

ASSESSMENT FEES

Payment for Tourism Whistler Assessment fees are due in full by March 31st of each year. Invoices are sent out in February to provide enough time to arrange payment.

Owners of property on Resort Land, (which is not subject to a restrictive Phase 2 covenant, or a Phase 1 covenant located in the "Town Centre"), are required to declare how they are using the property in order to determine which resort lot classification they fall under (Lodging vs. Residential). If you are eligible to apply for the Residential Resort Lot, the invoice you receive will show two columns – Column A for the Lodging Resort Lot rate and Column B for the Residential Resort Lot rate.

The Residential Member Use Declaration Form is required every year by March 31st. Owners can notify Tourism Whistler of any changes to their usage throughout the year that may affect their Member Assessment fees, however changes to fees after March 31st may be subject to administrative fees.

All owners are required to pay common fees while those owners making their properties available for nightly/ short term rentals are required to also pay commercial fees (unless subject to a restrictive covenant in which case both common and commercial fees are applicable at all times).

Owners of commercially zoned property pay fees related to the square footage of their business.

HOW FEES ARE CALCULATED

The assessment fee payable by each Member is based on the combined Common and Commercial Unit values of each Member's property. A Member will pay either Common and Commercial fees or Common fees only depending on their property designation and location. Fees for 2019 are calculated as follows:

COMMON FEES

Paid by *ALL* Members and used to fund operations related to administration and Member services.

- 1 Bedroom = 2 billing units
- Each common unit is \$50.93 + GST per year
- $\$50.93 \times 2$ billing units is $\$101.86 + \$5.09 = \$106.95$

COMMERCIAL FEES

This portion of the fees is used to market, promote and sell Whistler.

Commercial fees are **added** to the common fees for all Members who use their properties for commercial purposes (i.e. a Commercial Space, or have the property available for nightly/short-term rentals as Tourist Accommodation for more than 14 nights cumulatively in a calendar year); and/or whose property falls under a Phase 2 covenant; or whose property falls under a Phase 1 covenant and is located in the "Town Centre".

- 1 Bedroom = 2 billing units
- Each commercial unit is \$215.51 + GST per year
- $\$215.51 \times 2$ billing units is $\$431.02 + \$21.55 = \$452.57$

Members that rent their property to Whistler Residents either seasonally or on a long term basis *may* be exempt from Commercial Fees, depending on the covenant and/or location of their property. For more information on covenants and property designations, see below.

E.g. #1 – Lodging Resort Lot

A two-bedroom condominium (4 billing units) with a sofa bed (2 billing units) that is available for nightly/ short-term rental or designated as Phase 1 Town Centre or Phase 2:

\$50.93 per unit x 6 units:	\$ 320.86 including GST (COMMON PORTION)
<u>\$215.51 per unit x 6 units</u>	<u>\$ 1,357.71 including GST (COMMERCIAL PORTION)</u>
Total:	\$ 1,678.57 including GST

E.g. #2 – Residential Resort Lot

A residential, two-bedroom condominium (4 billing units) that is used by the Member solely for personal use, or rented to a long-term Whistler resident; and which is not subject to a Phase 2 covenant, or to a Phase 1 covenant within the Town Centre; would be assessed at the common cost rate only (after UDF submission), as follows:

\$50.93 per unit x 4 units:	\$213.91 including GST (COMMON PORTION ONLY)
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Please note, a living room, den or enclosable loft containing sleeping facilities (i.e. bed or sofa bed) will also be classified as a bedroom (two billing units). A non-enclosable loft containing a sleeping facility is classified as one billing unit.

If there has been a renovation to a Member’s property resulting in a change in the number of billing units, a Residential Member Configuration Form must be submitted by the Member to Tourism Whistler prior to the end of the calendar year in which the renovation took place.

COMMERCIAL SPACE

For commercial space, the assessable square footage is divided by 150 to calculate the number of billing units; and this number is then multiplied by both the common and commercial rates as listed above. For example if the assessable square footage is 720 sq. ft., the number of billing units would be 4.8.

\$50.93 per unit x 4.8 units:	\$ 256.69 including GST (COMMON PORTION)
<u>\$215.51 per unit x 4.8 units:</u>	<u>\$1,086.17 including GST (COMMERCIAL PORTION)</u>
Total:	\$1,342.86 including GST

RESTRICTIVE COVENANTS & PROPERTY DESIGNATIONS

Some properties have what’s called a “restrictive covenant” on title (Phase 1 or Phase 2), requiring the owner to place the property in a rental pool. Restrictive covenants have been placed on specific properties by the Resort Municipality of Whistler (RMOW) to ensure perpetual availability and use of tourist beds near Whistler Mountain and Blackcomb Mountain facilities and other village amenities. This guarantees a minimum-percentage of accommodations for tourists – a critical factor to the success of Whistler as a year-round destination. Phase 2 covenants are assessed as a Lodging Resort Lot at all times, and if your Phase 1 property is located in the “Town Centre” area (as defined by the RMOW Act and the Tourism Whistler Bylaws), you will also be assessed as a Lodging Resort Lot at all times regardless of usage.

[Here is a chart showing the different types of designations and how properties are assessed.](#)

PAYMENT OPTIONS:

1. Online Banking

Using your own online Canadian banking payment tool, add 'Tourism Whistler' as a payee and use your Member number as the account number. Tourism Whistler may be listed as either Whistler Resort Association or Tourism Whistler on the payee list at your bank.

2. Annual Pre-Authorized Payment Plan

Pay automatically once a year, on the last business day of March, from your Canadian bank account. Sign up or verify your payment information online at www.whistler.com/assessments and log in with your Member number and access code from your Invoice/ Statement

**If you were already on the Annual Pre-Authorized Payment Plan, your enrollment will be continued (as indicated on your Invoice/ Statement). Please ensure your banking information has not changed by logging in to your account.*

3. Monthly Installment Plan

Split your annual fees into **10 equal monthly payments**, at no additional cost, by enrolling in our Monthly Installment Plan. This monthly payment option is available as an automated, pre-authorized plan through your Canadian bank account only.

The deadline to sign up for Monthly Installments for the 2019 year is February 27, 2019.

**If you were already on the Monthly Installment Plan, your enrollment will be continued (as indicated on your invoice). Please ensure your banking information has not changed by logging in to your account.*

The balance on your account at February 28, 2019 will be split into **10 equal amounts** which will be processed on the last business day of every month from February – November. In order to enroll in the Monthly Installment Plan, your account must be in good standing.

To enroll, verify or update your payment information, please visit www.whistler.com/assessments and log in with your Member number and access code, located your invoice.

NOTE Residential Resort Lot Members: Until your Use Declaration Form (UDF) is submitted, both common and commercial fees will remain outstanding on your account. This means that if you have not submitted your UDF by the time the first installment is processed at the end of February, it will be calculated at the Lodging Resort Lot rate. If you subsequently submit your UDF, we will recalculate your installments for the rest of the year. UDF submissions after March 31 may be subject to administration fees.

If you sign up for Monthly Installments after February 28th, we may calculate a 'catch-up' payment for the first month you enroll, with equal payments for the following months.

4. Cheque

Mail a cheque payable to Tourism Whistler to 4010 Whistler Way, Whistler, BC V0N 1B4. Please write your Member number on the front of the cheque. Cheques must be mailed in time to arrive by the deadline, so ensure plenty of time if mailing from outside Canada. We can accept post-dated cheques, so send it early to avoid late payment penalties.

Assessments are due on March 31st of each year. Any amounts outstanding at April 30th will be charged a 4% late payment penalty and then charged interest at the rate of 1% per month unless you are participating in the Monthly Installment Plan.