



Village of Lytton

2026 Property Tax Guide

Village of
Lytton

Property taxes are due July 2, 2026

How to pay your taxes

There are several convenient ways to pay your taxes:

1. **Pay in person at the Village Office** with a cheque, money order, or bank draft payable to the Village of Lytton. *The Village Office cannot accept cash, credit cards, or debit cards.*
2. **Pay online through your bank.**
3. **Pay by e-transfer** to info@lytton.ca. In the optional message section, include the roll number from your tax notice. Use "What is the name of our Village?" as your security question and "Lytton" as the answer.
4. **Pay by mail** with a cheque, money order, or bank draft payable to the Village of Lytton. Include the roll number from your tax notice.

Village of Lytton
PO Box 100
Lytton, BC V0K 1Z0



Your payment needs to be received by July 2, 2026.

5. **Pay with your mortgage.** You can arrange for your annual property taxes to be paid on your behalf, when you sign your mortgage agreement with a bank or other financial institution.



You are responsible for applying for your home owner grant and any penalties resulting from payment errors made by your mortgage company.

Contact the Village

If you haven't received your tax notice or have questions about your property taxes or payment, contact the Village Office:

Phone: 250-455-2355

Email: Finance Department:
finance@lytton.ca

Village Office:

769 S- Trans Canada Highway

Aspen Planers Sawmill Site
(formerly known as Lytton Lumber), just south of Lytton on Highway 1

Open Monday to Friday
8:30 a.m. to 4:30 p.m.



We are closed on Wednesday, July 1, 2026, for the Canada Day statutory holiday.

Claim your home owner grant by July 2, 2026

The provincial home owner grant reduces the amount of property taxes that you pay each year on your principal residence.

Apply at www.gov.bc.ca/homeownergrant or call the Province of B.C. at 1-888-355-2700.

If you pay your property taxes through your financial institution, you still need to apply for your home owner grant. Pay your taxes and apply for your home owner grant (if applicable) by the property tax due date of July 2, 2026.

Late payment penalty

Make sure the Village receives your property tax payment and you apply for your provincial home owner grant by **July 2, 2026**.

A **10% penalty** is applied to any unpaid current tax balance on July 3, 2026. Interest will accrue on outstanding tax balances beginning January 1, 2027.



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Understanding your tax bill

Your municipal property taxes are calculated by multiplying the assessed value of your property (determined by BC Assessment) by the property tax rate (or mill rate).

CALCULATING PROPERTY TAX



How your assessment affects your taxes

BC Assessment provides assessments for all properties in the Village. From 2025 to 2026, the average residential property assessment increased by 30% in Lytton.

- *This does not mean a 30% increase in your property taxes.*
- *If your residential property’s value increased by less than 30%, then your taxes would increase less than the 14% property tax increase that Council approved (green house in diagram below).*
- *Likewise, if your residential property’s value increased more than 30%, then your taxes would increase more than the 14% property tax increase that Council approved (gold house in the diagram below).*
- *The amount of tax owing is relative to other properties in your tax class.*

Lower than average change
Taxes increase **LESS THAN AVERAGE**

Similar to the average change
Taxes increase **BY THE AVERAGE**

Higher than average change
Taxes increase **MORE THAN AVERAGE**

Taxes collected for other agencies

In addition to municipal property taxes, your tax bill includes taxes that the Village collects on behalf of the following agencies:

- Thompson–Nicola Regional District
- Thompson–Nicola Regional Hospital
- School – Gold Trail District
- Police
- BC Assessment Authority
- Municipal Finance Authority

These taxes account for about 53% of your tax bill.

Property taxes are due July 2, 2026.

Make sure you pay your taxes and apply for your home owner grant (if applicable) by the property tax due date of July 2, 2026.

Property tax deferment

The provincial tax deferment program allows you to defer your current year property taxes and pay them (with interest) later. Learn about eligibility on the Province of B.C.’s website:

www2.gov.bc.ca/



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What your taxes pay for

Property tax revenue helps to fund the services and infrastructure that residents, businesses, and visitors use in everyday life—whether it’s safe drinking water, clear roads in winter, your sewer connection, or community and emergency planning.



Your taxes support:

- General government services, including legislative services, finance, and administration
- Public Works, including parks and road maintenance and snow clearing
- Protective services, including Lytton Fire & Rescue and the emergency program
- Development Services, including building and development applications, planning, and permits
- Parks, recreation, and culture, including maintenance, planning, and potential programs in the future

This year, the Village is continuing to focus on essential services like Public Works and projects, such as updating the Official Community Plan and managing the local general election in October.

Property tax increases in 2026

Council approved a 14% increase in the property tax revenue collected from all property tax classes *except for assessment classes with legislated limits.

**Class 2 (Utilities) are restricted to a mill rate of 40.0000, so the 14% increase does not apply to that class.*

Property tax increases help to support the financial sustainability of the Village and cover the rising costs of providing required municipal services.

2026 budget overview

The Village’s annual budget balances revenue with expenses for operations, municipal services, and projects like water and sewer infrastructure upgrades.

Property taxes are one of the Village’s main revenue sources, generating 19% (or \$470,584) of the Village’s total revenue \$2,453,840 in the 2026 core budget.

Other sources of revenue are government transfers (including grants and other funding), investment income, and sale of services for building and development permit fees and sewer and water connections). The Village’s government transfers continue to be higher than normal in 2026 due to the recovery funding received from the Province of B.C.

Each year, the Village of Lytton’s staff and Council prepare the annual budget based on community priorities and community input. In May 2026, the Village adopted the [2026–2030 Five-Year Financial Plan](#) and [2026 Tax Rate](#) bylaws. Learn more at www.lytton.ca/budget.



Remember: Your property taxes and home owner grant application are due by July 2, 2026.