



TAX BILL INFORMATION

Message from Mayor Soever

Dear Town of the Blue Mountains Resident,

The Town of The Blue Mountains Council is pleased to provide taxpayers with a modest extension of due dates to what are normally the August and October tax installments to September 30th and November 30th. In addition, penalties and interest are waived until September 30th for any utility and tax payments that are in arrears. Normal interest will resume on October 1st, 2020.

This summer we have seen an unprecedented number of visitors to our community, as many Ontarians choose to staycation. To ensure the safety of residents and visitors, the Town has hired additional bylaw enforcement and parks maintenance staff. When visiting The Blue Mountains, please continue to practice physical distancing and wear a mask when required. I would like to thank residents for their patience as we dealt with situations as they arise.



We are also hearing that a number of our seasonal residents may not be going south for the winter or have made, or are planning to make their second home in the Town their primary residence.

To help us prepare to serve you, if you are a seasonal resident planning to move here full-time please complete a short survey by visiting: www.surveymonkey.com/r/TBMResidents

Assessment & Taxation

Assessment

- Total Phased-In Assessment for taxation in 2020 is \$4.609 billion
- Taxable Assessment Growth in 2019 was 6%

2020 Annual Property Tax Bill Due Dates (PLEASE NOTE: Change in dates for 2020)

- First Installment – September 30, 2020
- Second Installment – November 30, 2020

Tax Payment Options

Please see the reverse of your Tax Bill for tax payment options. A Pre-Authorized Payment Plan (PAP) application for your taxes is available on the Town's website at: <https://thebluemountains.ca/assessment-taxation.cfm>

To Calculate Your Taxes

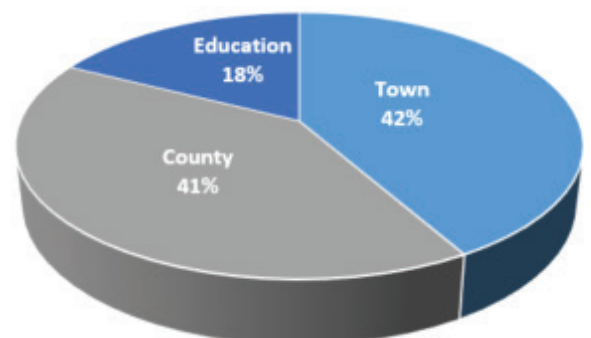
The following example shows how to calculate realty taxes levied on a residential property valued at \$300,000 (exclusive of local improvements, if any): $\$300,000 \times .00873901 = \$2,621.70$

How Your Tax Dollar is Spent

Of every residential tax dollar that is collected by the Town, \$0.41 goes to the County and \$0.18 goes to education.

Penalty and Interest charges

Penalty and interest charges of 1¼% per month (15% per year) are added to unpaid taxes on the first day of the month following the due date and on the first day of each month thereafter until taxes are paid.



PLEASE NOTE: The tax penalty/interest has been waived for July, August and September as financial relief because of the Covid-19 pandemic. Monthly penalty/interest will be added to tax rolls starting October 1st.

Application of Payments

Payments are applied to oldest to current penalty/interest first and then to oldest to current taxes.

Supplementary Tax

For properties with new construction or renovations in 2018 or 2019 (ie not included on the assessment roll for 2020) and properties with new construction or renovation in 2020, taxes will be billed on a Supplementary Tax Notice later this year.

Tax Reductions

Pending Tax Reductions resulting from an Assessment Appeal, Request for Reconsideration, Section 357 Reduction, Tax Incentive or Vacancy Rebate will be processed in due course after the annual tax bill.

Tax Incentive Programs

To confirm your eligibility or to find out more information, please contact the agencies listed below:

Managed Forest	Farm Property Class Tax	Conservation Land
Ontario Ministry of Natural Resources Integration Branch 1-855-866-3847 mftip@ontario.ca www.ontario.ca/mftip	Ontario Ministry of Agriculture and Food 1-877-424-1300 farmtax.omafra@ontario.ca http://www.ontario.ca/farmtax	Ontario Ministry of Natural Resources 1-800-268-8959 cltip-info.mnr@ontario.ca http://www.mnr.gov.on.ca/en/Business/CLTIP/

Questions about your assessment?

Contact the Municipal Property Assessment Corporation (MPAC):

Phone: 1-866-296-6722
Fax: 1-866-296-6703
Email: enquiry@mpac.ca
Website: www.mpac.ca

Mailing Address:
P.O Box 9808
Toronto, ON M1S 5T9



2020 Tax rates – Town of The Blue Mountains By-law 2020-39

(Excerpt of most common rates. For full schedule: www.thebluemountains.ca)

Property Class	RTC/Q	Town	County	Education	Total
Residential	RT	0.00364867	0.00356034	0.00153000	0.00873901
Resort Condominium	OT	0.00364867	0.00356034	0.00153000	0.00873901
Farm	FT	0.00079541	0.00077615	0.00038250	0.00195407
Managed Forest	TT	0.00091217	0.00089009	0.00038250	0.00218475
Multi-Residential	MT	0.00525846	0.00513115	0.00153000	0.01191961
Commercial	CT	0.00476860	0.00465315	0.01250000	0.02192175
Industrial	IT	0.00677992	0.00661578	0.01250000	0.02589570

Important Notes

Payments made during the last two weeks of July may not be reflected in Past Due amount on tax bill.

Please advise us of mailing address changes in writing by regular mail, fax or e-mail. Failure to receive your tax bill does not relieve the liability for taxes or penalty/interest charges.

PLEASE RETAIN TAX BILL FOR FUTURE REFERENCE – \$10 FEE FOR REPRINT

Contact Us



For further information or questions about your tax bill, please contact the Town.

Phone: 1-888-258-6867 ext. 221
Fax: 519-599-2474
Email: tax@thebluemountains.ca
Website: www.thebluemountains.ca