



PROPERTY ASSESSMENT APPEAL BOARD

Annual Stakeholder Meeting

March 14, 2025



Territorial Acknowledgement

The Board gratefully and respectfully acknowledges that our work spans across the traditional territories of many First Nations and Métis chartered communities in British Columbia.

Our offices are located on the traditional and unceded territories of the Musqueam, Skwxwú7mesh, and Tsleil-Waututh First Nations.



Agenda

1. Welcome and Introductions
2. Update & Report on 2024 Activities
3. Ahead to 2025
 - AST
 - Code of Conduct and Rule Changes
 - Recruitment and Finances
4. Stakeholder Comments and Questions
5. Closing



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Welcome and Introductions



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Update & Report on 2024 Activities



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Target		Result
2023 commercial and industrial appeals	Complete or set for hearing 75 to 85% of appeals by Mar. 31, 2024	76.5%
2024 residential appeals	Complete or hear 90 to 100% of appeals by Dec. 31, 2024	96.5%
Decisions following a hearing	Issue decisions (on average) within 60 days	58
Appeal resolution without a hearing – 90% or greater	90% or greater	94%



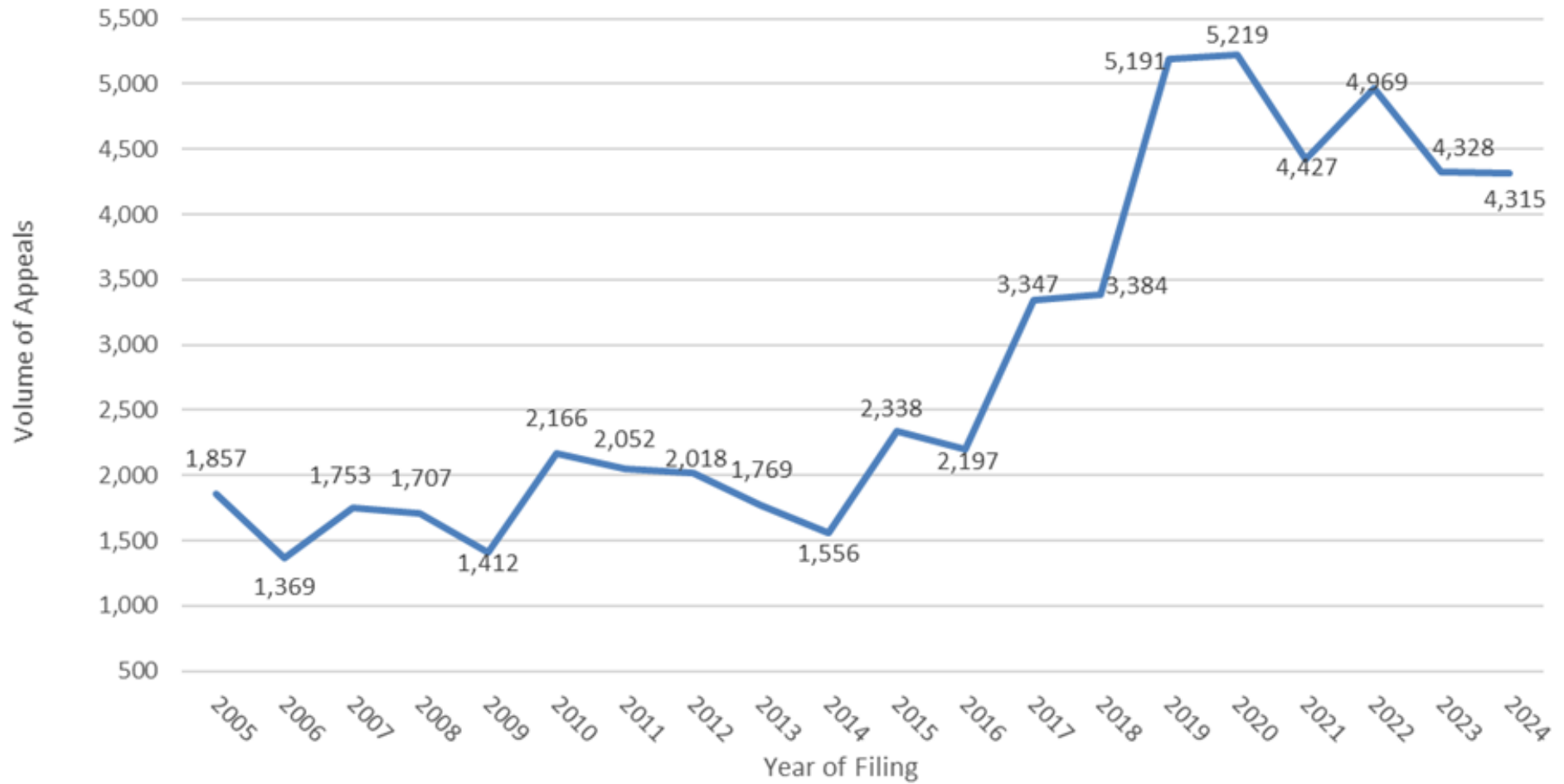
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Activity	2022	2023	2024
New appeals received in year	4,969	4,328	4,315
Carry over from earlier years	3,084	4,715	4,739
Total appeal workload	8,053	9,043	9,054
Appeals completed during the year	3,340	4,307	4,430
# and % of appeals resolved without a hearing	3,072 (92%)	3,962 (92%)	4,173 (94%)



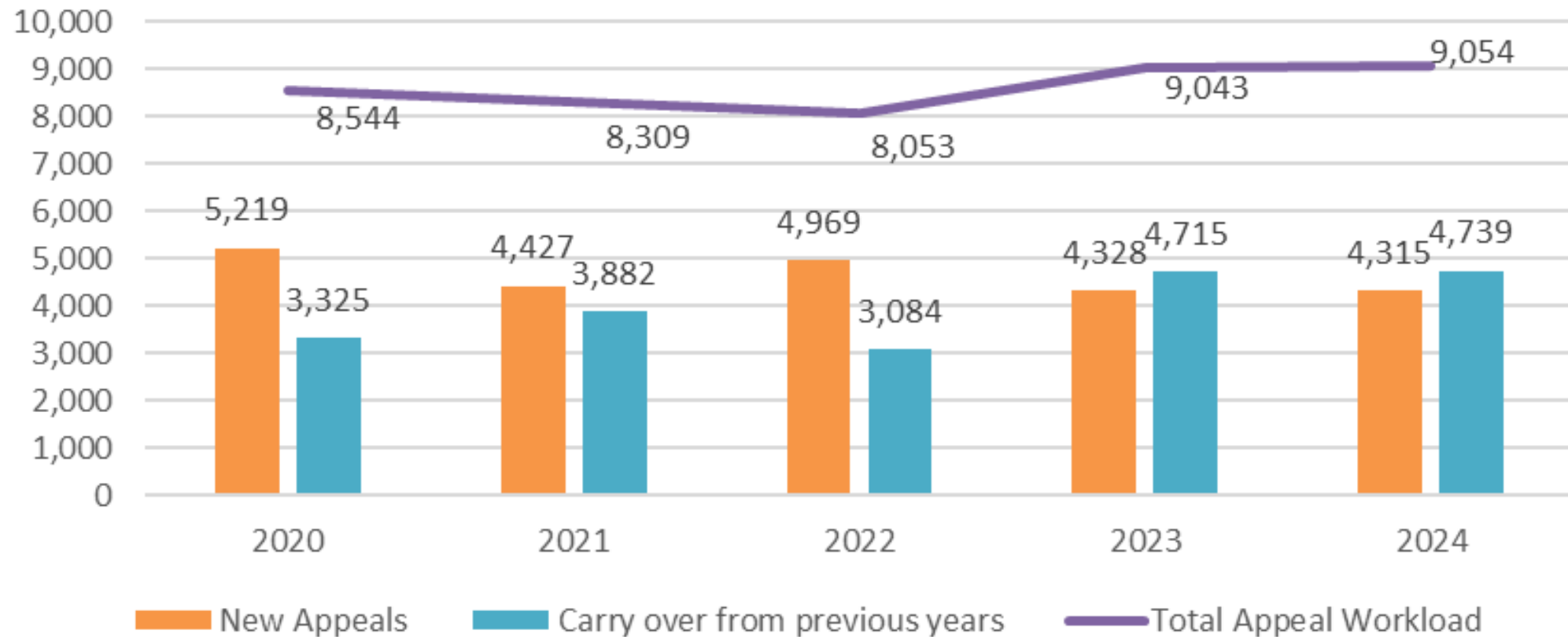
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Change in Volume of Appeals



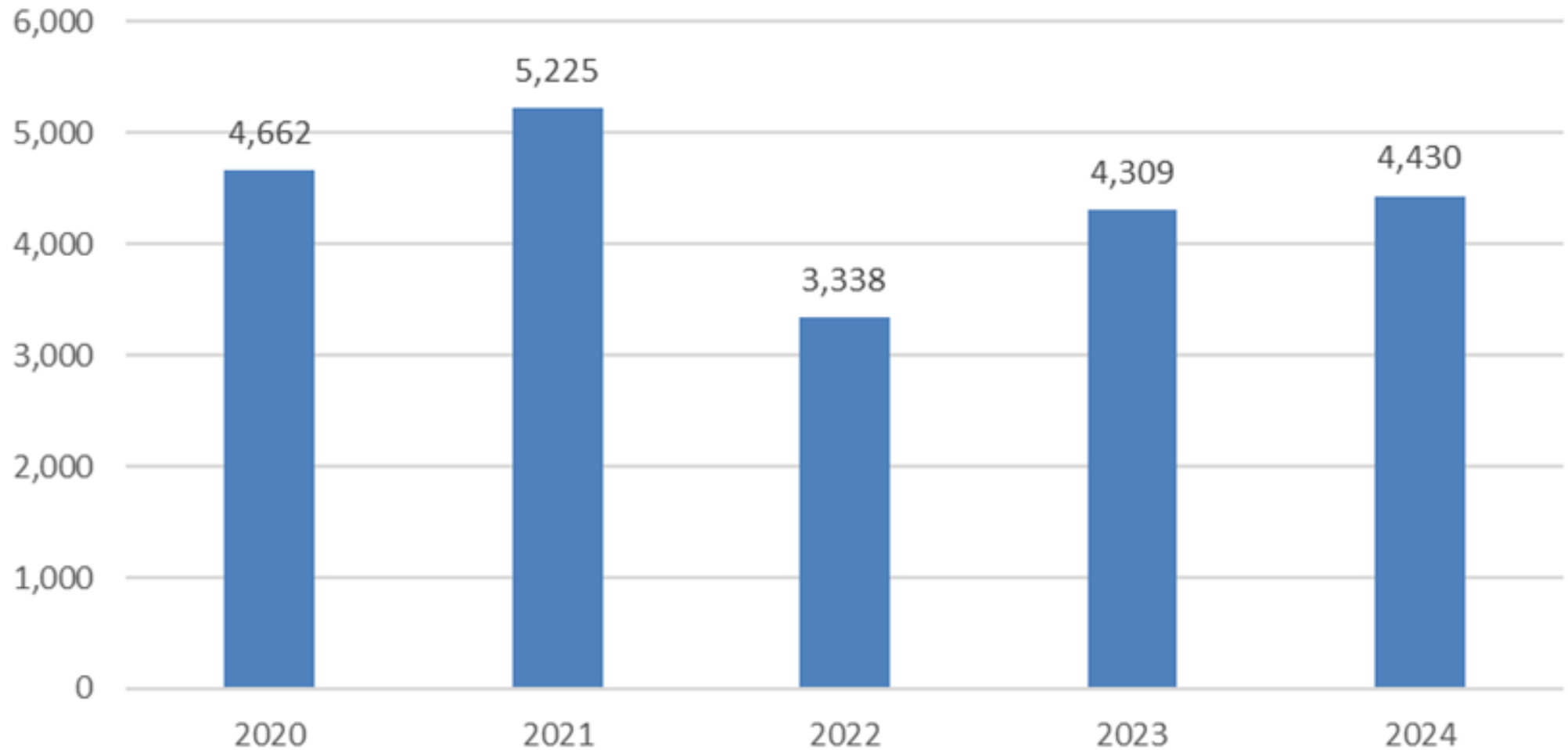


Total Appeal Volume



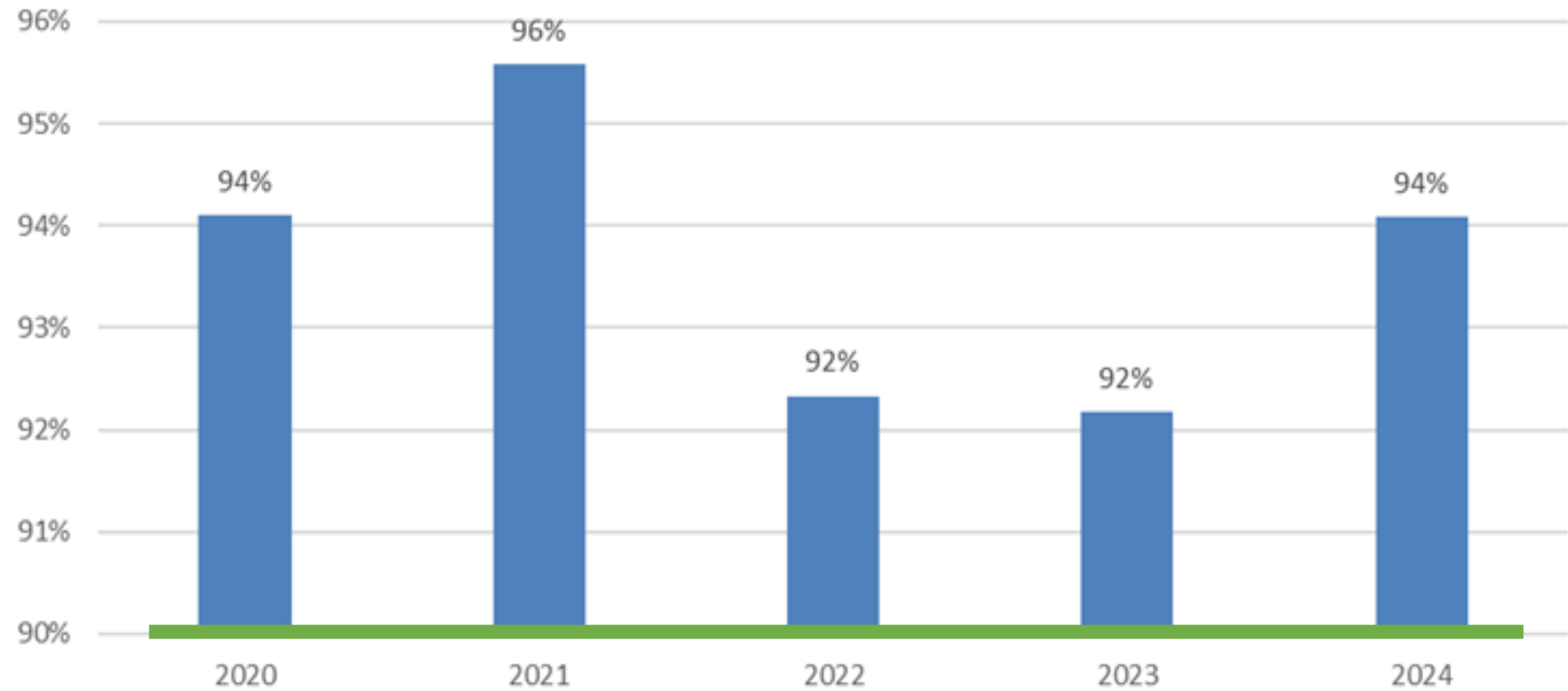


Total Appeal Completions



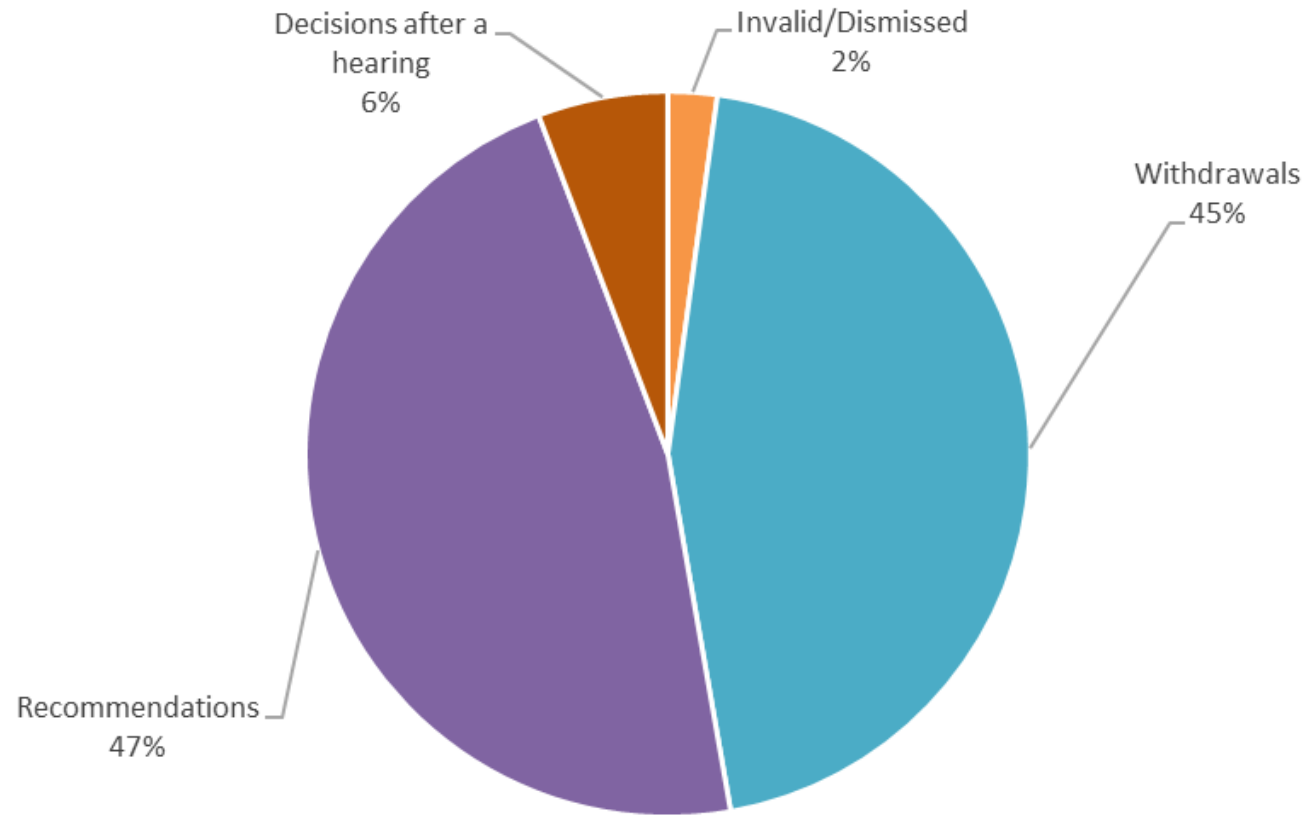


Percentage of appeals resolved without a hearing



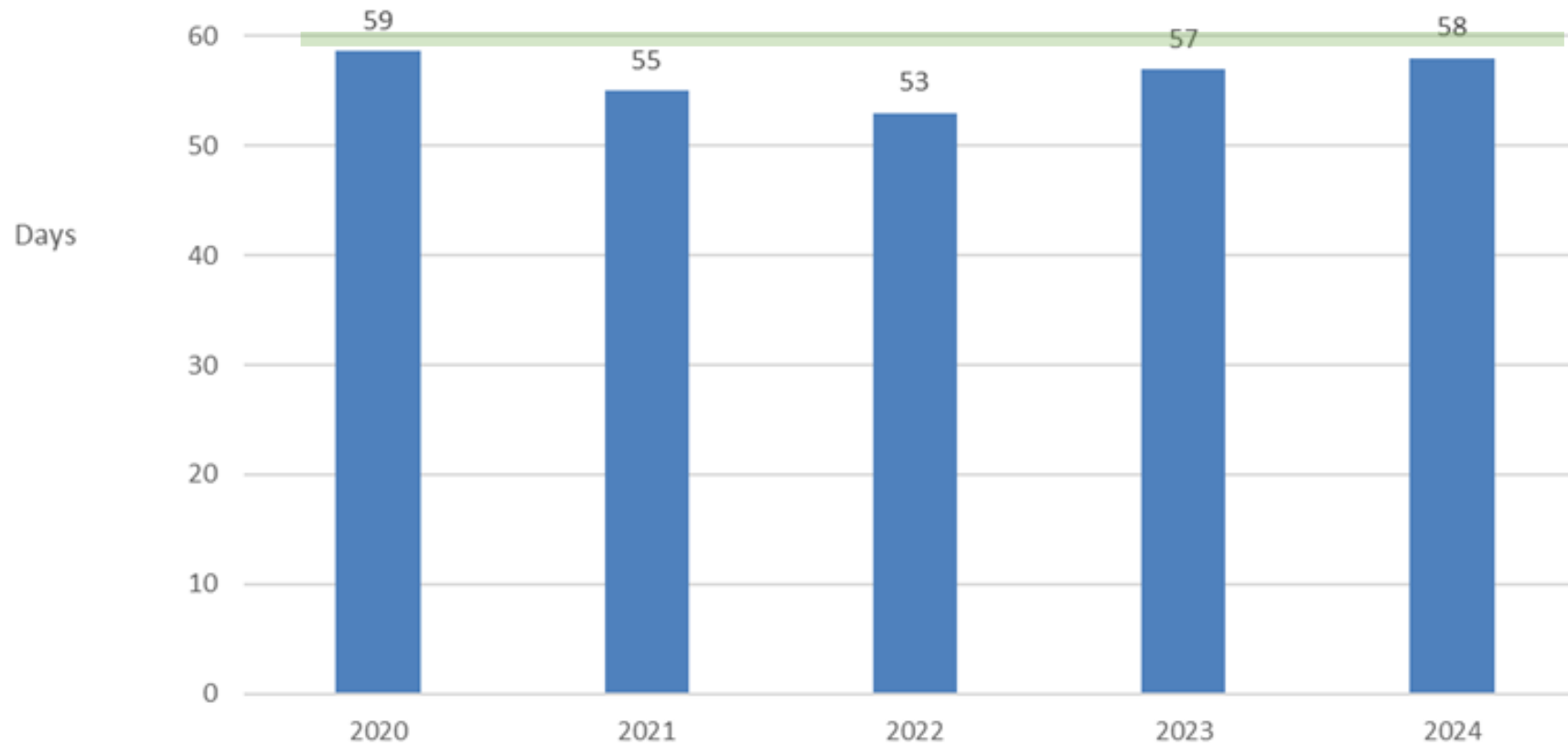


Method of Completion of Appeals in 2024



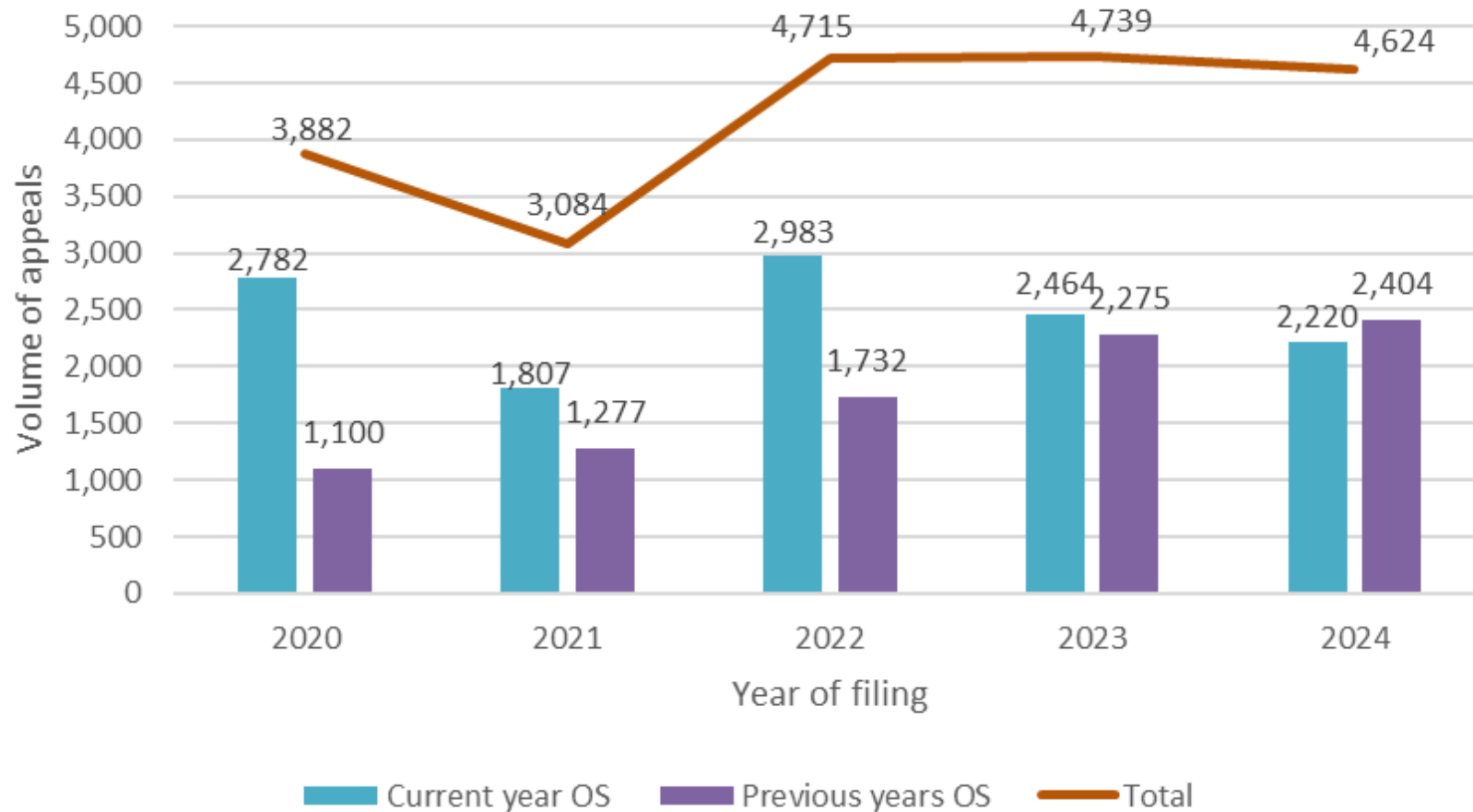


Average Number of Days
from Hearing to Decision





Status of outstanding appeals
(current year vs. previous years)





Financial Position

Fiscal Year	Salaries & Benefits	Members Fees & Exp.	Travel Expenses	Occupancy Expenses	Systems & Telecomm.	Office & Misc. Exp.	Total Expenses
2025 Forecast	1,653	485	5	98	140	94	2,475
2024	1,579	455	3	98	132	48	2,315
2023	1,394	368	1	96	128	75	2,061
2022	1,465	383	2	94	115	52	2,111
2021	1,349	376	1	84	132	56	1,997
2020	1,090	411	1	84	121	43	1,750



Targets for 2025:

- To complete or schedule for hearing, by March 31, 2025, 75 to 85% of the active 2024 commercial and industrial appeals.
- To complete or hear, by December 31, 2025, 90 to 100% of the 2025 residential appeals.
- To issue written decisions within 60 days (on average) of a hearing.
- Appeal resolution without a hearing – 90% or greater.



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Looking Ahead to 2025



AST

- Four properties proceeding to hearing in July
- AST contingent appeals must,
 - have full issue closure, and
 - documented interim agreements



Code of Conduct

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- Why is the Board implementing a Code of Conduct?
- To whom does the Code of Conduct apply?
- What is the Code of Conduct?
- When is the Code of Conduct effective?



Why?

- Tool to assist in appeal management
- Protect participants, staff and members



Who?

- Applies to “Participants”, which includes
 - parties,
 - representatives (agents or counsel), and
 - witnesses



What?

- Prescribed minimum standards of conduct
 - E.g. “Participants *must* present their case honestly...” “Participants *must* ensure that all evidence submitted is accurate...”
- Suggested conduct
 - E.g. “Participants *should* cooperate...”



When?

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- Goal of April 1, 2025



Recruitment and Finances

- FTEs consistent with past years
- Committed to diverse, merit-based recruitment
- Environment of fiscal restraint



Recs and WDs

- ID property
- Review details to ensure correct
- Subsequent issues



Q & A Session



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More feedback, questions, comments, or concerns?

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