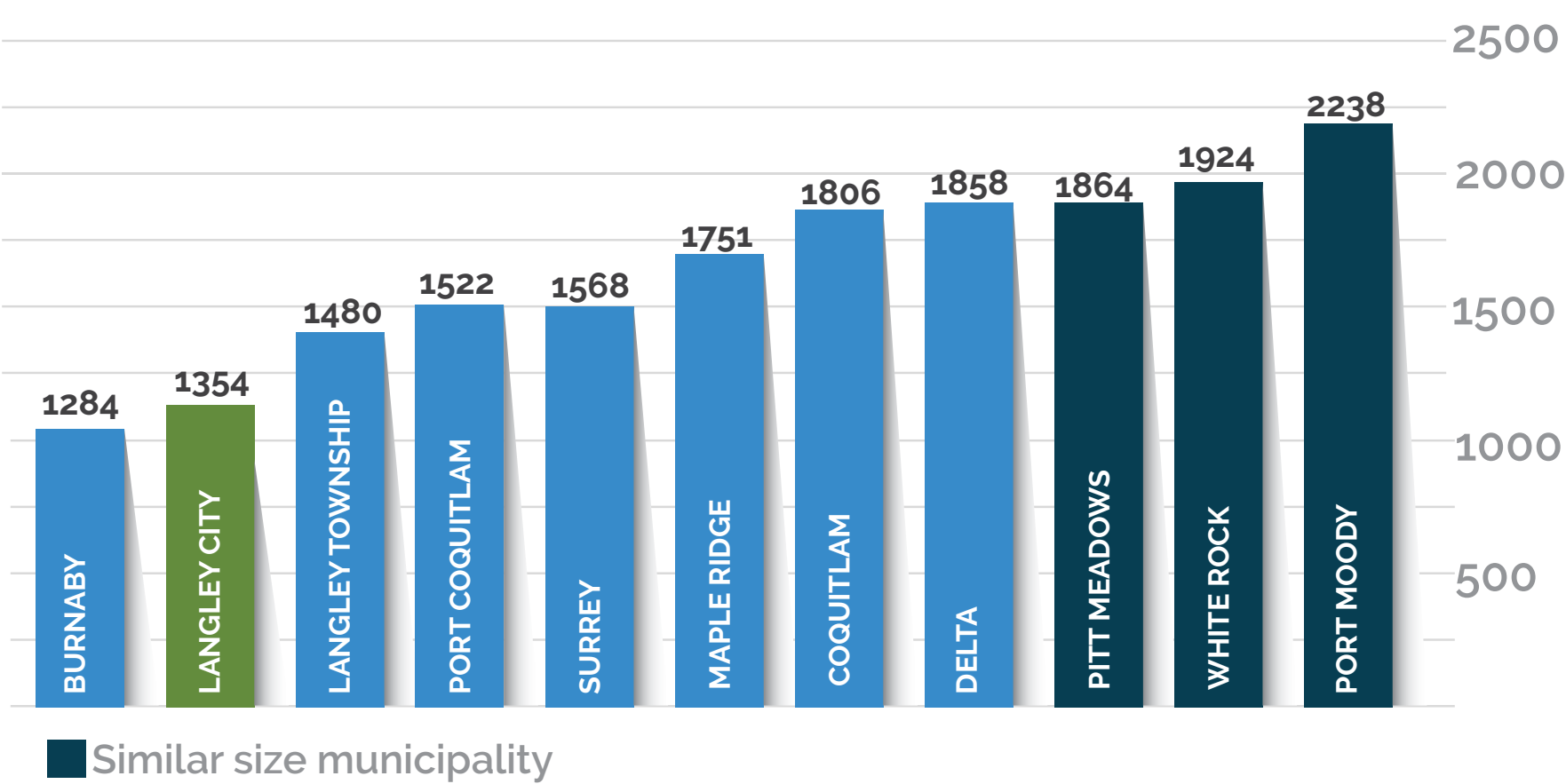
Breakdown of Tax Increase

A large portion of taxes go towards public safety services like police, firefighters, and emergency staff.



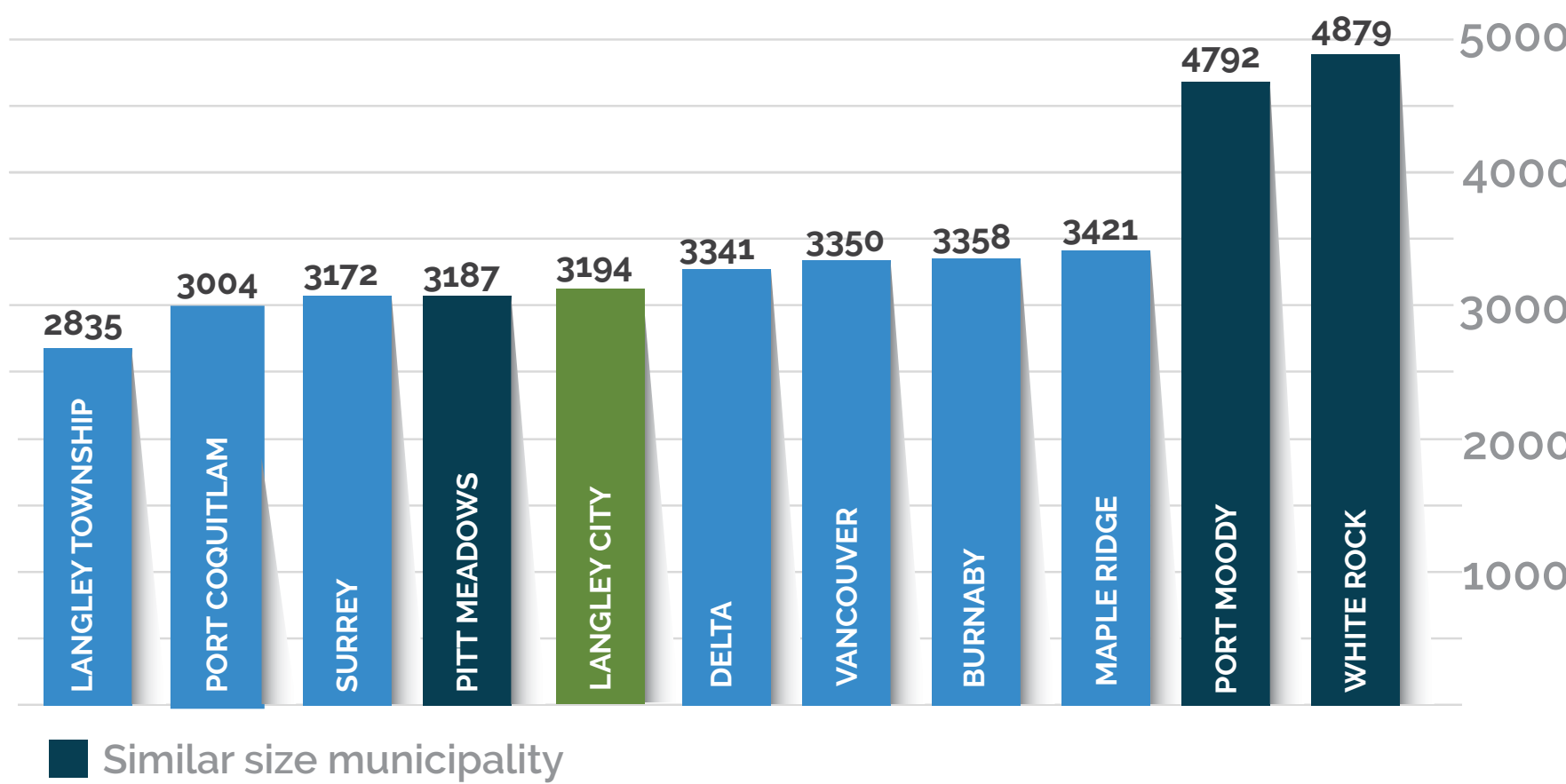
How do Langley City taxes compare?

Average Multi-Family Home



*Based on a 2025 Property Tax Survey, conducted by an independent party

Average Single Family Home



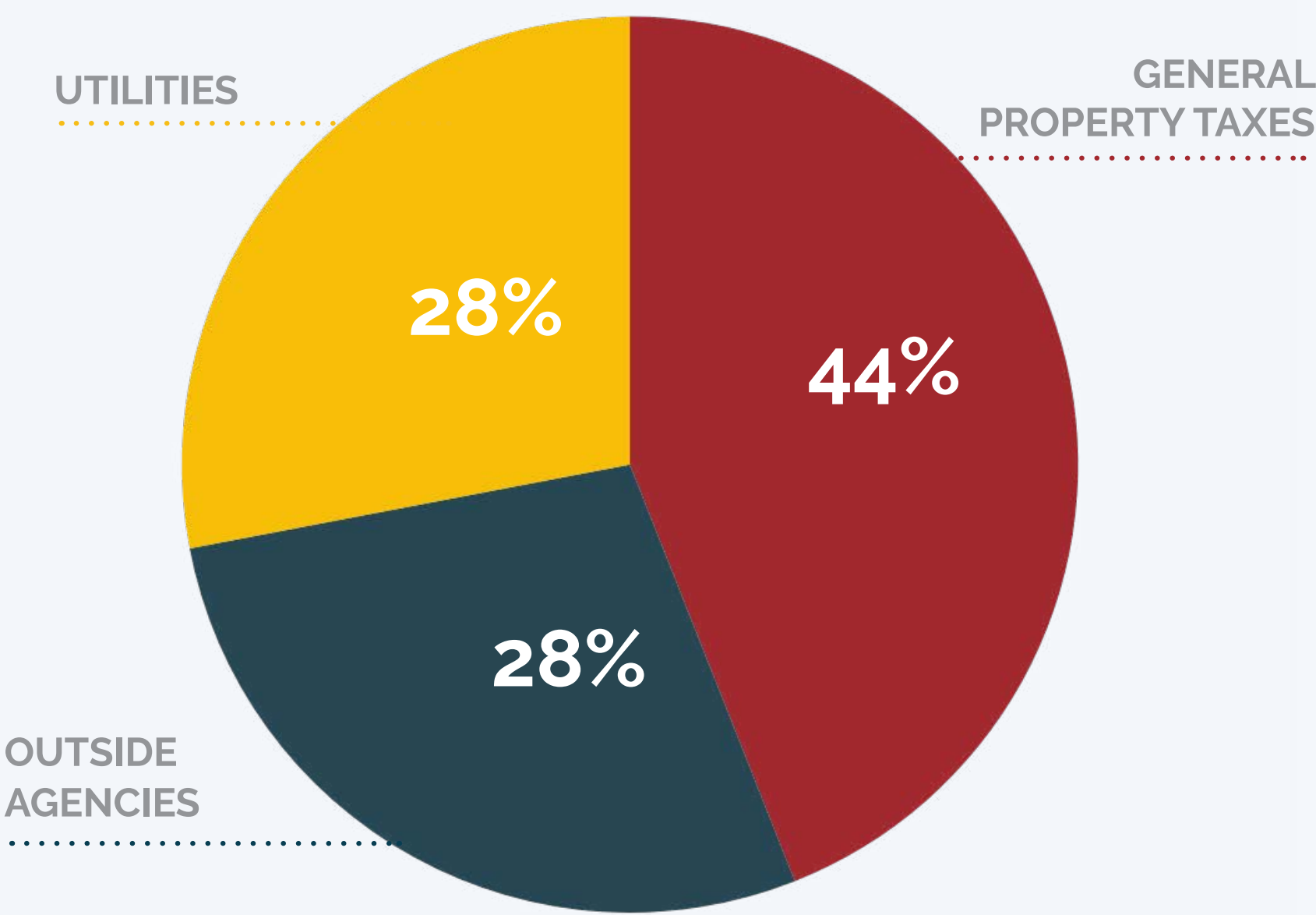
Levies collected on behalf of External Agencies*

Some of the charges on your property tax notice are collected by the City and sent directly to other agencies that provide important regional services. These include:

- Metro Vancouver
- The Province (schools)
- BC Assessment Authority (BCA)
- Greater Vancouver Transportation Authority (Translink); and
- The Municipal Finance Authority

These charges are set by other agencies, not the City, and are not part of Langley City's property tax calculation during budget planning.

*Based on 2025 multi-family property tax charges



Property Tax Prepayment Program

The City provides a tax prepayment plan, which allows you to make 11 monthly installments towards next year's property taxes.


- The plan is convenient because you don't have to pay one lump sum on the tax due date
- The plan is a good investment because the City pays interest on your prepayment balance.
- It's easy to get started

[LangleyCity.ca/prepayment](https://langleycity.ca/prepayment)

How will my assessment affect my taxes?

If your assessment either rises more or decreases less than the average in the City  your 2025 property tax increase will be higher than the average in the City.

AVERAGE ASSESSMENT CHANGE ACROSS THE CITY (SEE YOUR BC ASSESSMENT NOTICE)

If your assessment either rises less or decreases more than the average in the City  your 2025 property tax increase will be lower than the average in the City.



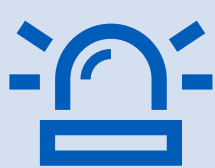
DID YOU KNOW: The Province has a Property Tax Deferment Program that may assist home owners when their property assessments increase significantly. Visit gov.bc.ca/PropertyTaxDeferment

Monthly cost comparison for residents

Average Multi-Family Home

Total municipal services: \$192.00 per month*

\$58.00



Protective Services

\$76.00



Utility Fees

\$17.00



Parks & Recreation

\$32.00



Support Services

\$9.00



Roads & Pipes

\$9.00



Capital Funding

Average Single Family Home

Total municipal services: \$430.00 per month*

\$135.00



Protective Services

\$158.00



Utility Fees

\$41.00



Parks & Recreation

\$55.00



Support Services

\$21.00

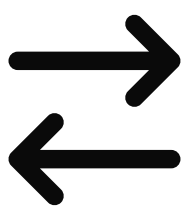


Roads & Pipes

\$20.00



Capital Funding



Private household services*

\$85.00



Mobile Phone Plan

\$80.00



Home Internet Plan

\$150.00



Auto Insurance

\$50.00-\$150.00



Home Insurance

\$50.00-\$100.00



Hydro

\$25.00-\$75.00



Natural Gas

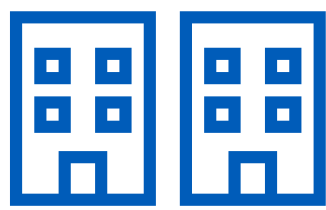
*Estimates provided for illustrative purposes only. Excludes other taxing authorities (School, Translink, Metro Vancouver, BC Assessment)

Taxes and Utilities for Langley City residents

MULTI-FAMILY HOMES

There are

7,703



Multi-family (Strata)
homes in Langley City

Condominiums
Townhouses
Multi-plex homes

SINGLE FAMILY HOMES

There are

3,226



Single family
homes in Langley City

Detached home
on own lot

Impact to Langley City residents

MULTI-FAMILY HOME

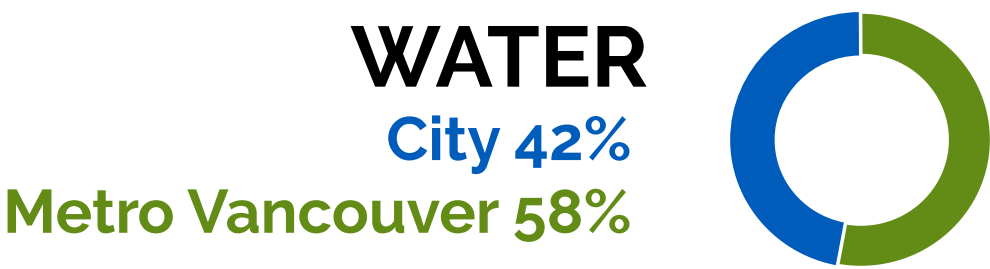
	Annual	Annual Impact	% Impact
Municipal Taxes	\$1,399.69	\$77.11	5.82%
Water	\$466.40	\$32.30	7.44%
Sewer	\$441.32	\$21.28	5.07%
Total Impact	\$2307.41	\$130.69	6.00%

SINGLE FAMILY HOME

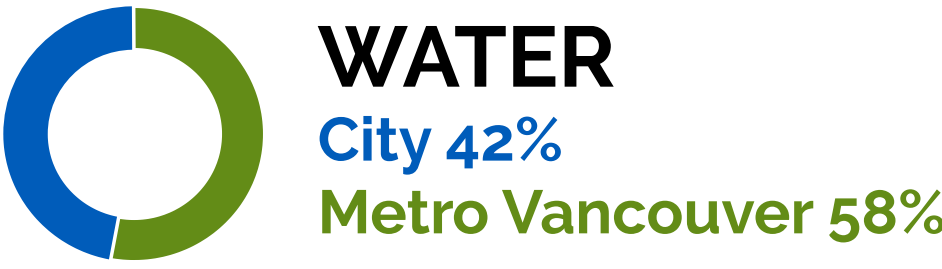
	Annual	Annual Impact	% Impact
Municipal Taxes	\$3,301.40	\$181.87	5.82%
Water	\$754.80	\$56.10	8.03%
Sewer	\$711.24	\$39.96	5.48%
Solid Waste	\$432.00	\$41.00	10.49%
Total Impact	\$5,199.44	\$315.93	6.47%

Allocation of utility cost charges

MULTI- FAMILY HOMES



SINGLE FAMILY HOMES



■ LANGLEY CITY
■ METRO VANCOUVER