

LEGAL AND LEGISLATION

| Level | Description | Work Examples |
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| 1 | <p>Basic Knowledge of Assessment Legislation and Policy (Assessment Act, Vancouver Charter and property class regulations)</p> <p><i>Appraiser I</i></p> | <ul style="list-style-type: none"> • Correctly classifies residential properties [AA BC Reg 438/81 Class 01 portion] • Can provide definition of ‘Actual Value’ and ‘fee simple’ • Knows policy on release of information to residential property owners • Application of basic exemptions e.g. ALR • Knows relevant dates from Assessment legislation [e.g. AA sect. 18] • Knows “Standard of Conduct” policy |
| 2 | <p>Working Knowledge of Assessment Legislation and Policy (Assessment Act, Vancouver Charter, Local Government Act, School Act, Taxation (Rural Area) Act, Manufactured Home Acts, Regulations, FOI)</p> <p><i>Appraiser II</i></p> | <ul style="list-style-type: none"> • Understanding of statutory and permissive exemptions [LGA sect 339 & 341] • Proficient in defining Actual Value [AA 19(1)] and freehold vs. leasehold interests in land • Ability to reference Case Law (including PAAB) on basic principles e.g. equity, market value, classification, exemptions • Knows policy on release of information to owners and agents of non-residential property e.g. letter of agency and tenant request, Physical Inventory Disclosure Regulation (BC Reg 434/98). • Understands the criteria for each property class [AA BC Reg 438/81] • Understands issues on the dissemination of information • Knowledge of alternate assessment and taxation methodologies |
| 3 | <p>In-depth Knowledge of Assessment Legislation and Policy (Assessment Act, Assessment Authority Act, Vancouver Charter, Local Government Act, School Act, Taxation</p> | <ul style="list-style-type: none"> • Understanding the application of the exemptions for more complex situations and OIC classes for all properties [e.g. Pollution Abatement Exemptions LGA 339(1)(p)&(q)] • Understands the criteria for the administration of the acts & regs., including exemption of moderately complex situations • Thorough knowledge of case law (including PAAB decisions) on current |

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| | (Rural Area) Act, Manufactured Home Acts, Regulations, FOI) | issues |
| | <i>Sr. Appraiser</i> | <ul style="list-style-type: none">• Thorough knowledge of valuation policy e.g. site contamination, non-realty value etc.• Thorough understanding of the handling of sensitive information e.g. income data, details of sale• Knowledge of developing issues and trends in other jurisdictions related to assessment matters |
| 4 | Extensive Knowledge of all Assessment related legislation, Case Law and policy (all acts, regulations and policies) | <ul style="list-style-type: none">• Ability to provide impact analysis• Understands global market conditions, trends and external influences on BCA policy and legislation e.g. media reports, conferences, World Valuation Congress, I.A.A.O., STOCAP• Knowledge of alternate assessment and taxation methodologies |
