

2021 Home Value Limits

To be eligible under BC RAHA, your home's most recent BC Assessment value must not exceed the Home Value Limit for your Assessment Area, specified in the table below.

To determine your assessment area code, refer to your Property Assessment Notice or use the table below.

Assessment Area Code	Assessment Area	Home Value Limit
1	Capital	\$799,999
4	Central Vancouver Island	\$574,999
6	Courtenay	\$499,999
8	North Shore-Squamish Valley	\$1,349,999
9	Vancouver	\$1,374,999
10	North Fraser	\$974,999
11	Richmond-Delta	\$999,999
14	Surrey-White Rock	\$974,999
15	Fraser Valley	\$749,999
17	Penticton	\$449,999
19	Kelowna	\$649,999
20	Vernon	\$499,999
21	Nelson/Trail	\$399,999
22	East Kootenay	\$424,999
23	Kamloops	\$474,999
24	Cariboo	\$299,999
25	Northwest	\$349,999
26	Prince George	\$349,999
27	Peace River	\$299,999

The Home Value Limit for each Assessment Area is set by BC Housing using the data provided by BC Assessment and updated annually. The 2021 Home Value Limit for each area is established by ensuring that 60% of the homes in each area are valued at less than the Limit.

Assessment Area by Jurisdiction

Assessment Area Code	Jurisdiction Name
1	Colwood, Victoria, Central Saanich, Esquimalt, Saanich, Oak Bay, Langford, North Saanich, Metchosin, Sooke, Highlands, View Royal, Sidney, Victoria Rural, Gulf Islands Rural
4	Duncan, Port Alberni, Nanaimo, North Cowichan, Lantzville, Ladysmith, Lake Cowichan, Parksville, Qualicum Beach, Tofino, Ucluelet, Duncan Rural, Nanaimo Rural, Alberni Rural
6	Courtenay, Powell River, Port Hardy, Campbell River, Comox, Alert Bay, Cumberland, Gold River, Port Alice, Port McNeill, Sayward, Tahsis, Zeballos, Powell River Rural, Courtenay Rural, Campbell River Rural, Courtenay Rural, Port Hardy Rural
8	North Vancouver-City, North Vancouver-Dist, Bowen Island, West Vancouver, Squamish, Whistler, Gibsons, Lions Bay, Pemberton, Sechelt, Lower Mainland Rural, Sechelt Rural, Squamish Rural
9	Vancouver, University Endowment Lands, Lower Mainland Rural
10	New Westminster, Port Coquitlam, Port Moody, Burnaby, Coquitlam, Anmore, Belcarra, Lower Mainland Rural
11	Delta, Richmond, Tsawwassen First Nation
14	White Rock, Surrey, Lower Mainland Rural
15	Langley-City, Chilliwack, Kent, Langley-Township, Maple Ridge, City of Abbotsford, Mission, Pitt Meadows, Abbotsford-Extended, Hope, Harrison Hot Springs, Chilliwack Rural, Lower Mainland Rural, Maple Ridge Rural, Chilliwack Rural
17	Grand Forks, Greenwood, Penticton, Summerland, Keremeos, Midway, Oliver, Osoyoos, Princeton, Grand Forks Rural, Oliver Rural, Penticton Rural
19	Kelowna, Peachland, Lake Country, West Kelowna, Central Okanagan Rural
20	Armstrong, Enderby, Revelstoke, Vernon, Coldstream, Salmon Arm, Spallumcheen, Sicamous, Lumby, Revelstoke Rural, Vernon Rural, Salmon Arm Rural
21	Castlegar, Nelson, Rossland, Trail, Creston, Fruitvale, Kaslo, Montrose, New Denver, Nakusp, Salmo, Silverston, Slocan, Warfield, Nelson Rural, Trail Rural, Nakusp Rural, Creston Rural
22	Cranbrook, Fernie, Kimberley, Sparwood, Golden, Elkford, Invermere, Radium Hot Springs, Village of Canal Flats, Fernie Rural, Cranbrook Rural, Invermere Rural, Golden Rural
23	Kamloops, Barriere, Clearwater, Merritt, Ashcroft, Cache Creek, Chase, Clinton, Logan Lake, Lillooet, Lytton, Sun Peaks, Kamloops Rural, Lillooet Rural, Ashcroft Rural, Merritt Rural
24	Wells, Quesnel, Williams Lake, 100 Mile House, Williams Lake Rural, Quesnel Rural, Bella Coola Rural
25	Prince Rupert, Kitimat, Terrace, Stewart, Houston, New Hazelton, Nisga'a First Nation, Smithers, Hazelton, Village of Queen Charlotte, Masset, Port Edward, Port Clements, Telkwa, Haida Gwaii, Prince Rupert Rural, Smithers Rural, Kitimat Rural, Dawson Creek Rural, Terrace Rural, Nisga'a Rural
26	Prince George, Mackenzie, Burns Lake, Fort St James, Fraser Lake, Gransile, McBride, Valemount, Vanderhoof, Smithers Rural, Vanderhoof Rural, Prince George Rural
27	Dawson Creek, Northern Rockies Regional Mun, Hudson's Hope, Tumbler Ridge, Fort St John, Chetwynd, Pouce Coupe, Taylor, Dawson Creek Rural, Fort St John Rural, Fort Nelson Rural