



# Committee Report to Council

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Date: April 7, 2026

To: **Mayor and Council.**

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

Subject: Changes to Northern-Rural Homeowners Grant

Attachment(s):  
1. Homeowner Grant – Province of British Columbia  
2. BC Provincial Budget Tax Changes

## Recommendation(s):

1. That Council DIRECTS administration to submit to UBCM a resolution to strongly urge the Provincial government to explain and reverse the decision to reduce the Northern-Rural Homeowners grant as described in the report dated April 7, 2026 from the Chair of the Standing Committee on Intergovernmental Affairs, titled “Changes to Northern-Rural Homeowners Grant”.
2. That Council DIRECTS administration to inform and offer partnership on the resolution to other northern and rural municipalities as described in the report dated April 7, 2026 from the Chair of the Standing Committee on Intergovernmental Affairs, titled “Changes to Northern-Rural Homeowners Grant”.

**Purpose:**  
For Councils decision.

## Background:

The homeowner 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Effective for the 2027 and subsequent taxation years, the \$200 northern and rural homeowner benefit is repealed. The northern and rural homeowner benefit was introduced as part of the homeowner grant program to offset the effects of the carbon tax, which has now ended. Going forward the homeowner 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 as taxes are collected through the municipality. Whereas people living in northern communities still have increased transportation and heating costs compared to other parts of the province, there is still rationale for the tiered grant system.

Local governments may submit council or board endorsed resolutions directly to UBCM prior to June 15, each year.

Draft resolution:

*Background: The home owner grant reduces the amount of property taxes you pay each year on your 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 the grant amount is \$770. The Province states the higher value for northern and rural communities was introduced to help offset the impact of the consumer carbon tax, recognizing that people living in northern and rural parts of the province were disproportionately impacted due to things like traveling farther distances and needing to warm homes for longer parts of the year. The Province states that because the consumer carbon tax has been eliminated, it has decided to eliminate the northern and rural home owner benefit as well beginning in 2027. Regardless of the consumer carbon tax, costs are still disproportionate for northern and rural communities and maintaining the higher value would support a better cost of living balance.*

*Resolution: Whereas the Province has indicated they will end the northern and rural home owner benefit beginning in 2027 reducing the amount northern and rural communities are eligible for; and*

*Whereas there remains strong rationale for a higher grant value in northern and rural communities due to higher costs of heating and transportation regardless of the repeal of the consumer carbon tax.*

*Therefore, UBCM strongly urges the Province to explain and reverse the decision to reduce the Northern-Rural Homeowners grant.*

Next steps:

If approved, staff will work with the Office of the Mayor and or the Intergovernmental Affairs Committee to inform impacted local governments about the resolution and offer opportunities to endorse and cosponsor ahead of the June submission deadline.

#### Summary and conclusion:

This report provides an option to advocate alongside other municipalities to maintain the current northern-rural homeowner's grant.

#### Respectfully submitted:

Garth Frizzell, Chair, Standing Committee on Intergovernmental Affairs

Prepared by Annie Doran, Senior Advisor, Intergovernmental Affairs

#### Approved:

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

Meeting date: 2026/04/13

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