

Accessibility

The City of Toronto is committed to providing accessible programs and services for all its residents. If you have accessibility needs, please let our customer service representatives know how we can assist you. Please call 311 - Tax & Utility Inquiry Line or TTY at 416-392-0719. Visit toronto.ca/accessibility to learn more.

Contact Us

Contactez-nous

Επικοινωνήστε μαζί μας

Skontaktuj się z nami

Makipag-uugnay sa Amin

연락처

Liên Lạc Chúng Tôi

मातृ मंत्रक वरु

Свяжитесь с нами

Contáctenos

Contacto

எங்களதைத் தொடர்பு கொள்ளுங்கள்

Contattaci

聯繫我們

ہم سے رابطہ کریں
تماس با ما

Call: 311 - Tax & Utility Inquiry Line
Call within Toronto city limits: 311
Call outside city limits: 416-392-CITY(2489)

Fax: 416-696-3605*

TTY: 416-392-0719

Email: propertytax@toronto.ca

**Write: City of Toronto, Revenue Services Division
General Correspondence
5100 Yonge Street
Toronto, Ontario M2N 5V7**

Visit: toronto.ca/propertytax

Use the Property Tax Account Lookup self-service tool at toronto.ca/revenueservices to view account details online.

* For tips on faxing, visit toronto.ca/revenueservices

2017 Final Property Tax Bill Information

Call 311 - Tax & Utility Inquiry Line

Monday to Friday 8 a.m. – 6 p.m.

Call within Toronto city limits: 311

Call outside city limits: 416-392-CITY (2489)

Inquiry/Cashier Counters extended hours:

8:30 a.m. to 6 p.m.

Thursday, June 29, 2017 to

Tuesday, July 4, 2017

 **TORONTO**

Final 2017 Property Tax

The final property tax bill is the second of two regular tax bills sent in 2017. The interim tax bill was mailed in January 2017. Your final 2017 property taxes are comprised of a municipal levy and an education levy. The municipal portion has been calculated by multiplying your property's 2017 phased-in assessment by the municipal rate, as approved by Toronto City Council. The education component is calculated by multiplying your property's 2017 phased-in assessment by the education rate, as set by the Province of Ontario.

Visit toronto.ca/propertytax for more information about Council approved tax rates, fees charged for property tax services and to learn more about how your taxes are calculated.

Property Tax Relief Programs

The City offers the following tax relief programs:

Property Tax and Water Relief Programs

For low income seniors and low income persons with a disability who own a residential property

Tax Appeals

For properties that undergo changes during the year (i.e. change in property class, building demolished or undergoing repairs or renovations)

Vacant Unit Rebate

For commercial and industrial buildings that are entirely or partially vacant for more than 90 consecutive days

Charity Rebates

For registered charities occupying property space in a commercial or industrial building

For detailed information about these tax relief programs, visit toronto.ca/propertytax or call 311 - Tax & Utility Inquiry Line. You must apply annually by the deadline and meet the eligibility criteria to participate in these programs.

What's New

Council has approved changes in the calculation of property taxes for non-residential properties to accelerate progress towards full Current Value Assessment (CVA) levels of taxation. Starting in 2017, the maximum allowable annual tax increase (the tax cap amount) for non-residential properties is calculated as 10% of the property's full 2016 CVA taxes (CVA multiplied by the tax rate). Additionally, where a property's 2017 actual CVA taxes in comparison to the 2016 annualized taxes are within \$500, the property will move directly to full 2017 CVA taxes.

How Your 2017 City Tax Dollars Will Work For You

For a home with an assessed value of \$587,471, the total City taxes would be \$2,835* (excluding education taxes in the amount of \$1,052*). Here is how your City tax dollars will be spent:

\$695.03	Police Services & Board
\$476.02	TTC (including Wheel Trans)
\$348.87	Debt Charges
\$291.83	Fire Services
\$281.02	Shelter, Support & Housing Administration
\$219.99	Parks, Forestry & Recreation
\$146.01	Transportation Services
\$123.61	Toronto Public Library
\$ 76.32	Toronto Employment & Social Services
\$ 57.29	Children's Services
\$ 53.98	Toronto Paramedic Services
\$ 28.10	Scarborough Subway
\$ 23.52	Other
\$ 13.83	City Building Fund

\$2,835.42 Total

*numbers rounded

Please Note: *The program costs identified above are based on average assessed values and are not per household costs. "Other" includes general government charges such as the fees charged by the Municipal Property Assessment Corporation (MPAC), other City functions including administration, financial management and accountability offices, and smaller City agencies and commissions such as Exhibition Place.*