



## Property Taxes 2026 - FAQ

### What is happening?

Property taxes are annual taxes levied by municipalities on property owners based on the assessed value of a property (land and buildings). Property assessments are provided by [BC Assessment](#), independent of the municipality.

These taxes are the single most important source of municipal revenue. They are what pay for the City services we all rely on, like our recreation facilities and programs, emergency services (RCMP, fire, bylaw) and critical infrastructure like roadways and watermains.

The [City's Financial Plan](#) requires an overall tax increase of 5.70% in 2026 to fund the services we all enjoy.

### How will the overall tax increase be applied to my property?

Tax rates are applied based on property class and applied consistently to all properties in that class. Different property classes carry a different share of the overall tax load.

Class	% of Tax Share
01 - Residential	61.81%
02 - Utilities	0.30%
03 - Supportive Housing	0.00%
04 - Major Industry	15.33%
05 - Light Industry	3.95%
06 - Business & Other	18.50%
08 - Rec/Non-Profit	0.10%
09 - Farm	0.00%

This doesn't mean that your taxes will increase by 61.81%. It means that roughly 2/3 of municipal taxes come from residential property taxes.

The actual tax increase rates for each property class are being determined now.

### How has the tax burden shifted since 2006?

Since 2006, there has been a shift in the major industry tax base in Port Alberni that has resulted in a higher allocation of the tax share to residential and commercial properties. There are fewer major industrial properties now, so they carry a lower tax share.

Property tax breakdown per class	2006 Tax Burden Allocation	2026 Tax Burden Allocation	Change
Residential	40.60%	61.81%	21.21%
Utilities	0.50%	0.30%	-0.20%
Major Industry	40.60%	15.33%	-25.27%

Light Industry	0.90%	3.95%	3.05%
Business & Other	17.25%	18.50%	1.25%
Non-Profit	0.15%	0.10%	<b>-0.05%</b>
Farm	0.00%	0.00%	0.00%
<b><i>Municipal and Debt Tax Levy Total</i></b>	<b>100.00%</b>	<b>100.00%</b>	

### **Why is there a tax increase for 2026?**

Every year the City of Port Alberni creates a financial plan that guides how we invest in services, infrastructure and community priorities. The 2026–2030 Five-Year Financial Plan sets our direction for the next five years — ensuring we maintain current service levels and make strategic capital contributions.

This plan was finalized by Mayor and Council in early February 2026, following a lengthy public input process. It outlines several key priorities that necessitated this overall increase.

Please see [City Budget Planning | Let's Connect](#) and [City of Port Alberni 2026-2030 Financial Plan Bylaw No. 5138](#) for more information.

### **Further Information**

[City of Port Alberni 2026-2030 Financial Plan Bylaw No. 5138](#)

[City of Port Alberni Tax Rates Bylaw No. 5139, 2026](#)