

Date: March 26, 2026

To: **Standing Committee on Intergovernmental Affairs**

Name and title: Councillor Garth Frizzell, Chair, Standing Committee on Intergovernmental Affairs

Subject: Changes to Northern-Rural Home Owners Grant

Attachment(s):
1. Home Owner grant – Province of BC
2. B.C. Provincial budget tax changes - Province of British Columbia

Recommendation(s):

That the Standing Committee on Intergovernmental Affairs RECEIVES FOR INFORMATION the report dated March 26, 2026 from the Chair of the Standing Committee on Intergovernmental Affairs titled “Changes to Northern-Rural Home Owners Grant”.

Purpose:

To update the Standing Committee on Intergovernmental Affairs on changes by the Province of BC to the home owner grant beginning in 2027.

Background:

The home owner grant offered by the Province of BC reduces the amount of property taxes a person is required to pay each year on their principal residence. The grant is available to homeowners who pay property taxes to a municipality, or to the province if they live in a rural area. The regular grant amount is **\$570** for properties located in the Capital Regional District, the Metro Vancouver Regional District and the Fraser Valley Regional District. For all other areas of the province, including Prince George, the grant amount is **\$770**.

Effective for the 2027 and subsequent taxation years, the \$200 northern and rural home owner benefit is repealed. The northern and rural home owner benefit was introduced as part of the home owner grant program to offset the effects of the carbon tax, which has now ended. The regular home owner grant will be \$570 for all areas of the province.

For northern municipalities, including Prince George, this change could create a perception of municipal property tax increases.

Summary and conclusion:

This report is provided for information.

Respectfully submitted:

Councillor Garth Frizzell, Chair, Standing Committee on Intergovernmental Affairs

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Approved:

Andy Beesley, Acting City Manager/Director of Civic Facilities and Events

Meeting date: 2025/04/07