

Report to Council

Report Title: Province-wide Assessment Update Postponed

Prepared By: Trish Serratore, Chief Financial Officer

Department: Finance

Date: September 26, 2023

Report Number: FIN2023-26 **File Number:** C11FIN

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number FIN2023-26 – Province-wide Assessment Update Postponed, prepared by Trish Serratore, Chief Financial Officer for information purposes.

Report:

Background:

In preparation for the 2024 budget we have prepared this report for Council for information purposes.

2017 was a new assessment year for all property owners. MPAC is responsible for assessing and classifying more than five million properties in Ontario to be in compliance with the *Assessment Act* and regulations set by the Government of Ontario. MPAC is also legislatively responsible for updating this information throughout the four-year cycle so that property owners continue to pay their fair share based on accurate assessment values.

Due to Covid-19 the Ontario Government announced that the 2020 Assessment Update would be postponed. Property assessments for the 2021 - 2023 taxation year will continue to be based on the fully phased-in January 1, 2016 current values.

On August 16, 2023 the Ontario government filed Regulation 261/23 under the *Assessment Act* to extend the current assessment cycle and the valuation date of January 1, 2016 through to the end of the 2024 taxation year.

Analysis:

This announcement means that property taxes for the 2024 taxation year will continue to be based on the January 1, 2016 valuation date. Property assessments will remain the same as they were for the 2023 taxation year, unless there have been changes to the property.

In addition, the government has declared that a review of Ontario’s property assessment and taxation system will be conducted. It is unclear what the review will consist of, however organizations such as the Association of Municipalities of Ontario and the Association of Municipal Clerks and Treasurers of Ontario will advocate for municipalities to ensure that our input is included in the process.

The taxable assessment used to calculate the 2024 tax rates is expected to remain the same as 2023, except for growth from new development.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

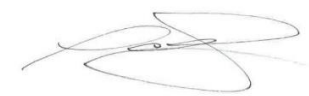
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| • Recommendations help move the Municipality closer to its Vision | N/A |
| • Recommendations contribute to achieving Heritage, Culture, and Community | N/A |
| • Recommendations contribute to achieving Quality of Life | N/A |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | N/A |
| • Recommendations contribute to achieving Economic Development | N/A |
| • Recommendations contribute to achieving Municipal Governance | N/A |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

The announcement from the Province continues to put a financial burden on the Municipality with a substantial increase in many operating costs since the COVID pandemic. Increased tax rate and user fees are the only two available resources for Municipalities to generate additional revenue to sustain the same level of services.

Respectfully Submitted by:



Trish Serratore, Chief Financial Officer

Reviewed By:



Sonya Watson, Chief Administrative Officer