



British Columbia Social Housing Industry

Canadian housing associations provide affordable housing to seniors, families, aboriginals, or individuals with disabilities. There is a growing demand for all forms of social housing to be built and maintained throughout North America. The high costs of land, construction, and operating expenses are making it tougher and more expensive to fund and build non-profit social housing.

Comprehensive Property Tax Services

Ryan's team in British Columbia (BC) has unparalleled dedication to fair assessment. As the largest global tax consulting firm in North America, we pride ourselves on our flexible, client-focused approach. Ryan is committed to working with clients to review and defend the equity of their property tax liability. By combining our expertise, unique industry knowledge, and specialized data management systems, we provide solutions for:

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| <ul style="list-style-type: none"> ➤ Valuation/Appraisal ➤ Assessment Appeals and Tax Minimization ➤ Highest and Best Use Studies | <ul style="list-style-type: none"> ➤ Full or Partial Property Tax Exemption Advocacy ➤ Expert Witnesses |
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Commercial real property taxes are one of the largest operating expenses incurred by non-profit and social housing agencies. Property assessments are mailed at the beginning of the year, and the customer review period in BC is 30 days from the date the assessment was mailed, giving property owners a very short window to challenge their assessments. Alternatively, our experts can work to secure preliminary assessment values through the Pre-Roll Negotiation Period in the fall, ideally ensuring a fair and equitable value is negotiated in advance and avoiding a formal appeal. This comprehensive approach allows our social housing clients to decrease their operating expenses to allow more capital for staffing, building improvements, adding more beds, increasing services for residents, and ensuring more capital is available for future projects.

The Ryan Advantage

Ryan is the industry leader in providing property tax relief for social housing providers and non-profit organizations. Representing the majority of social housing operators in the province, Ryan has been at the forefront of the push for a fair and minimal taxing system for non-profits and social housing. We have led the charge, winning many cases and changing how the industry is taxed. Our group in BC has worked for both the BC Assessment Authority and BC Housing, which has given us unique knowledge of the inner workings of the two government bodies. We use this background to provide expert advice to our clients and ensure their taxes are either eliminated or minimized. In-house tax departments typically do not have the resources or time to focus on inflated real property tax assessments. The large tax savings have allowed groups to reinvest into their projects and create additional opportunities for social housing.

**OBTAINED OUTRIGHT
EXEMPTION ON
47 PROPERTIES
TO DATE**

**OBTAINED
REDUCTIONS ON
44 PROPERTIES**

**OBTAINED
\$2.3 MILLION
IN TAX SAVINGS IN
2018 AND 2019**

Award-Winning Tax Services

For additional information

1.800.667.1600

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