



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Lisa Gatto, Manager of Revenue

DATE: May 6, 2024

REPORT NO.: CS-2024-012

SUBJECT: 2024 Final Property Tax Rates

RECOMMENDATION:

THAT Report No. CS-2024-012 dated May 6, 2024, regarding the 2024 Final Property Tax Rates, be received;

AND FURTHER THAT staff bring forward a by-law authorizing Council to provide for Final Property Tax Rates for the 2024 taxation year;

AND FURTHER THAT installment due dates for the Final Property Tax Rates be set as June 28, 2024 and September 27, 2024;

AND FURTHER THAT installment due dates for taxpayers on the Ten (10) Monthly PreAuthorized Tax Payment Plan for the latter half of 2024 be set as June 28, July 31, August 30, September 27, October 31 and for first half of 2024, set as January 31, February 28, March 31, April 30 and May 30;

AND FURTHER THAT installment due dates for those on the Installment PreAuthorized Payment Plan for 2024 be set as June 28, 2024 and September 27, 2024;

AND FURTHER THAT the payment of property taxes for (portions of) properties classed as farmland (FT) shall be due in full on September 27, 2024.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The Town's 2024 operating budget net for levy requirements are \$69,968,495.
- Final Billing Installment due dates of June 28 and September 27.

- Property Taxes relating to the Farm (FT) class are due September 27.

BACKGROUND AND DISCUSSION:

On December 11, 2023 Council approved Report CS-2023-037 dated November 15, 2023 which established the Town's 2024 operating budget net for levy requirements as \$69,968,495.

Staff will bring forward a by-law that provides for the levy of taxes for the 2024 taxation year as required under the authority of Section 312 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended (Municipal Act)

COMMENTS:

The final tax levy is calculated by multiplying the Town tax rates by the assessments for each of the respective property classes. The assessments used are those found in the December 2023 returned assessment roll as provided by the Municipal Property Assessment Corporation (MPAC) for the 2024 taxation year. The final tax bill amounts are then adjusted for any applicable:

- Credits or amounts outstanding
- Phase-in amounts calculated according to Bill 140 and the Municipal Act
- Capping and clawback adjustments based on the Region's program
- Amounts paid as part of the interim bills
- Other charges such as Business Improvement Area (BIA) levies

The final property tax bill due dates are as follows:

- June 28 and September 27, 2024 for those paying by cash, cheque, debit, through a mortgage company, on-line through a banking institution, on-line third party credit card provider, or on the installment-based pre-authorized payment plan;
- For those registered in the monthly pre-authorized payment plan the Town will continue to provide for a ten (10) month plan with due dates on the last business banking day of June, July, August, September, and October

At Council's direction, property taxes for properties classed as farmland (FT) were deferred until the final installment. These taxes will be due in full on September 27, 2024. As far as can be determined, Halton Hills is the only Ontario municipality that supports their farming community in a significant way.

Establishing these due dates assists the Town in securing sufficient tax revenues to meet its payment obligations to the Region of Halton and the Boards of Education and to adequately provide services and fund the operation of Town facilities.

The Town provides a number of payment options to assist property taxpayers to meet the Council-approved due dates:

- Pre-authorized Payment Plans
- Payments through mortgage companies
- Internet and telephone payment through banks
- Third party credit card on-line payment services
- Cash, debit and cheque/post-dated cheques

Under the provisions of the Municipal Act, tax bills must be issued no later than 21 days prior to the first installment due date. Also, legislation requires 10 days notification of withdrawal dates and amounts for those on a pre-authorized payment plan.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

CONSULTATION:

The 2024 final tax rates are a result of a considerable amount of work undertaken by staff from each of the area municipalities (Halton Hills, Oakville, Burlington, and Milton) in conjunction with Halton Region staff. Recommended changes to property tax policies are considered by the Area Treasurers and ultimately approved by Halton Regional Council.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Joseph Vandermeer, Deputy Treasurer & Senior Manager of Accounting and Taxation

Moya Jane Leighton, Director of Finance & Town Treasurer

Laura Lancaster, Commissioner of Corporate Services

Chris Mills, Chief Administrative Officer