

# CITY OF LANGLEY

## 2026 Property Tax Rates

(dollars of tax per \$1,000 taxable value)

Property Class	General	GVRD	School	GVTA	BCAA	MFA	Total
1 Residential	2.5937	0.0555	1.1606	0.3586	0.0381	0.0002	4.2067
2 Utility	40.0000	0.1943	12.0600	2.6970	0.4142	0.0007	55.3662
3 Support Housing	2.5937	0.0555	0.1000	-	-	0.0002	2.7494
4 Major Industry	5.0395	0.1887	1.6200	1.7185	0.4488	0.0007	9.0162
5 Light Industry	5.0395	0.1887	4.0400	0.9320	0.1127	0.0007	10.3136
6 Business/Other	6.3773	0.1360	4.0400	1.0659	0.1130	0.0005	11.7327
7 Managed Forest	10.1152	0.1665	2.2300	-	0.2642	0.0006	12.7765
8 Rec/Non-Profit	10.1152	0.0555	2.3800	0.2702	0.0391	0.0002	12.8602
9 Farm	2.5937	0.0555	7.6700	0.3316	0.0350	0.0002	10.6860

**BIA LEVY**      2026 Business Improvement Levy      \$      **0.7801**      2025-\$0.7192, 2024-\$0.662, 2023-\$0.644, 2022-\$0.6695, 2021-\$0.6181, 2020-\$0.6362, 2019-\$0.753, 2018-\$0.8749, 2017-\$0.9742, 2016-\$1.02466

## 2026 Utility Rates and Charges

				Historical Rates:	2025 - 2016
<b>Water</b>	Annual	Annual Flat Fee	\$	75.00	2025-\$75, 2024-\$75, 2023-\$75, 2022-\$75, 2021-\$75, 2020-\$75, 2019-\$75, 2018-\$75, 2017-\$75, 2016-\$50
		Consumption (per CM)	\$	2.060	2025-\$1.89, 2024-\$1.79, 2023-\$1.62, 2022-\$1.53, 2021-\$1.44, 2020-\$1.35, 2019-\$1.31, 2018-\$1.23, 2017-\$1.16, 2016-\$1.16
	Bi-Monthly	Bi-Monthly Flat Fee	\$	13.89	2025-\$13.89, 2024-\$13.89, 2023-\$13.89, 2022-\$13.89, 2021-\$13.89, 2020-\$13.89, 2019-\$13.89, 2018-\$13.89, 2017-\$13.89, 2016-\$9.26
		Consumption (per CM) * before discount	\$	2.290	2025-\$2.1, 2024-\$1.99, 2023-\$1.8, 2022-\$1.7, 2021-\$1.6, 2020-\$1.5, 2019-\$1.46, 2018-\$1.37, 2017-\$1.289, 2016-\$1.289
<b>Sewer</b>	Annual	Annual Flat Fee	\$	75.00	2025-\$75, 2024-\$75, 2023-\$75, 2022-\$75, 2021-\$75, 2020-\$75, 2019-\$75, 2018-\$75, 2017-\$75, 2016-\$50
		Consumption (per CM, 80% of water)	\$	2.410	2025-\$2.27, 2024-\$1.82, 2023-\$1.56, 2022-\$1.41, 2021-\$1.33, 2020-\$1.27, 2019-\$1.19, 2018-\$1.11, 2017-\$1.04, 2016-\$0.98
	Bi-Monthly	Bi-Monthly Flat Fee	\$	13.89	2025-\$13.89, 2024-\$13.89, 2023-\$13.89, 2022-\$13.89, 2021-\$13.89, 2020-\$13.89, 2019-\$13.89, 2018-\$13.89, 2017-\$13.89, 2016-\$9.26
		Consumption (per CM, 80% of Water) * before discount	\$	2.680	2025-\$2.52, 2024-\$2.02, 2023-\$1.73, 2022-\$1.57, 2021-\$1.48, 2020-\$1.41, 2019-\$1.32, 2018-\$1.23, 2017-\$1.16, 2016-\$1.089
<b>Solid Waste</b>			\$	432.00	2025-\$391, 2024-\$271, 2023-\$243, 2022-\$230, 2021-\$210, 2020-\$204, 2019-\$198, 2018-\$190, 2017-\$180, 2016-\$180