Municipal Tax Assistance

The City of Mississauga offers a $400 tax rebate on annual property taxes for low income seniors and low income persons with disabilities who own and occupy their own home. The rebate is applied to your account to offset property taxes. This program replaces the previous loan programs offered by the City and the Region of Peel.

To be eligible you must be receiving benefits under the Guaranteed Income Supplement Program, or the Ontario Disability Support Program.

Application forms must be submitted by December 31st of the year in which the rebate is claimed. For additional information regarding the program or an application form, contact the Customer Service Centre or visit our website.

Contact Information

For Property Tax Information:

Call the Mississauga Customer Service Centre:
3-1-1 or 905-615-4311 outside city limits

Email: tax@mississauga.ca

Write: Mississauga Taxes
General Correspondence
300 City Centre Drive
Mississauga ON L5B 3C1

Website: www.mississauga.ca/tax

Please note, the Customer Number indicated on your tax bill is required to access tax account information on our website, when calling the Customer Service Centre or visiting the Tax Office.

For Assessment Information:

Call the Municipal Property Assessment Corporation: 1-866-296-6722

Website: www.mpac.ca

Mayor and Members of Council

Mayor
Hazel McCallion 905-896-5555
mayor@mississauga.ca

Ward 1
Carmen Corbasson 905-896-5100
carmen.corbasson@mississauga.ca

Ward 2
Pat Mullin 905-896-5200
pat.mullin@mississauga.ca

Ward 3
Maja Prentice 905-896-5300
maja.prentice@mississauga.ca

Ward 4
Frank Dale 905-896-5400
frank.dale@mississauga.ca

Ward 5
Eve Adams 905-896-5500
eve.adams@mississauga.ca

Ward 6
Carolyn Parrish 905-896-5600
carolyn.parrish@mississauga.ca

Ward 7
Nando Iannicca 905-896-5700
nando.iannicca@mississauga.ca

Ward 8
Katie Mahoney 905-896-5800
katie.mahoney@mississauga.ca

Ward 9
Pat Saito 905-896-5900
pat.saito@mississauga.ca

Ward 10
Sue McFadden 905-896-5010
sue.mcfadden@mississauga.ca

Ward 11
George Carlson 905-896-5011
george.carlson@mississauga.ca

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Leading today for tomorrow

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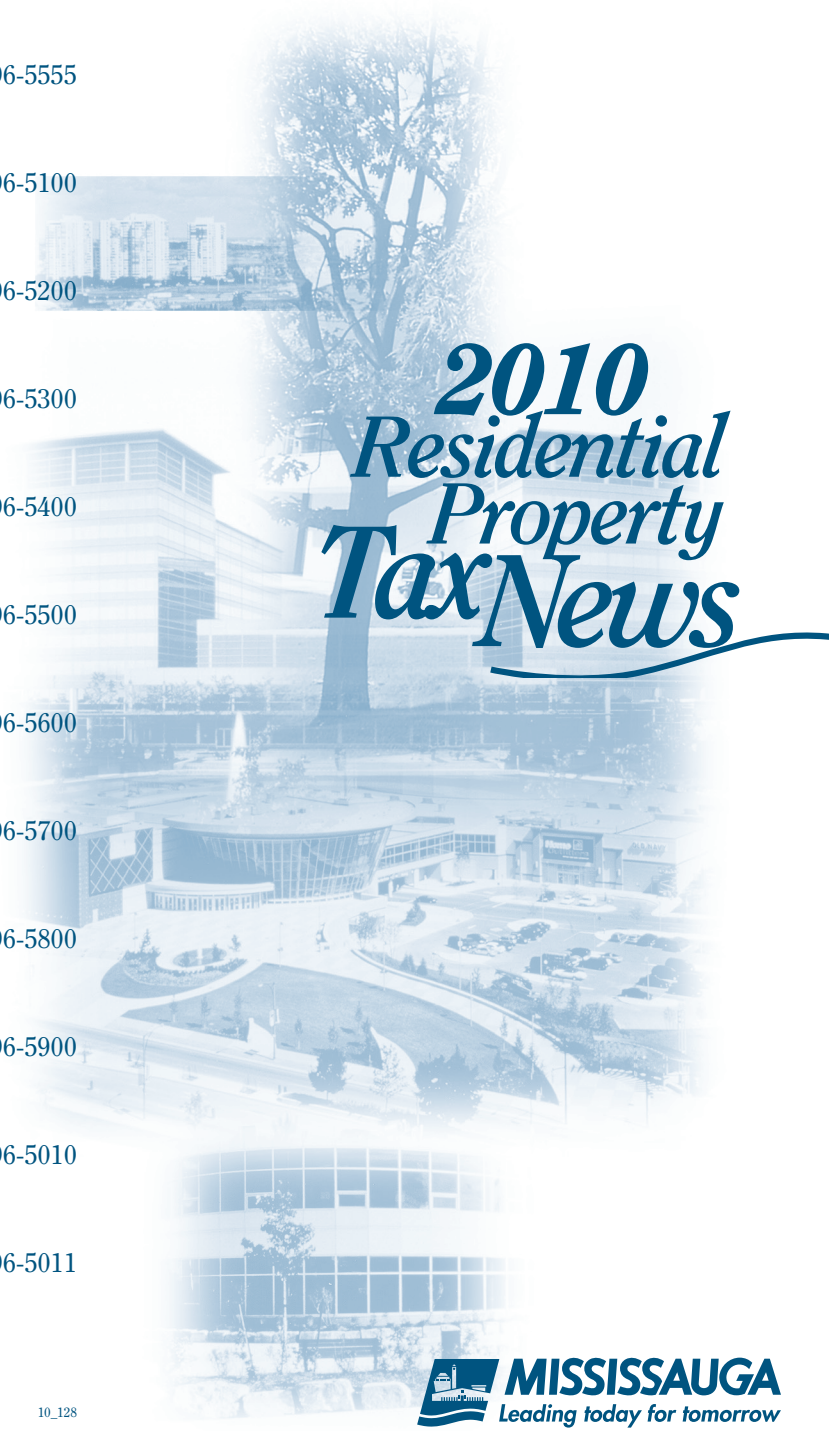

2010 Residential Property Tax News

MISSISSAUGA
Leading today for tomorrow

Current Value Assessment

The Municipal Property Assessment Corporation (MPAC) is responsible for placing assessment values on all properties in Ontario. Beginning with the 2009 taxation year, property values are updated on a four year cycle. Any market related assessment increases are phased-in over the four year period between reassessments. For the 2009 to 2012 tax years, property assessments are based on a January 1, 2008 valuation date. The phased-in assessment values were listed on the last Property Assessment Notice you received. Your 2010 final property taxes are based on the 2010 phased-in assessment value provided by MPAC.

Supplementary Tax Bills

The City issues a supplementary tax bill to reflect any additions or improvements you have made to your property. Owners of newly constructed properties will receive a Supplementary Assessment Notice from MPAC detailing the assessed value that will take effect on their occupancy date. From the supplementary assessment information supplied by MPAC, the City of Mississauga calculates the property tax due and issues a tax bill. Taxes are payable from the date of occupancy. Until the City receives the information from MPAC, we cannot issue a tax bill. As MPAC may issue supplementary assessment notices for the current and two previous years, there may be a considerable time lapse between the effective date of the supplementary assessment and the date you receive your Supplementary Assessment Notice and subsequent tax bill.

Land Apportionment

When properties are being newly constructed, land value is apportioned between lots after the registration of a plan of division. Adjustment of land taxes between lots may be delayed depending on the date of registration. Further, lots for semi-detached properties are registered as a whole and subsequently subdivided when the properties are sold. Upon receipt of land division information from MPAC or the Assessment Review Board (ARB), the City recalculates the land taxes for each lot and sends each owner a tax bill with future due dates. There may be a considerable time lapse between the date you occupy your property and the date that the land taxes are apportioned.

Assessment Appeals

Residential property owners wishing to appeal their assessment must first make application to MPAC for a Request for Reconsideration (RFR). Property owners who disagree with the decision of MPAC at the conclusion of the RFR process may file an appeal with the Assessment Review Board (ARB) within 90 days of MPAC's decision. The deadline for submitting an RFR application to MPAC for your 2010 assessment has passed.

As taxes are a lien on property, adjustments resulting from appeals are applied to the property tax account at the time of determination. If you have an outstanding reconsideration or appeal, and are selling your property, please ensure your lawyer makes provision for readjustment of taxes subsequent to your closing date. Refunds can only be issued to a previous owner of the property with written direction from the current owner.

For additional information regarding your assessment, please contact MPAC.

Late Payment Charges

A late payment charge of 1.25 per cent is added on the unpaid amount of an instalment on the first day after the instalment due date and on the first day of each calendar month until paid. Penalty and interest rates are set by a City by-law pursuant to the Municipal Act and cannot be waived or altered.

Payments not honoured by your financial institution will result in a service charge of $35 being added to your account. Please ensure that your cheques are properly completed and signed.

Tax Adjustments

An application may be made to adjust taxes if a change such as a demolition or fire has occurred on your property. It is the responsibility of the person or company taxed to notify the City in writing by February 28, 2011.

Are You Moving?

When you purchase or transfer title of a property, you will be charged a fee of $25 to change the information on the tax roll. This fee covers the costs associated with making these changes and issuing an amended tax bill or statement of taxes.

If you pay your taxes through telephone or internet banking, *please ensure you update your payee information* for Mississauga Taxes with the tax roll number for your new property. Payments made towards a previous property after a sale can only be refunded or transferred with written direction from the current owner.

If you are enrolled in our Pre-authorized Tax Payment Plan (PTP), you must notify the City a minimum of 15 business days prior to your sale date in order to cancel future withdrawals. Withdrawals that are made after your sale date can only be refunded with written direction from the current owner. Please note, if you move within Mississauga, *your PTP is not transferable.* You must cancel the plan for your previous property and complete a new application form for your new property.

Don't stand in line – go online at Tax Self Services www.mississauga.ca/etax

Tax Self Services provides quick and convenient online access to a variety of tax services, 24 hours a day, seven days a week:

- View your tax account details
- Change your mailing address, name/ownership or mortgage company/agent information
- Purchase a tax certificate
- Enrol in the Pre-authorized Tax Payment Plan (PTP)
- Manage your tax PIN
- Purchase a Tax Receipt