

Property Assessments and Property Taxes on Victoria International Airport

Victoria Airport Authority (VAA) has a lease with the Federal Government to lease the Airport Lands and operate Victoria International Airport (YYJ). The current lease runs until March 31, 2077. Tenants at YYJ are responsible for paying any property taxes on the land and any improvements (i.e. buildings) added to the lands that they lease. The airport is located within the boundaries of both the District of North Saanich (DNS) and the Town of Sidney (TOS). DNS and TOS are the taxing municipalities for property taxes on airport lands. Taxes are calculated by the municipalities by taking the assessed value of the tenant's land and improvements and multiplying it by the mill rate for the class of property being taxed.

BC Assessment is a provincial agency responsible for assessing the value of all taxable lands and improvements in BC. Information about how BC Assessment assesses properties can be found on their website [here](#).

Property Assessments are mailed by BC Assessment directly to airport tenants in early January of each year. The assessment notice lists the assessed values of the land and improvements for the leased property. Should the tenant disagree with the assessment, there is an appeal process through BC Assessment. The deadline to file an appeal is January 31st of each year. Information on the appeal process through BC Assessment can be found on their website [here](#).

DNS and TOS also receive a copy of the property assessment from BC Assessment and use the assessments when determining the mill rate for property taxes. Property tax notices are mailed directly from DNS and TOS to airport tenants in late May of each year. The deadline for payment of the property taxes are listed on each year's property tax notice. All airport tenants are required to pay their property taxes on or before the deadline.

Information regarding the property taxes and mill rates for each municipality can be found at the links below.

[District of North Saanich](#)

[Town of Sidney](#)

All airport tenants have a responsibility to ensure that their corporate mailing address for Property Assessment and Property Tax notice are up to date with both the Airport and BC Assessment.

[Victoria Airport Authority- Notification of Address Change](#)

[BC Assessment- Update Your Property Information](#)