

2025 Utility Fees

Changes to Billing



Utility statements are due on
**Wednesday
July 2
2025**

The Township of Langley is separating the billing of utilities and property taxes.

What is changing?

Starting in 2025, the Township of Langley is billing separately for annual flat utilities.

Property owners will receive a separate utility statement for water, sanitary sewer and garbage collection for the 2025 year, as applicable to their property.

Payments are due by **Wednesday, July 2, 2025** to avoid a late payment penalty.

Property tax statements will be mailed in May as usual, and will no longer include utilities.

Why is this happening?

As the Township continues to grow, billing separately for utilities allows for more flexibility and clarity, and is consistent with the model used by many other municipalities in the Metro Vancouver region.

Council also adopted a new Voluntary Water Metering Program starting in 2025. For more information, visit tol.ca/watermeter or refer to the back page of this brochure.

View your utility account online

Create or log in to your MyTownship account at tol.ca/MyTownship and sign up for utility eBilling to view your utility account and statement electronically.

Your 6 digit account number and access code (located on the front side of your statement) are required.

How to sign up

- Log in to your MyTownship account at tol.ca/MyTownship
- On the MyTownship Dashboard, click the eBilling system on the Utility widget
- Click Link Account
- Click Link a Utility Account
- Enter your account number and access code
- Choose to receive your utility statement electronically
- Click the My Accounts button
- Click the box with your address to access your account

Where the money goes

Your annual water, sanitary sewer and garbage collection rates are a combination of Metro Vancouver service fees and Township costs for providing current service levels and maintaining existing infrastructure.

The majority of the increase in sanitary sewer rates for 2025 is from Metro Vancouver. This includes the Township's portion of the additional cost associated with the Northshore Wastewater Treatment Plant, which is affecting local sanitary sewer rates of municipalities in the region and is outside the control of the Township.

Metro Vancouver  Township of Langley 



Waterworks Expenditure



Sanitary Sewers Expenditure



Garbage Collection Expenditure

How to Pay

Make cheques payable to Township of Langley.

Online (add new payee required. Do not use property tax payee)

- Log in to your financial institution's online banking system.
- Navigate to 'add a new payee,' search for 'Langley' and select 'Langley Township - Utilities.'
- **Note:** Township payee name may vary by institution.
- Use the utility account number on the front of your utility statement as the account number.
- Make payment and allow 2 to 3 days for payments to reach the Township.
- Retain your payment confirmation receipt.

Credit card (new)

Credit card payments are now accepted, with a 2.2% non-refundable processing fee. Pay at tol.ca/onlineservices.

Important Information

Late payment penalty

A penalty will be applied to all unpaid balances after the Wednesday, July 2, 2025 due date.

Pre-Authorized Debit Plan (PAD)

Those currently enrolled in PAD for property taxes will have those payments transferred to their utility account. If an outstanding balance is shown on this statement, it must be paid by Wednesday, July 2, 2025 to avoid the penalty.

Mortgage company

If your mortgage company is collecting payments on your behalf for property taxes, note that the utility statement will not be paid by the mortgage company. Please contact your mortgage company to find out how to access the utility portion of your payments to allocate towards your utility statement. The utility statement must be paid by the July 2 due date to avoid the penalty.

Canadian financial institutions

Pay at your bank and retain your receipt for proof of payment. Allow 2 to 3 business days for payments to reach the Township.

24 hour drop boxes

Located at both entrances of the Civic Facility. Drop cheque and bottom of statement in an envelope labelled 'Tax Department.'

In person

Visit customer service on the 2nd floor of the Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:30am to 4:30pm.

Canada Post

Mail cheque to the Township of Langley at 20338 – 65 Avenue, Langley, BC, V2Y 3J1. Payment must be received by the Wednesday, July 2, 2025 due date.

Returned payment

This constitutes a non-payment of utilities and will result in a penalty and a service charge.

Transfer to taxes

If this account remains unpaid as of December 31, any balance owing will be transferred to the property tax account as arrears and become subject to daily interest charges.

Address changes

To update the mailing address on your statement, contact BC Assessment at www.bcassessment.ca or 1-866-825-8322.

Property tax deferment program

If you plan to defer your property taxes, you must pay all utility charges on your account by Wednesday, July 2, 2025 as these are not deferrable.

New!

Voluntary Water Metering Program

The Township has launched a Voluntary Water Metering Program to encourage water conservation and to provide residents an equitable way to pay for water use. Township property owners can apply to have a water meter supplied and installed on their property at no cost.

Through this program you can:

- pay for the water your property uses instead of a flat-rate fee
- detect leaks early
- conserve water to help the environment

Property owners who receive a water meter in 2025 will be transitioned to a tri-annual (three times a year) metered utility statement.

For more information and to apply for the Voluntary Water Metering Program, visit tol.ca/watermeter.

Stay informed

For the most up-to-date information on utility fees, visit tol.ca/utilities or contact the Revenue and Tax Collections Department at 604-533-6005 or tax@tol.ca.

See utility fee information at

tol.ca/utilities