



ABOUT MPAC

The Municipal Property Assessment Corporation, also known as MPAC, assesses and classifies every property in Ontario, from single-family homes to commercial buildings, industrial factories and farmland. Every municipality in Ontario uses our assessments as the foundation to make informed decisions about how they will invest back into their communities.

Our property database is one of the most complex in the world, with data on over 5.5 million properties across Ontario, adding up to a total of \$3 trillion in property value for the entire province. With over 300,000 building permits processed annually, in combination with over \$40 billion forecasted in new assessment for 2022, municipalities can reach out to MPAC for guidance, partnership and support towards core business services, such as assessment and taxation.

Ontario's Property Tax System

Ontario's property tax system is based on everyone paying their fair share to fund the community services we rely on. Municipalities begin calculating this amount by setting a tax rate based on their budget needs. That tax rate is then multiplied by a property owner's assessed value to determine how much property tax they will need to contribute.

Roles and Responsibilities



Ontario Government:

Establishes the province's assessment and taxation laws, sets the valuation date and determines education tax rates.

MPAC:

Calculates, captures and distributes assessments for all properties and buildings across Ontario.

Municipalities:

Determines revenue requirements, sets municipal tax rates and collects property taxes to pay for municipal services.*

Property Owners:

Pays property taxes for community services and education taxes to help fund elementary and secondary schools in Ontario.

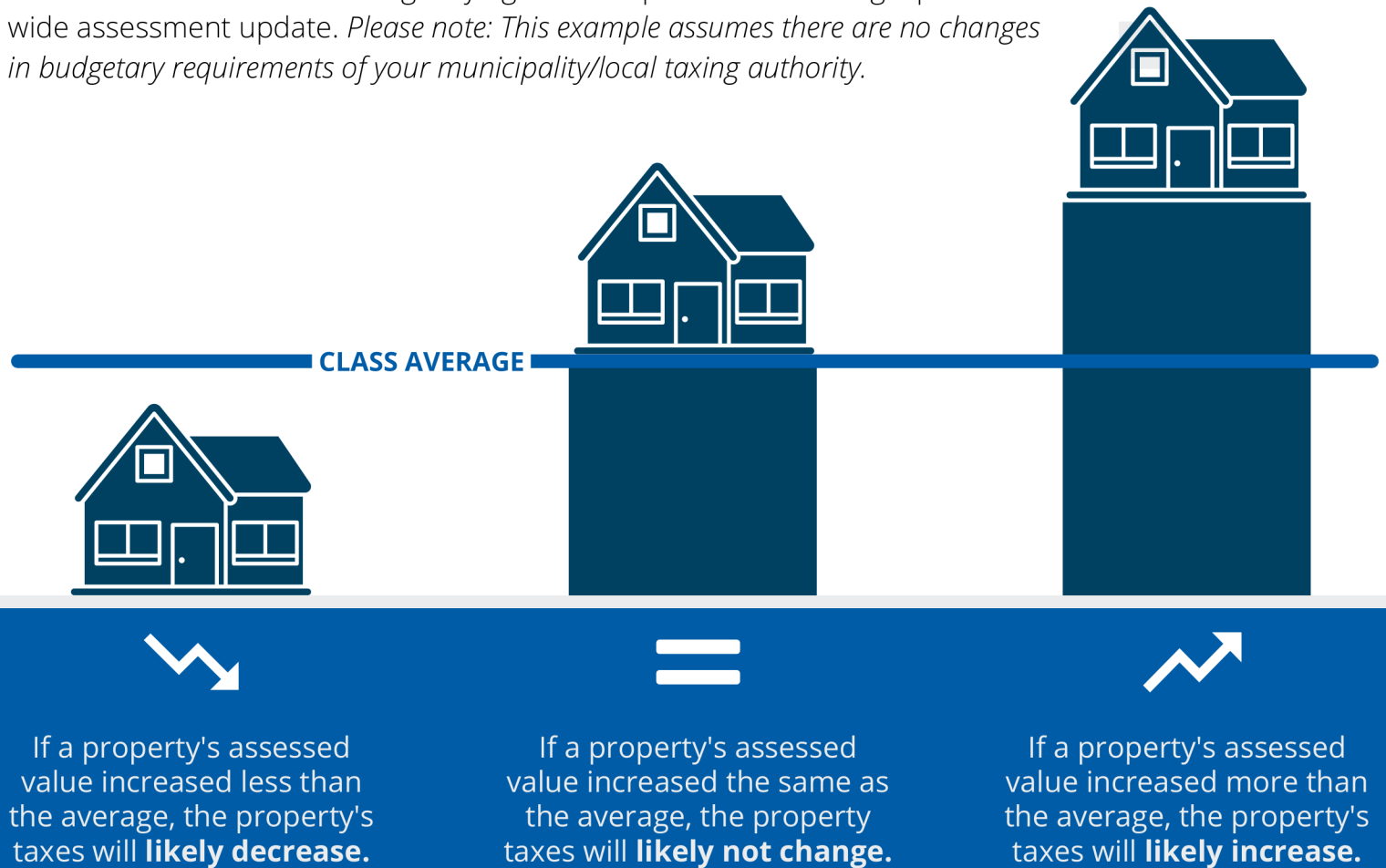
**Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.*

Assessment and Property Taxes

A common misconception is that an increase to a property owner's assessed value will automatically result in an increase to the amount of property taxes they pay. **This is not always the case.**

The most important factor is how much a property's assessed value has increased (or decreased), **in comparison** to the average change for the same property type within their area. To learn more, visit www.mpac.ca/facts.

Below is an illustration showing varying increase possibilities during a province wide assessment update. *Please note: This example assumes there are no changes in budgetary requirements of your municipality/local taxing authority.*



Looking for more information?

Our Municipal and Stakeholders Relations teams live and work in your communities – we're here to help! Visit our website to find contact information for your local account representatives.

Municipalities can also explore our online resource library, where you can:

- Register for, or find past recordings of MPAC's municipal webinars,
- Sign up to receive, or read past copies of MPAC's month municipal newsletter, InTouch,
- Access important documents, such as the Municipal Partnerships Report.

Visit www.mpac.ca/municipalities for more.