

2005 ADOPTION OF RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES

Recommendation

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

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates and tax ratios, as attached, and for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of property taxes for the year 2005.

Economic Impact

The efficient and timely issuance of the final property tax levy provides a positive economic impact to the City, as it provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes.

Purpose

The purpose of this report is to provide the background to a by-law as required under section 312 of the *Municipal Act, 2001*, to levy and collect property taxes for the City of Vaughan, the Regional Municipality of York and the Province of Ontario for education purposes.

Background - Analysis and Options

The City property tax rates are based on the 2005 operating budget as recently amended.

The Region of York has approved region wide tax ratios, their operating budget and uniform tax rates across the municipalities in the Region.

The Province of Ontario determines education tax rates and has passed Ontario Regulation 78/05 prescribing education tax rates for 2005 to be the same as 2004.

It is expected that residential, farm, managed forest and pipeline (uncapped classes) property tax bills will be mailed in late June, due in three monthly installments or through the pre-authorized payment plan.

Due to the ongoing capping protection for the commercial, industrial and multi-residential property classes, these bills will be produced following the residential bills. Staff expect to be mailing the commercial bills in July or August with due dates also in three monthly installments.

The City collects property taxes on behalf of the Region of York and the school boards, therefore installment due dates are generally set to accommodate the legislated payment dates to these other levying bodies. However, for the convenience of the ratepayers approximately one month between each installment is given and due dates are usually the same day of each month except where weekends or holidays interfere.

The City's levy requirement is \$92,076,146.

The 2005 levy requirements for Municipal Regional and Educational purposes are shown below:

	2005
City of Vaughan	\$92,076,146
Region of York	\$177,259,917
Education-Province of Ontario	\$207,369,271
Total	\$476,705,333

The property tax ratios were changed last year in 2004, in order to avoid a reassessment related tax shift to the residential property tax class from the commercial/industrial classes. As 2005 is not a reassessment year, the ratios passed by the Region of York will remain the same as 2004, as follows:

PROPERTY CLASS	2005 TAX RATIO
Residential	1.0000
Multi-Residential	1.0000
New Multi-Residential	1.0000
Commercial	1.2070
Industrial	1.3737
Pipelines	0.9190
Farm	0.2500
Managed Forest	0.2500

The tax rates shown on Attachment A, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2005 taxation.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

A by-law enacted to adopt the Municipal, Regional and Education tax rates and levies for 2005 will permit staff to proceed with the issuance of the final property tax bills.

Attachments

Attachment A – 2005 Property Tax Rates

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Respectfully submitted,

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Director of Finance

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CITY OF VAUGHAN

2005 Tax Rates

ASSESSMENT CATEGORY	TAX CODES	TAX RATES			
		Municipal	Regional	Education	Total
<u>Residential</u>					
Taxable Full	RT	0.00265405	0.00510942	0.00296000	0.01072347
Taxable: Shared Payment-In-Lieu	RH	0.00265405	0.00510942	0.00296000	0.01072347
Taxable: Farmland I	R1	0.00066351	0.00127736	0.00074000	0.00268087
Taxable: Farmland II	R4	0.00265405	0.00510942	0.00296000	0.01072347
<u>Multi Residential</u>					
Taxable Full	MT	0.00265405	0.00510942	0.00296000	0.01072347
Taxable: Farmland I	M1	0.00066351	0.00127736	0.00074000	0.00268087
Taxable: Farmland II	M4	0.00265405	0.00510942	0.00296000	0.01072347
<u>Commercial</u>					
Taxable Full	CT,DT,ST	0.00320343	0.00616707	0.01683154	0.02620204
Taxable: Shared Payment-In-Lieu	CH	0.00320343	0.00616707	0.01683154	0.02620204
Taxable: General	CM	0.00320343	0.00616707	0.00000000	0.00937050
Taxable: Excess Land	CU,DU,SU	0.00224240	0.00431695	0.01178208	0.01834143
Taxable: Vacant Land	CX	0.00224240	0.00431695	0.01178208	0.01834143
Taxable Vacant Land: Shared Payment-In-Lieu	CJ	0.00224240	0.00431695	0.01178208	0.01834143
Taxable: Farmland I	C1	0.00066351	0.00127736	0.00074000	0.00268087
Taxable: Farmland II	C4	0.00320343	0.00616707	0.01683154	0.02620204
<u>Industrial</u>					
Taxable Full	IT,LT	0.00364588	0.00701881	0.01871896	0.02938365
Taxable: Shared Payment-In-Lieu	IH	0.00364588	0.00701881	0.01871896	0.02938365
Taxable: Excess Land	IU,LU	0.00236982	0.00456223	0.01216732	0.01909937
Taxable Excess Land: Shared Payment-In-Lieu	IK	0.00236982	0.00456223	0.01216732	0.01909937
Taxable: Vacant Land	IX	0.00236982	0.00456223	0.01216732	0.01909937
Taxable: Farmland I	I1	0.00066351	0.00127736	0.00074000	0.00268087
Taxable: Farmland II	I4	0.00364588	0.00701881	0.01871896	0.02938365
Pipeline Taxable Full	PT	0.00243907	0.00469556	0.01768598	0.02482061
Farm Taxable Full	FT	0.00066351	0.00127736	0.00074000	0.00268087
Managed Forest Taxable Full	TT	0.00066351	0.00127736	0.00074000	0.00268087