2010 Tax Rates

Property Class	Tax Class	City	Region	Education	Total
Residential	RT, RH, R4	0.277387%	0.463728%	0.241000%	0.982115%
Farmland Awaiting Development Phase I	R1, M1, C1, I1	0.083216%	0.139119%	0.072300%	0.294635%
Multi-Residential	MT, M4	0.493411%	0.824871%	0.241000%	1.559282%
Commercial	CT, CH, C4, DT, DH, ST, GT, XH XT, YH, YT, ZH, ZT	0.391065%	0.653772%	1.339544%	2.384381%
Commercial (No education tax)	CM	0.391065%	0.653772%	0.000000%	1.044837%
Commercial Vacant/Excess Land	CU, CJ, CK, CX, DU, DK, SU, XJ, XK, XU, XX, YU, ZU, YK, ZK	0.273745%	0.457640%	0.937681%	1.669066%
Industrial	IT, IH, I4, LT, LH, II	0.435709%	0.728407%	1.585675%	2.749791%
Industrial Vacant/Excess Land	IU, IX, IJ, IK, LU, LJ, LK	0.304996%	0.509885%	1.109973%	1.924854%
Industrial Vacant/Excess Land (New Construction)	JJ, JK, JU, JX, KK, KU, KX	0.304996%	0.509885%	1.001000%	1.815881%
Industrial (New Construction)	JH, JI, JN, JS, JT, KH, KI, KN, KS, KT	0.435709%	0.728407%	1.430000%	2.594116%
Pipeline	PT	0.319320%	0.533831%	1.515244%	2.368395%
Farm	FT	0.069347%	0.115932%	0.060250%	0.245529%
Managed Forests	TT	0.069347%	0.115932%	0.060250%	0.245529%

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

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mayor@mississauga.ca

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10-180

2010 Commercial, Industrial & Multi-Residential TaxNews

MISSISSAUGA
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Commercial, Industrial, and Multi-Residential Tax Calculation

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.

Reassessment related tax increases on commercial, industrial and multi-residential properties are no longer limited through a cap unless they were capped in 2009 and continue to be capped in 2010 or clawed back in 2009 and continue to be clawed back in 2010. Properties which would move from capping to claw back or vice versa are billed at Current Value Assesment (CVA) taxes. For those properties that are capped, the cap is calculated as follows:

The greater of:

- 10 per cent of the property's prior year's annualized capped taxes; and
- 5 per cent of the property's prior year's annualized taxes based on CVA.
- If the property is within $250 of CVA taxes after the cap is applied, the property will pay taxes at CVA.

The cap is funded through a claw back of assessment related tax decreases. The 2009 claw back rates are as follows:

Commercial	53.86512%
Industrial	10.00000%
Multi-Residential	6.77657%

If the property is within $250 of CVA taxes after the claw back is applied, the property will pay taxes at CVA and receive the full amount of their assessment related decrease.

If your property is capped, your bill contains an "Explanation of Multi-Residential, Commercial and Industrial Property Tax Calculations" section which highlights the capping calculation and the various tax increases for your property.

Assessment Appeals

For commercial, industrial and multi-residential properties, property owners who do not agree with their assessment may choose to either file a Request for Reconsideration (RFR) with MPAC or file an appeal with the Assessment Review Board. The deadline for both processes has passed.

As taxes are a lien on property, adjustments resulting from appeals or reconsiderations 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.

Vacancy Rebate Program

Commercial and industrial buildings vacant for at least 90 consecutive days may be eligible for a property tax rebate. The deadline for submitting your application for 2010 vacancies is February 28, 2011. Information regarding eligibility criteria or an application form may be obtained by calling Customer Service or visiting our website at www.mississauga.ca/biztax.

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.

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. 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.

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.

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.