WLLID 2026 Tax Report – AGM

Why are taxes collected?

Improvement districts have authority to directly levy and collect property taxes to support the services they provide to properties within their boundaries. This revenue is used to finance operations of the improvement district, to build reserve funds for future infrastructure expenditures and repay debt from past infrastructure purchases.

Tax Rate:

The tax rate has remained at $50.00 per parcel since 2014 and did not increase in 2026. The rate is set by the annual by-law every January and is not based on improvements or the size of the lot. It is the same $50.00 charged for every property.

Tax Date:

Tax notices were mailed / emailed starting May 31st 2026 and were due on July 15th providing a 6 week payment window. Late payments received a 10% penalty.

Ministry of Housing Tax Rate:

The Ministry of Housing sends the WLLID a circular twice a year setting the interest rate for overdue accounts. The rate set June of 2026 was 7.45%.

Tax Payment:

The majority of taxpayers paid by e-transfer this year. Paying by e-transfer is advantageous to tax payers because it takes less time, usually does not cost anything, is faster and more reliable than mail and you receive a receipt from the bank as soon as it is processed. WLLID has set an auto-deposit on the account, removing the need to create a password for payment.

Please note: if you have paid from an email or account that is not associated with your Wasa Property (for example a business name, but your property is under your personal name) and have not included your invoice number in the payment message, your payment may not be reflected on your account. It is **VITAL you include the invoice number you are applying your payment to, so there is no confusion and payments are applied correctly.

Late Payers:

Based on current data:

- 51 properties still have outstanding balances owing.
- 10 properties (of the 51) are in arrears since 2025
- 1 property (of the 10) has been in arrears since 2024
- Balance owing to date: $2,745.45

The Local Government Act allows for recovery of taxes by tax sales. Other options would be a collection agency or small claims court. While the Ministry sends out the letters, WLLID is responsible for arranging the sale.

All those who own property in the Wasa Lake Land Improvement District have a moral and financial responsibility to pay the taxes, penalties and interest on their account under the Community Charter, Local Government Act and the Improvement District Tax Bylaw.

All parcel owners are encouraged to contact WLLID to ensure their mailing address and/or email/phone details are current and up to date. ** **It is the responsibility of the parcel owner to ensure their contact information is accurate.**