

Property Assessment and Tax System

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MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Roles and Responsibilities



Ontario Government

Establishes the province's assessment and taxation laws, sets the valuation date and determines education tax rates.



MPAC

Calculates, captures and distributes assessments for all properties and buildings across Ontario.



Municipalities

Determine revenue requirements, set tax rates and collect property taxes to pay for municipal services.



Property Owners

Pay property taxes for community services and education taxes to help fund elementary and secondary schools in Ontario.

Provincial System Review

We're focused on affirming the importance of:



Regular
Assessments



Information
exchange for our
municipal partners



Building enhanced services and
products that meet the evolving
needs of all those we serve

Town of The Blue Mountains

Resort Condominium Property Class



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Property Classes.

MPAC determines the assessed value and class based on the use of the property, in accordance with the *Assessment Act*. The Current Value Assessments (Assessed Values) and property classifications are used by the municipality for setting tax rates, which are based on their budget calculation for the year.

There are seven major property tax classes and, generally, each has its own tax rate.

1. residential
2. multi-residential
3. commercial
4. industrial
5. pipeline
6. farm
7. managed forests

Subclasses may also exist within each class, each with their own tax rate, and are established by regulations passed by the Ministry of Finance.





Resort Condominium Property Class

O. Reg. 282/98,
Sec. 14.2 (1).

The resort condominium property class applies within a single-tier or upper-tier municipality **only if the council has passed a by-law opting to have the resort condominium property class apply within the municipality.**

All the following criteria must be satisfied:

1. The land is a unit or proposed unit in a condominium.
2. The unit is self-contained and furnished and is operated or managed in a manner to provide transient living accommodation for a fee or charge for minimum periods of less than 30 days.
3. The unit is located in a local municipality with a population of 10,000 or less, as reported by Statistics Canada in the most recent official census.
4. The unit is located within the boundaries of a resort which is operated year-round and which contains, or is adjacent to, a downhill ski complex and an 18-hole golf course.
5. A special Act requires the owner of the unit to be a member of a non-profit corporation without share capital that is established or continued by the special Act. One of the corporation's objects is the maintenance and management of the resort land for which, pursuant to the special Act and the corporation's by-laws, the corporation has responsibility. Under the special Act, the corporation has the power to pass by-laws controlling the use of that resort land.

Tax Class on Resort Condominiums.

- Grey County and The Town of The Blue Mountains Council passed a by-law enacting the Resort Condominium property class.
- Accordingly, MPAC assigned the Realty Tax Class code “0” to reflect land that is eligible for inclusion the **Resort Condominium Property Class**.
- The tax class currently only applies in The Town of The Blue Mountains.
- It refers to the “Resort Condominium” property class, established by Ministry of Finance regulation in May 2005.



Condominium Types.

Properties included as **Resort Condominiums** are uniquely identified with a property class of “O”, which is currently equal to the residential tax rate.

There are, however, other types of condominiums:

- Condominium Hotel Units include both commercial and residential tax classes.
- Residential Condominiums are used for residential tax classes and reflects standard residential condominium units.
- Commercial Condominiums include commercial tax classes.
- Industrial Condominiums include industrial and tax classes.

Opting Out of the Resort Condominium Property Class O. Reg. 384/18

- On May 8, 2018, O. Reg 384/18 amended O. Reg 282/98 by revoking subsection 14.2 (3).
- Determination of opting out of the by-law rests with the municipality.



What if the County of Grey/Town of Blue Mountain opt out of the “O” Property Class?

MPAC will review the current resort condominium units and update the property class as appropriate. If they meet the requirements of O. Reg 282/98, Section 17, the property class would be commercial.

HOTELS

17. (1) A hotel is included in the commercial property class and not in any other property class. O. Reg. 282/98, s. 17 (1).

(2) In this section,

“hotel” means,

(a) a hotel as defined in the *Hotel Registration of Guests Act*, or

(b) land,

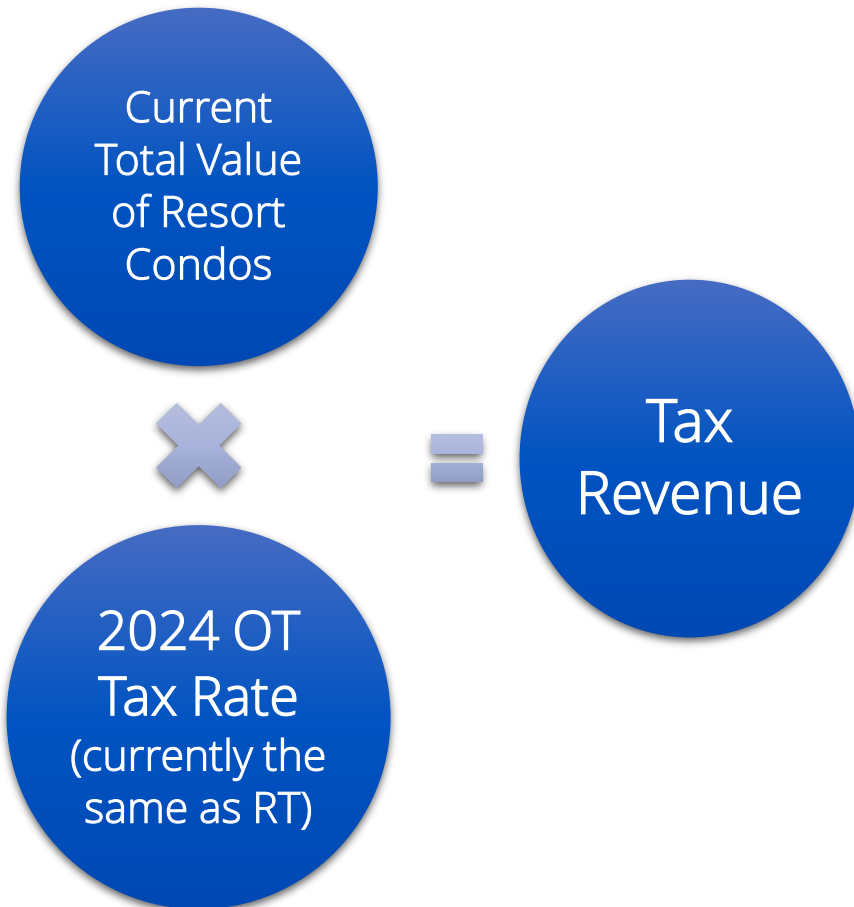
(i) that would otherwise be in the multi-residential property class or new multi-residential property class or that is a unit as defined in the *Condominium Act, 1998*, and

(ii) that contains one or more furnished, self-contained units operated or managed in a manner to provide transient living accommodation for a fee or charge for minimum periods of less than 30 days. O. Reg. 348/03, s. 1; O. Reg. 211/05, s. 2.

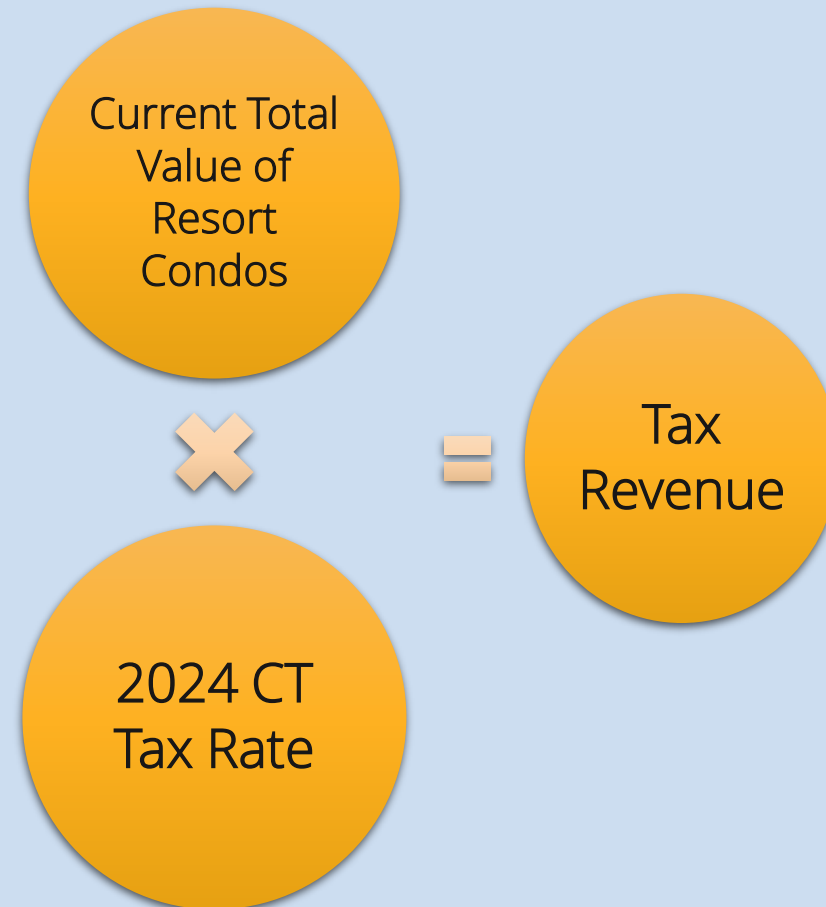
(3) Clause (2) (b) applies for 2004 and subsequent years. O. Reg. 348/03, s. 1.

Current State

By-Law 2005-69



Opt Out



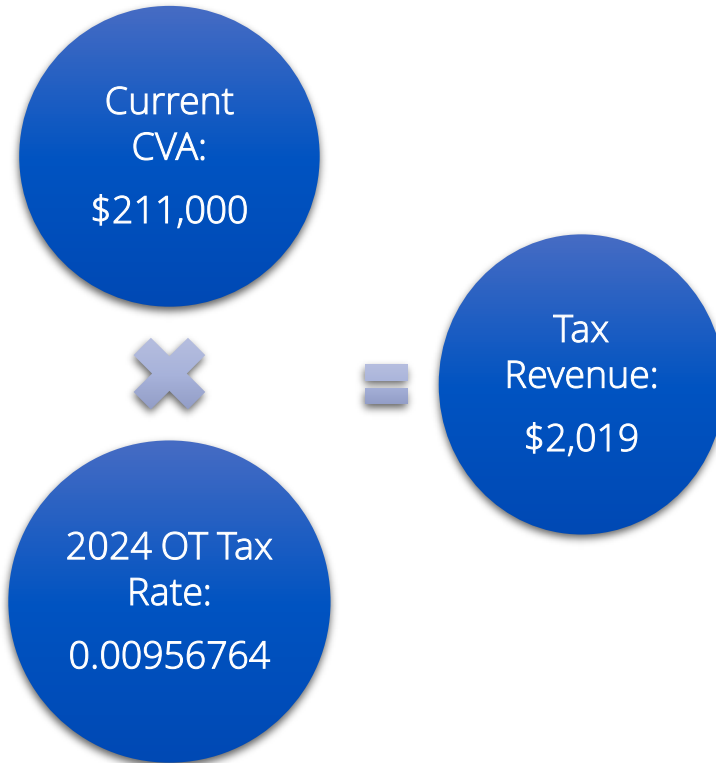
** The figures provided are a rough estimate derived from the total number of properties currently included in the OT tax class. The municipality should rely on their own calculations.*

Scenario: Jane Doe owns a resort condominium unit with an assessed value in line with the average value of resort condominium units within the Town, as of the legislated valuation date of January 1, 2016.

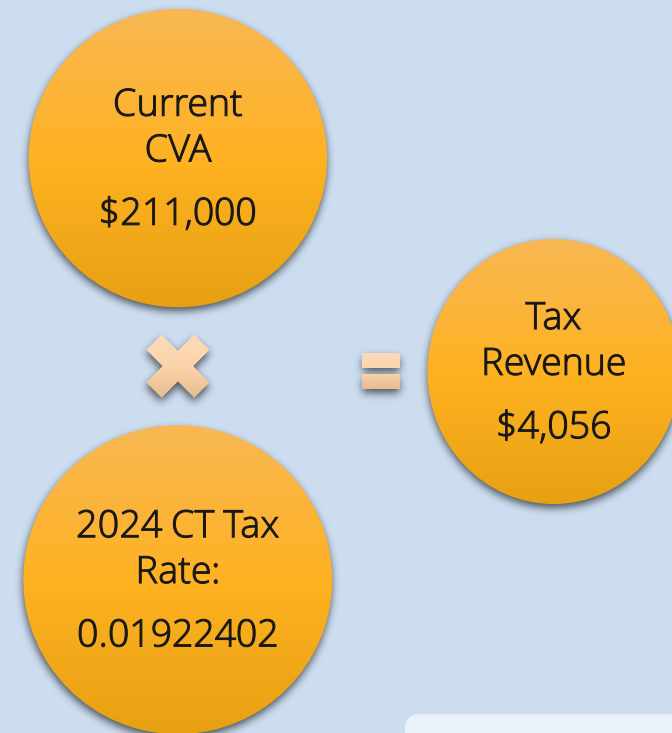
If the Town eliminates the OT tax class, and Jane's unit meets the requirements of O. Reg 282/98, Section 17, the following will apply.

Current State

By-Law 2005-69



Opt Out



Difference: \$2,037

** The figures provided are a rough estimate derived from the total number of properties currently included in the OT tax class. The municipality should rely on their own calculations.*

Summary.

- In 2005, The County of Grey and The Town of The Blue Mountains Council passed a by-law adopting the Resort Condominium property class.
- Accordingly, MPAC assigned the Realty Tax Class Code of “O” to reflect land that is eligible for inclusion in the Resort Condominium Property Class
- The County of Grey/Town of The Blue Mountains may decide to opt out of the O tax class.
- If the Resort Condominium class ceases to apply, MPAC will review the current resort condominium units and amend the tax and property classes accordingly.
- If the units meet the requirements of O. Reg 282/98, Section 17, the property class would be commercial.



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