

## **COMMITTEE OF THE WHOLE- FEBRUARY 4, 2002**

### **INTERIM PROPERTY TAX LEVY FOR 2002**

#### **Recommendation**

The Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be prepared to levy interim property taxes for 2002 for all property classes; and

That this interim levy be due in three equal installments tentatively set for March, April and May; and

That for those ratepayers enrolled in the pre-authorized payment plan, withdrawals be made on the first banking day of each month from January to November; and

That in accordance with current Provincial legislation, the amount levied be subject to the following rules:

1. The amount levied on a property shall not exceed 50 percent of the total amount of taxes levied on the property for the previous year.
2. For the purpose of calculating the total amount of taxes for the previous year, any amount levied for only part of the year shall be annualized.
3. For new assessments added to the roll for the 2002 taxation year, the levy shall be 50% of the 2001 rate applied to the 2002 assessment; and

That the interim levies for properties in the commercial, industrial and multi-residential classes (capped classes) include an amount equal to 50% of the 2001 capping adjustment.

#### **Purpose**

The purpose of this report is to obtain Council's approval to issue an interim property tax levy for 2002, under the authority of the Municipal Act, Section 370(1), as amended.

#### **Background - Analysis and Options**

The issuance of an interim property tax levy provides funds for the City to meet its day-to-day operating and capital financial obligations.

2002 is not a reassessment year; therefore unless an individual property has experienced an assessment change, the interim levy will be based on the same assessment as last year and therefore the property taxes will be 50%. This will apply to the majority of property owners in the City of Vaughan.

The tax rates to be used for this interim levy will be 50% of the 2001 tax rate for each property class, including commercial, industrial and multi-residential properties. The rates are shown on Appendix "A" attached.

#### **Conclusion**

The interim levy will produce property tax revenue of approximately \$168 Million based on last year's total levy of \$336 Million, and an assessment total of \$23 Billion. These funds provide for the City's, Region of York and school board purposes.

**Attachments**

Appendix "A" - 2002 Interim Tax Rates

**Report prepared by:**

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Respectfully submitted,

Barry E. Jackson, CGA  
Director of Finance

**APPENDIX 'A'**

**2002 INTERIM TAX RATES**

<b><u>CLASS</u></b>		<b><u>RATE</u></b>
Residential/ Farm		0.00589817
Farmlands/Managed Forest		0.00147454
Multi-Residential		0.00851972
Commercial	Includes: Office Building Parking Lot Shopping Centre	0.01444656
Commercial Excess Land		0.01011259
Industrial	Includes: Large Industrial	0.01775873
Industrial Excess Land		0.01154318
Pipelines		0.01285996