



BC ASSESSMENT

BC Broadband Association

May 1, 2019

Barton Bourassa

Senior Appraiser, Linear Assessment

Presentation Overview

- 2019 Assessment Roll Overview
- Regulated Rates Implementation Plan
- Fibre Optic Cable Valuation Process
- Our role in provincial and municipal taxation



2019 Assessment Roll Overview



2019 Assessment Roll Overview

Annual Assessment Roll

- Completed Roll - **December 2018**
- Valuation Date - **July 1, 2018**
- Physical Condition & Permitted Use - **October 31, 2018**





2019 Assessment Roll Overview

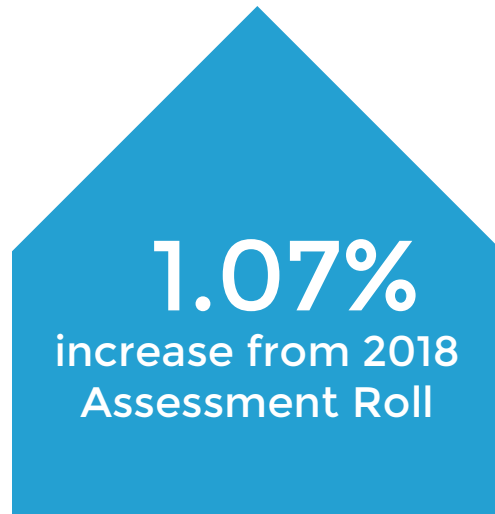
Annual Review Cycle

- Inquiry Period - January 2019
- Review Period - February 1 to March 15, 2019
- Revised Roll - March 31, 2019
- Property Assessment Appeal Board - April 30, 2019

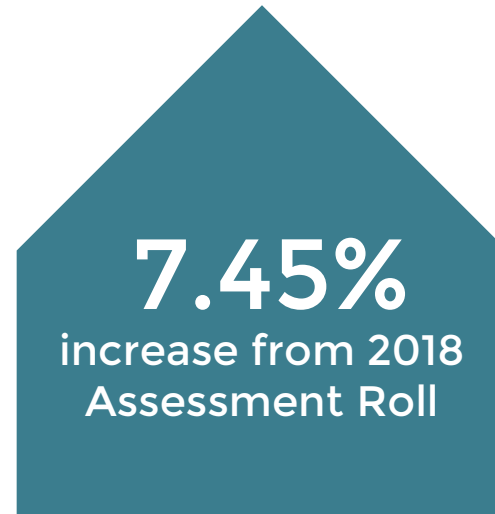




2019 Assessment Roll Overview



**Total Properties
in BC
2,067,479**



**Total Value of
Roll
\$1.99 trillion**



**Total Non-
Market Change
\$31.68 billion**

Regulated Rates Implementation Plan

Overarching Principles:

- An Assessment system should:
 - ✓ Provide equitable values
 - ✓ Provide a stable tax base for government
 - ✓ Provide predictability for property owners
 - ✓ Be transparent – easy to implement , maintain and explain
 - ✓ Be supported in legislation and or regulation

Regulated Rate Implementation Plan

Project Timeline:

- Regulated Rate Implementation Plan (RRIP):
 - Fibre Optic Model Review:
 - Start July 2019
 - Completed by July 2020
 - Implementation – Target 2021 Roll

Fibre Optic Cable Valuation Process

Assessment Act, Section 21

BCA direction from *Assessment Act, Section 21*:

- Valuation for Certain Purposes Not Actual Value

BCA direction from *B.C. Regulation 226/86*:

- Telecommunications Corporations Valuation Regulation

Rate development:

- BCA reliance on industry input
- Review of commercial cost indices
- Reconciliation of all sources

Inventory Reporting

- BCA relies heavily on industry to report annual inventory
- Annual mail-outs requesting inventory changes for coming roll year
- Ad hoc reporting by industry as infrastructure is built

Detailed Model Review

- BCA is mandated by our Board of Directors to review all Regulated Rates and how they are developed
- Start with introductory industry meeting with major industry players and umbrella groups
- Regular meetings to discuss:
 - Current model
 - What needs to change - technology
 - Average current costs

Questions?