

Pre-Roll Consultation Process: FAQs

Why should I participate in the pre-roll consultation process?

The pre-roll consultation process provides property owners the opportunity to engage in dialogue with assessors about their draft assessed values and provide information and input prior to the release of the official assessments in January.

During this process, property owners and municipalities will have the opportunity to share data, evidence, and analysis with BC Assessment. Inspections may also take place during this process.

Is the draft value comparable to the value that will be on the assessment notice?

The value on the assessment notice can be different from the draft assessment value provided, as values are still being finalized and new information received prior to the creation of the final assessment could impact values.

What if I don't agree with the draft assessed value?

If you have any questions or concerns about your draft assessment, contact BC Assessment at 1-866-valueBC (825-8322). Your assessor may be able to resolve your concerns without the need to file a formal complaint.

Can I file a formal appeal against the proposed value in my draft Property Value Summary (PVS)?

No. The draft value is provided as preliminary information only. Feedback received from property owners and their agents through the pre-roll consultation process may be incorporated into the assessment.

The 2020 assessment notices will be mailed in January 2020. **Formal complaints with the Property Assessment Review Panel (PARP) can only be made during the dates indicated on your assessment notice.**

I have already submitted the [Authorization to Receive Confidential Property Information form](#), and have been verified by BCA as agent for a property. Do I also need to submit the [Authorization for Pre-Roll Consultation Form](#) in order to receive a PVS?

No. If you have already submitted the Authorization to Receive Confidential Property Information form, you do not need to submit any further proof of agency.

Why does BC Assessment require me to submit three years of income and expense information and the rent roll prior to obtaining a draft PVS?

This information on your property is required to effectively review the draft assessment. A common method for estimating the market value of an investment property (e.g. apartments, offices, malls, hotels, etc.) is the income approach.

In order to use this method, we need to analyse the income and expenses related to investment properties. This information is collected on an annual basis so that we can produce accurate assessments.

Do I have to provide three years of income and expense information if I have already provided that information in the prior year?

If BC Assessment is able to verify that the financials have been provided within the past year, they do not need to be submitted again.

Is the income and expense information I provide to BC Assessment kept confidential?

The information collected is used only for purposes pursuant to Section 15 and 16 of the *Assessment Act* and is protected from unauthorized disclosure under the provisions of the *Freedom of Information and Protection of Privacy Act*.

What if I recently purchased the property and do not have access to the last three years of income and expense information?

Please contact BC Assessment at 1-866-valueBC (825-8322) regarding the circumstances of the property for consideration.

As a tenant, I am responsible for paying the taxes on the property. Can I engage in the pre-roll consultation process as a tenant or as an agent to the tenant?

Pre-Roll consultation is not available to tenants, or their agents. Agents will still be able to receive completed roll PVS reports after paying the applicable fees (see [Fee Schedule](#)) for properties where they represent the tenant.