

## 2020 Property Assessment Information

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. The City of Vaughan uses the value supplied by MPAC to calculate final taxes.

2020 is an Assessment Update year. Property Assessment Notices will be issued starting in June 2020 which will identify the updated Current Value Assessment (CVA), as determined by MPAC, based on a January 1st, 2019 legislated valuation date. The CVA value reflected on this notice will be used to calculate your 2021 to 2024 property taxes.

## Ask MPAC to review your assessment through a request for reconsideration (RfR)

If your property or portion of it, is classified as residential, farm or managed forest and you feel your assessed value or property classification is not correct, you must file a RfR and MPAC will review it. The deadline to file your RfR is included on your Notice of Assessment and the review is free of charge.

There are two ways to request a reconsideration:

- The preferred method is to submit a RfR form. Forms are available at [www.mpac.ca](http://www.mpac.ca), or call toll-free at 1-866-296-MPAC (6722) to request a form.
- Write a letter requesting a reconsideration. In your letter, please include the 19-digit roll number on your Notice; your full name, address and phone number; and the reasons why you feel your assessment is not correct, including any information you have to support your claim.

You have 90 days after MPAC has notified you of its decision on your RfR to file an appeal with the ARB. The ARB has its own appeal process. For more information, please contact the ARB at 1-866-448-2248 or 416-212-6349 or visit their website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca).

To enquire about eligibility in the farm or managed forest classes or conservation land exemption, you must file a RfR with the respective program administrator. For more information, please contact MPAC or visit [www.mpac.ca](http://www.mpac.ca)

## Other Property Types

For any other property types, you can choose to either file a RfR with MPAC or file an appeal with the ARB. However, if you choose to file with the ARB, the deadline to file your appeal is March 31, 2020.

## New Homeowner Alert!

Have you recently purchased a newly built home? Here's what to expect in property tax billings in the first year...

## Interim Tax Bill

### Usually sent in February

Contains three instalments:

***March, April and May***

These taxes may be based **on land only**, since the house may not have been assessed in time to be included on the assessment roll.

## Final Tax Bill

### Usually sent in June

Contains three instalments:

***July, August and September***

Will still be based on a land only value and current year's tax rate.

## Supplementary Tax Bill

### Usually sent after July

Contains three instalments:

***Due in the months following the bill***

Will be based on the assessment value of the house portion only.

You would have received a Notice of Assessment from the Municipal Property Assessment Corporation. The bill will be *retroactive to the date of occupancy or purchase*.

## Estimate The Total Taxes and Prepare for the billing

A full year of taxes for land and house may be estimated as follows:

Purchase Price x the Latest Residential Total Tax Rate

**Please note:** This will be **an estimate only**.

The assessed value may not necessarily be the purchase price.

If you have not lived in the house for the full year the amount should be reduced accordingly. The City of Vaughan tax staff are available to assist with this estimate.

## Future Years Billings

In future years the assessment will be **land and house combined**.

The interim tax bill will be approximately 50% of the previous year's total taxes.

Final billing will be based on the total assessment.

## More Information

Contact us at...

City of Vaughan Property Tax Department

Tel: 905-832-8502

Toll Free: 1-844-832-2112

Visit our website at

[www.vaughan.ca](http://www.vaughan.ca)



# 2020 Interim Tax Bill

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## City of Vaughan

2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

General Inquiries: 905-832-2281

Toll Free: 1-844-832-2112

Tax Inquiries: 905-832-8502

Tax Fax: 905-832-8566

[www.vaughan.ca](http://www.vaughan.ca)

# 2020 Interim Tax Bill

This interim tax bill is an estimate to raise approximately 50% of the 2020 property taxes. When the 2020 budget for the City of Vaughan has been approved, the Region of York finalizes their budget and the Province of Ontario provides an education rate, the final tax bills will be issued. The amount of this interim bill will be deducted from the final tax bill.

## 2020 Due Dates

This Interim Tax Bill is due in 3 relatively equal instalments on the dates shown on the tax bill. The Final Bill will also have 3 instalments. It is anticipated the Residential final bill will be issued in June and have due dates in July, August and September. The final bill for non-residential properties will be issued in July with due dates in August, September and October.

## Full Payment

Please note that this Interim Tax Bill, the Final Tax Bill and any Supplementary Tax Bills issued must be paid to constitute full payment for 2020.

## Commercial, Industrial and Multi-Residential Properties

The interim taxes have been adjusted by 50% of any capping adjustment shown on the 2019 final tax bill. The 2020 final tax bill may also contain adjustments as determined under the capping provisions of Bill 140, The Continued Protection for Property Taxpayers Act, 2000.

## Vacant Unit Rebate Program Cancellation

In 2016, the Province of Ontario, in consultation with municipal and business stakeholders undertook a review of the vacant unit property tax rebate program. As a result of the review municipalities were provided with broad flexibility related to this program.

Following community engagements and on-line surveys in 2017, all the local municipalities in York Region, as well as the Region of York have eliminated the program starting with the 2018 tax year.

## Late Payment Charges

Late payments will be subject to a charge of 1.25% on the first day of default and on the first day of each calendar month in which the default continues. **City of Vaughan Council and City staff do not have the authority to waive or alter a penalty charge for any reason.** Failure to receive a tax bill does not excuse a taxpayer from the responsibility for payment of the taxes, nor remove any liability for late payment charges.

## Payment Options

### Pre-Authorized Payment Plan

In a continued effort to facilitate payment of your property taxes, the City offers PRE-AUTHORIZED PAYMENT PLANS (PAP).

### Eleven Instalments

Payments are withdrawn automatically from your bank account on the first working day of each month from January 1 to November 1. **Your tax account must be at a zero balance to qualify for this program.**

### Six Instalments (Interim and Final Billing Due Dates)

The instalment amounts for the interim and final billing are deducted from your bank account on each due date, 6 in total. **Similar to the 11 month instalment plan, your tax account must be at a zero balance to qualify for this program.** Taxpayers may sign up for these programs by filing a PAP application form with the Tax Office.

If you are already enrolled in the instalment plan and are billed Supplementary or Omitted taxes, these amounts will be deducted from your bank account. Application forms may be downloaded from the City's website, please go to [www.vaughan.ca](http://www.vaughan.ca).

### Post-Dated Cheques

The City will accept post-dated cheques corresponding with the amounts and due dates printed on the stubs. Please use the return envelope provided and enclose the payment stubs. **To withdraw any post-dated cheques on file, a fee will apply.**

### Financial Institutions

Payments may also be made at most banks and trust companies, via teller services, bank machines, online and/or telephone banking services. Your financial institution may issue a charge for this service and should be consulted directly.

**Payments must be received by the City on or before the due date.**

**Payments made at financial institutions on the due date, or if paid before the due date and received by the tax office after the due date, will be considered to have been made late and will incur penalty.**

### At Vaughan City Hall

Taxes may also be paid in person at City Hall, 2141 Major Mackenzie Drive Monday through Friday from 8:30 am to 4:30 pm. The cashier is located on the first floor. **Tax Bills will no longer be received by stamp. Please note: we typically experience long line ups with lengthy wait times due to volume around tax due dates. Please consider other payment options as noted above to avoid waiting in line.**

### By Mail

Please make cheque or money order payable to CITY OF VAUGHAN. A return envelope is enclosed for convenience. Please include the payment stub with the payment. **Your cheque is considered your receipt for payment. Please retain your bill for receipt purposes. A fee will be charged for a duplicate receipt.**

**Please mail early as payments delayed in the mail and received after the due date will be subject to a penalty charge.**

*We do not accept payment by credit card.  
Do not send cash through the mail.*

### Returned Cheques

Cheques not honoured by the bank will result in a charge of \$46.00 being added to each tax account. Please ensure that the cheques are properly completed and signed.

### Assistance to Elderly Taxpayers

The City of Vaughan provides an "Elderly Home-Owners Tax Assistance Grant" in the amount of \$377.00 to all residents 65 years of age or older who are in receipt of the Guaranteed Income Supplement and have been assessed as the owner and occupant of residential property used as the principal residence in the City of Vaughan for a period of not less than 1 year immediately preceding the application deadline. Please contact the Tax Department for further information and to receive an application form. Application forms may be downloaded from the City's website, please go to [www.vaughan.ca](http://www.vaughan.ca).

**The last day to submit an application for 2020 is March 31, 2020.**