

PAS



SCOPE

A communication for local government from Property Assessment Services (PAS)
August 2020

Delivering clear and reliable property assessment information to New Brunswick property owners.

PAS SCOPE provides regular updates to local government on changes to Service New Brunswick's Property Assessment Services (PAS) in 2020, including: (i) the issuing in October of separate assessment notices to property owners and assessment lists to local governments; and (ii) our evolving approach to property assessments in response to impacts of coronavirus disease 2019 (COVID-19).

COVID-19 AND PROPERTY ASSESSMENT

Protecting the health and safety of our staff and customers is our top priority – While we have had to make changes to the way we do business, we continue to be available by phone **1-888-762-8600** or by email snb@snb.ca.

It is clear that the lockdown and other restrictions imposed to limit the spread of the coronavirus - COVID-19 have had a major adverse impact on the market value of a number of property types in New Brunswick, across Canada and in the rest of the world. Growing awareness of the virus in the early months of 2020 caused a substantial impact on people, businesses and properties. PAS engaged all stakeholders during these unprecedented times, and realized the focus must be put on properties clearly impacted by the pandemic, but at what extent were they affected? The restrictions imposed by the virus have caused the forced closure of certain businesses. Restrictions on movement and travel, and the requirements of social distancing, have caused business owners to re-think how they operate on a daily basis.

Property Assessment Services' Valuation Team has been working with IPTI (International Property Tax Institute). In particular, IPTI was asked to provide advice with respect to the impact of COVID-19 on the property types listed below:

- Hotels, Motels and Resorts • Shopping Centres • Restaurants • Office Buildings
- Airports • Nursing Homes

As in other assessment jurisdictions, PAS is currently looking at how to best collect information from property owners to identify income losses, occupancy losses or income discounts, increases in expenses due to the pandemic, sales of affected properties, capitalization rate adjustments, etc.

Delivery of 2021 assessment notices, base and lists in October – With the separation of the property assessment and tax notices, annual Property Assessment Notices now will be issued each October. This means the assessment base and lists will be delivered to local governments earlier than in the past. We will continue to monitor the impacts of COVID-19 and appropriately reflect property values in the base.

Property Assessment Services is aware that the implementation of the AG recommendation to separate the assessment notices from the tax notices will cause significant strain on the timelines for the analysis of the impact to be completed for the 2021 Assessment year. PAS is committed to work with our clients to best determine the assessed value of their property as of January 1st, 2021.

We will keep all stakeholders informed as we progress and move forward.

An important
change is coming.



Property Assessment Services will issue separate Property Assessment Notices as of October 2020.

[Click here](#) to learn more about the change.

Learn more about property
assessment in New Brunswick
www.mynbpropertyassessment.ca

NEXT PAGE

THE PROPERTY
ASSESSMENT NOTICE

NOTICE INSERT FOR
OCTOBER 2020

THE PROPERTY ASSESSMENT NOTICE



On October 1, 2020, Property Assessment Services will issue the first **separate** property assessment notice with the assessed value for the year 2021.

The separation of the property assessment notice from the property tax notice will provide clarity to the different purposes of the two programs. A separate property assessment notice also allows property owners time to better understand and review their assessed values, before the Department of Finance and Treasury Board issues their own separate property tax notice (bill) on March 1, 2021.

The Property Assessment Notice will continue to provide the Real and True value of a property. In line with a recommendation from the 2017 Auditor General's Special Report on Property Assessment, over time the notice will provide clearer and more detailed information on the reason (s) for changes to the assessed value.

For properties that sell after the October assessment notice is printed and before December 31, the new property owner will receive their assessment notice in January.

Property owners will have 30 days after the mailing of Property Assessment Notices in October to request a review.

Service New Brunswick
 JOHN JOSEPH DOE &
 JANE MARIE DOE
 1234 STREET NAME DRIVE
 CITY NAME NB A9B 1C2

Issue date:
October 1, 2020

PROPERTY ASSESSMENT NOTICE
 For the Year 2021

ANNUAL
 For the Year 2021

THIS IS NOT A BILL
 This notice has important information about your property value.

The Real Property Assessment value as of January 1, 2021 is:
\$000,000

Property Assessment Information

| Property assessment | Value |
|---|-----------|
| Residential | \$000,000 |
| Owner-occupied | \$000,000 |
| Non-owner-occupied (primary) | \$000,000 |
| Residential other (e.g., additional land, outbuildings) | \$000,000 |
| Non-Residential | \$000,000 |

2021 Real Property Assessment value: \$000,000
 2021 Assessment for Taxation: \$000,000

Property Assessment Questions?
 1-888-762-8600
 mynbpropertyassessment.ca

YOUR REAL PROPERTY ASSESSMENT VALUE HISTORY

| Year | Value |
|------|-----------|
| 2017 | \$000,000 |
| 2018 | \$000,000 |
| 2019 | \$000,000 |
| 2020 | \$000,000 |
| 2021 | \$000,000 |

QR code for more information.

NOTICE INSERT FOR OCTOBER 2020

Enclosed with the notice in October will be insert that will serve two purposes:

- to inform property owners on what this new notice is all about;
- to provide instructions on how a property owner can request a review.

DID YOU KNOW?

The new notice will have a **Quick Response (QR) Code** that can be read by a mobile device to allow quick and easy access to our website for general property assessment information.

Give it a try!

OR scan this code with your mobile device to find out more.



What is this Notice?

Enclosed is your first **separate** property assessment notice. Please review it and file it for your records.

Going forward, you will receive your Real Property Assessment Notice every October.

Why the change? Getting your property assessment notice in October means you can review your assessment value before you receive your property tax notice (bill) the following March.

Do I need to pay my property taxes now? No, your property tax notice (bill) will be mailed March 1.

Request for Review: If you do not agree with your assessment value on this notice, a Request for Review must be submitted **no later than November 2, 2020**. Go online to view recent sale prices of similar properties in your area.

If you wish to proceed with a Request for Review, you can do so:

- Online: www.mynbpropertyassessment.ca
- By phone: 1-888-762-8600
- In person (by appointment)

If you have questions, you can find more information at: www.mynbpropertyassessment.ca



HERE TO SERVE YOU!

Property Assessment Services offices have resumed normal operating hours. However, we continue to be available by phone **1-888-762-8600**, by email snb@snb.ca and online at www.mynbpropertyassessment.ca