blue mountains City Council



This financial year, some Blue Mountains ratepayers may see an increase in their Council rates, while others will see a decrease. These changes result from the updated land valuations provided by the NSW Valuer General, which were issued in the first half of 2026. Land values determine the amount of the rates charged.

Council does not determine land values, the NSW Valuer General does.

Land values are assessed by the NSW Valuer General every three years. This year, the Blue Mountains has seen an overall valuation decrease, although some properties have seen an increase.

I understand the concerns of ratepayers who may experience a rate rise this year and reiterate that Council does not determine the land values that underpin rate calculations.

It is important to note that changes to rates do not generate any additional revenue for Council. The total amount we can collect is capped by the rate peg set by the Independent Pricing and Regulatory Tribunal.

If you are affected by increased rates this year, Council has supports in place to help you. Please visit our website **bmcc.nsw.gov.au/residents/Rates-and-charges** or call 4780 5000.

To contact the NSW Valuer General regarding your land valuation and its impact on your rates, call 1800 110 038.

Mark Greenhill OAM, Mayor

October 2026