

MPAC Quarterly Update.

Temagami - Q2

July 2024



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



What's New.

New Multi-Residential Property Option Subclass - Update.

- Memo issued to CAOs/Treasurers to provide update on implementation of new optional subclass for new multi-residential properties.
- As part of the 2024 Spring Budget, the Ontario Government filed **Ontario Regulation 140/24** under the *Assessment Act* to introduce a new optional subclass for new multi-residential properties to enable single and upper-tier municipalities to incentivize the development of new or converted units with a municipal tax reduction of up to 35%.
- MPAC will update property records with the **New Multi-Residential Property (Municipal Reduction) Subclass** to eligible new multi-residential properties once an adoption by-law has been passed by a municipality.
- In anticipation of such legislative changes, MPAC expanded Realty Tax Class (RTC) and Realty Tax Qualifier (RTQ) codes to enable two-character codes. New two-digit RTQ code, which will be "T1". Properties (or portions of a property) determined by MPAC to be eligible for inclusion in the subclass will be reflected in MPAC products with the RTC/RTQ code combination of N/T1.
- Timeframe for implementation is approximate 6-9 months following adoption of the subclass given the requirement that the units of the multi-residential property must be completely built or converted from a non-residential use.

Update on MPAC's Implementation of New Subclass for Gravel Pits.

- Memo issued to CAOs/Treasurers from MPAC on July 15, 2024, to provide update on implementation of how MPAC is addressing the new regulations regarding the property assessment and taxation of aggregate extraction sites.
- As outlined in the Ministry of Finance's communication dated July 9, 2024, Ontario Regulation 295/24 has been filed under the Assessment Act and Ontario Regulation 296/24 under the Education Act as of July 5, 2024.
- These regulations introduce a new industrial subclass for eligible land used for aggregate extraction and prescribe a one-time reduced education tax rate for eligible land specifically for the 2024 tax year.
- MPAC is in the process of identifying and coding eligible properties with the newly expanded RTC/RTQ codes. We will be issuing SANs for the 2024 tax year by early fall and will share updates on the identified properties throughout the summer.

Property Pulse Dashboard.

- Provides aggregated residential property information from MPAC's inventory and sales data from Teranet Inc. for property owners in every municipality in Ontario.
 - View recent residential sales information by municipality and property type (single-detached, semi-detached, townhouse, condo, waterfront);
 - Compare sales information for up to five municipalities using the "compare" feature;
 - Filter information by sales year/month, year built, and square footage.
- The Property Pulse Dashboard's user-friendly interface encourages the exploration of residential housing data to better understand property trends in communities across the province.
- The dashboard is available to all property owners through the "Browse My Neighborhood" section of AboutMyProperty.

NEW-Tax Application Process Update.

- To comply with the municipality's authority to determine tax relief, MPAC will offer the Roll CVA and a notional value of the impacted structure for consideration under the general remarks for the following:
 - Section 357(1)d.(ii) buildings damaged by fire, or substantial unusable;
 - Section 357(1)(g) Repairs or renovation to land that prevents the normal use of the land.
- MPAC will not revalue or provide a change in value of a property or a portion of a property for the period requested in the tax application. MPAC will consider impacts to the current tax roll (PACN) and/or the upcoming assessment roll (YEE/YEA).
- Municipalities will not see an APR (Application for Reduction) event in Municipal Connect at the property level. The Tax Application and response remain available in My Work.
- The majority of Section 357 Tax Application MPAC responses are not changing.
- This change was *effective July 2, 2024*.



Tax Application responses that will be changing.

s. 357 (1)

- (d)(ii) was damaged by fire, demolition or otherwise so as to render it substantially unusable for the purposes for which it was used immediately prior to the damage;
- (g) repairs or renovations to the land prevented the normal use of the land for a period of at least three months during the year.

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

| | |
|-------------------------------------|---|
| Owner name(s) | DOE JANE |
| Roll number | DOE JOHN |
| Property location | 0101-567-890-12345-0000 |
| Property description | 56789 MAIN ST |
| Municipality/Local taxing authority | CON 3 PT LOT 5 LOCAL TOWN |
| Application number | 123456 |
| Application reason | Repairs or Renovations |
| Received date | September 01, 2023 |
| Claim relief period | From: September 01, 2023 - To: December 31, 2023 |
| Taxation year | 2023 |

MPAC Remarks:

2023 Taxation returned @ \$ 364,000 RT Added per MLG Request

Notional value of the structure, to which this application pertains, on the assessment roll for 2023 taxation is \$166,000.

The use of the notional value provided rests solely with the municipality/local taxing authority and not with the Municipal Property Assessment Corporation.

MPAC Representative: John Assessor
Date: September 07, 2023

The information contained on this document is solely for the purpose of responding to an application made under ss. 357, 357.1, 358 or 359 of the Municipal Act, 2001, S.O. 2001, c. 25

Tax Application responses that won't be changing.

s. 357 (1)

- (a) as a result of a "change event"
- (b) the land has become vacant land or excess land
- (c) the land has become exempt from taxation
- (d) (i) a building was razed by fire, demolition or otherwise
- (e) a mobile unit on the land was removed
- (f) a person was overcharged due to a gross or manifest error that is clerical or factual in nature

s. 358

s. 359

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

Owner name(s) DOE JANE
 Roll number DOE JOHN
 Property location 0101-567-890-12345-0000
 Property description 56789 MAIN ST
 Municipality/Local taxing authority CON 3 PT LOT 5
 LOCAL TOWN

Application number 123456
 Application reason Razed by Fire, Demolition or otherwise
 Received date September 01, 2023
 Claim relief period **From: September 01, 2023 - To: December 31, 2023**
 Taxation year 2023

Current Property Assessment

| Property Classification | 2012 | 2016 | Phase-In Assessment for Taxation Years | | | |
|-------------------------|----------------|----------------|--|----------------|----------------|----------------|
| | Assessed Value | Assessed Value | 2017 | 2018 | 2019 | 2020-2023 |
| OWNR RU R T | 323,000 | 364,000 | 333,250 | 343,500 | 353,750 | 364,000 |
| Total | 323,000 | 364,000 | 333,250 | 343,500 | 353,750 | 364,000 |

Change to the Property Assessment

| Property Classification | 2012 | 2016 | Phase-In Assessment for Taxation Years | | | |
|-------------------------|----------------|----------------|--|----------------|----------------|----------------|
| | Assessed Value | Assessed Value | 2017 | 2018 | 2019 | 2020-2023 |
| OWNR RU R T | 175,698 | 198,000 | 181,274 | 186,849 | 192,425 | 198,000 |
| Total | 175,698 | 198,000 | 181,274 | 186,849 | 192,425 | 198,000 |

MPAC Remarks

Notional value of the structure, to which this application pertains, on the assessment roll for 2023 taxation is \$166,000.

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Municipal Stats.

Quarterly Assessment Forecasts.

- New Assessment Forecasts are an essential way that MPAC reflects changes to each municipality's projected new assessment throughout the year as we learn more about local situations.
- Quarterly new assessment forecasts are part of our Service Level Agreement with municipalities.
- An increase in forecasted new assessment for 2024 simply reflects updated building permit data MPAC receives from our municipal partners that may be available to be assessed.
- Forecasts don't include Requests for Reconsideration and/or Appeal losses.
- Forecast is presented as a range (85% -100%).
- Forecasts are available in the MyProducts portal on Municipal Connect.



2024 New Assessment.

Transactions as of July 22, 2024 (Q2 Forecast).

| Stream | Transactions | Forecast | % | Last 7 Days | 1 Year Occupancy | % | Exempt | PILT |
|-------------------|------------------|--------------------|--------------|------------------|------------------|----------------|------------------|------|
| Business - V&CR | | \$0 | | | | | \$177,000 | |
| Centralized | | \$0 | | | | | | |
| Condo | | \$0 | | | | | | |
| MPLAN | | \$0 | | | | | | |
| Multi Residential | | \$0 | | | | | | |
| Res/Farm - V&CR | \$106,000 | \$2,105,661 | 5.03% | \$106,000 | \$106,000 | 100.00% | | |
| Total | \$106,000 | \$2,105,661 | 5.03% | \$106,000 | \$106,000 | 100.00% | \$177,000 | |

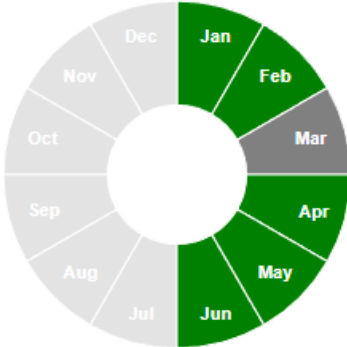


Service Level Agreement.

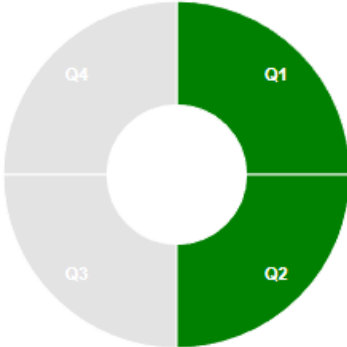
PRAN REPORTS



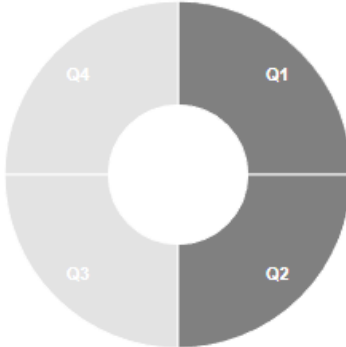
BUILDING PERMITS



MUNICIPAL ENQUIRIES



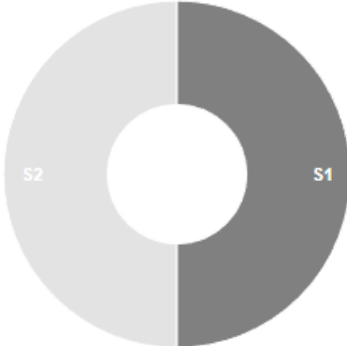
TAX APPLICATIONS



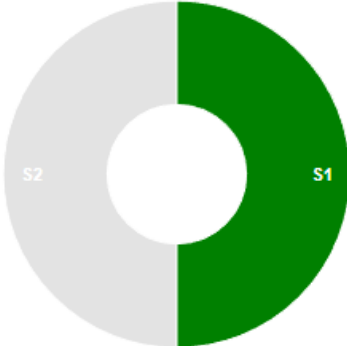
VACANT UNIT REBATE APPLICATIONS



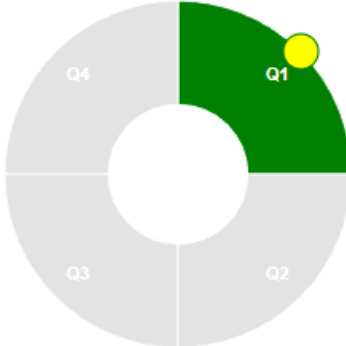
CONDOMINIUM PLAN INFORMATION FORM



SEVERANCE/CONSOLIDATION INFORMATION FORM



QUARTERLY ASSESSMENT FORECAST



Building Permits.

In Progress Building Permits

60

Permits with Both Plans and Final/Occupancy: 0

Building Permits Closed in 2024

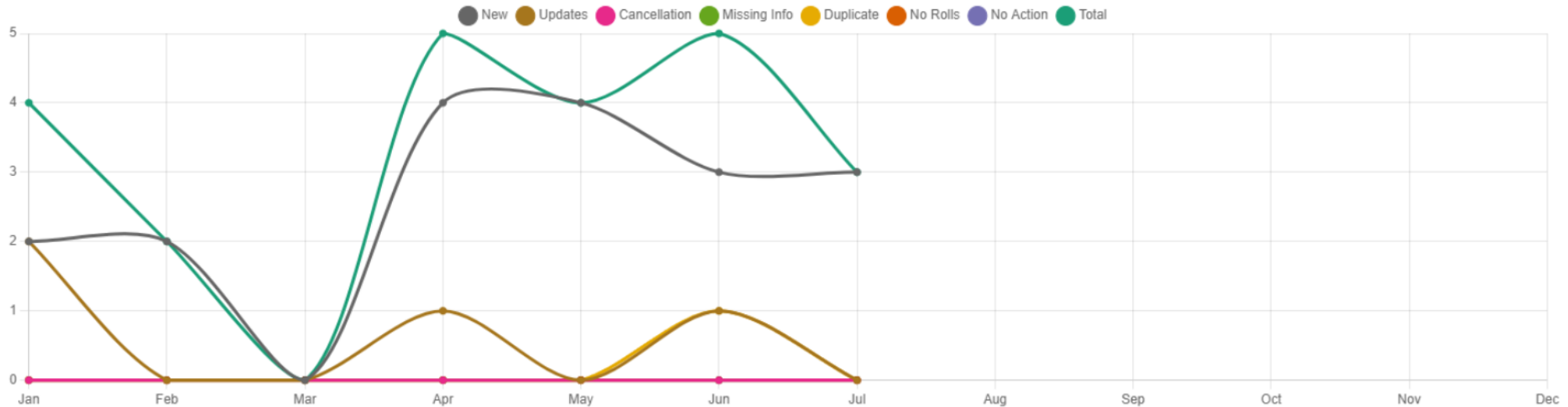
7

Last Building Permit Submission

Jul 17, 2024

Building Permit Submissions ⁱ

Received by MPAC in: 2024

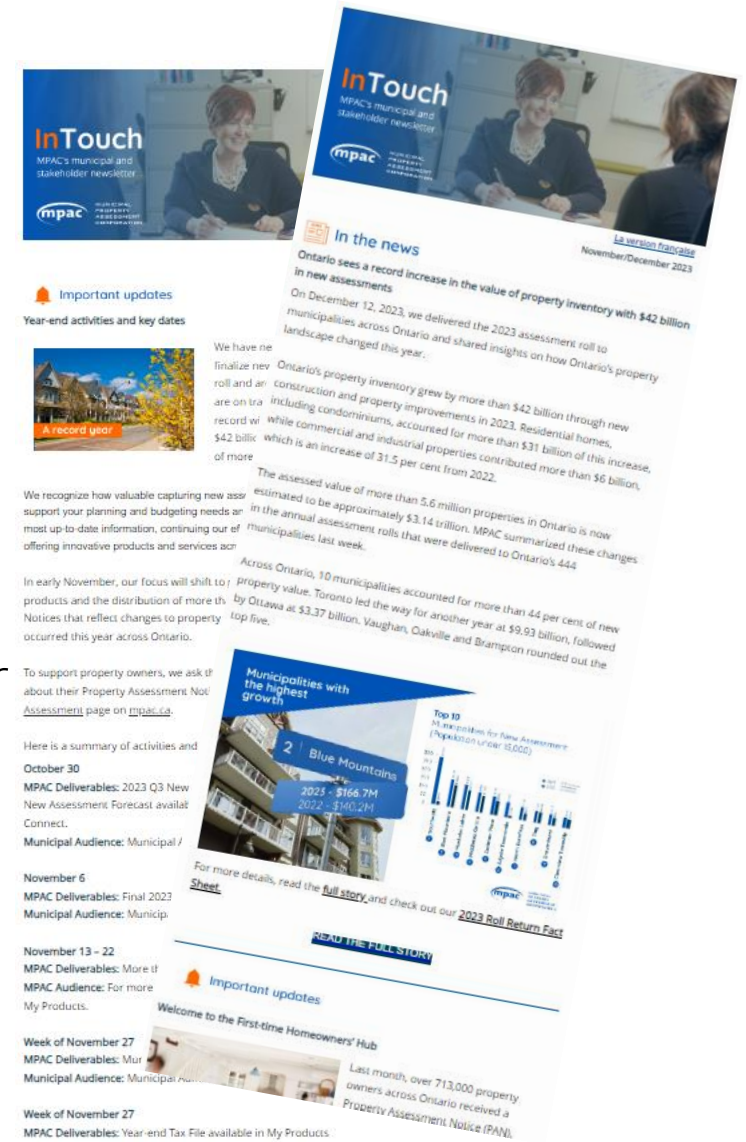




Reminders.

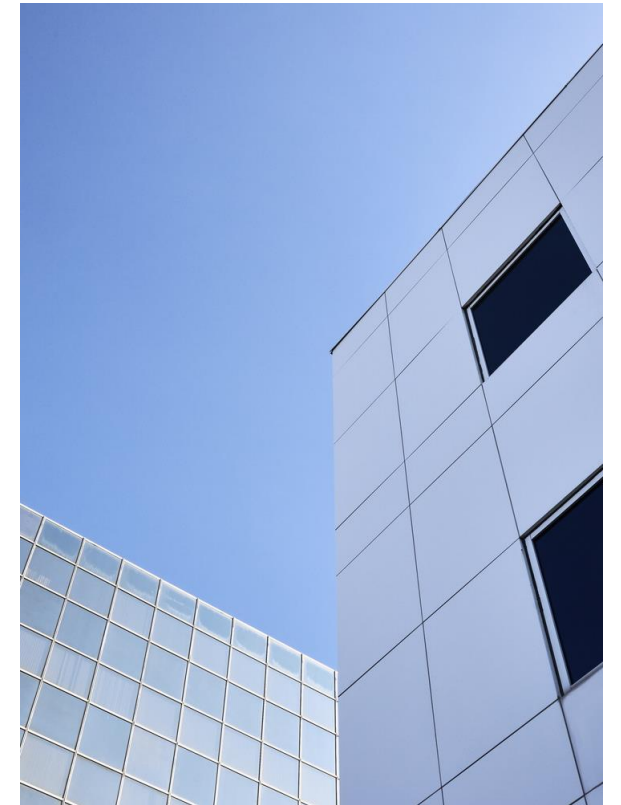
InTouch.

- Municipal and Stakeholder Relations team realigned with Public Affairs and Customer Experience department under Vice President Jamie Bishop – [full story](#)
 - No changes to MPAC contacts
- Tax Incentive Approval (TIA) process change for improved roll stability – [full story](#)
 - Only property approvals for the 2023 Assessment Roll for 2024 taxation have been processed.
 - Paused on processing removals until the revised inventory was received after roll return.
 - We processed removals with the appropriate tax class updates through the supplementary assessments that were issued in May 2024.



Property Income and Expense Return Program.

- Property Income and Expense Return Program (PIER) is the largest assessment information request program requesting responses from approximately 35,000 properties per year.
- Program ran from May 16 – July 15.
- Supports the accurate valuation of income generating properties.
- Responses used to conduct analysis to support delivery of accurate and consistent property assessments.
- Property owners submit responses through About My Property.
- Additional information can be found [here](#).



Gravel Pits and Quarries.

- MPAC updated the assessments of 3,200 pit and quarry properties in Ontario for the 2024 taxation year to reflect the methodology established in the Assessment Review Board's (ARB) Wellington County appeal decision.
- Property owners received a Property Assessment Notice in November 2023 updating their property's assessed value and classification for the 2024 property tax year.
- The updated assessments moved several areas of the pits and quarries from the Residential Tax Class to the Industrial Tax Class and updated values to reflect the methodology and approach outlined in the ARB's decision.
- MPAC has identified pits and quarries not assessed as such in Ontario municipalities. We are reviewing these pits and quarries as part of our ongoing work to ensure all properties are accurately assessed and will share more information as this work progresses.
- The Webinar on Pits and Quarries can be viewed [here](#).

Gravel Pits and Quarries, cont'd.

A summary of the licensed lands and applicable property classes is below:

| Site Details | Property Class |
|--|-----------------------|
| Integral to Operation 'used for' | Industrial |
| Berms (required by MNRF) | Industrial |
| Roadways (exclusive or not exclusive) | Industrial |
| Source Water Ponds (1 acre per inlet pump) | Industrial |
| Below Water Extraction (5-metre halo) | Industrial |
| Undisturbed/Depleted/Not Farmed | Residential (default) |

MPAC's Monthly Webinar Series.

- MPAC provides monthly webinars on insightful content such as:
 - MPAC's role in the property tax and assessment system
 - Farm tax incentive program
 - Appeals
 - MPAC data and the data sharing and services agreement
 - Pit and quarry appeals
 - And many more!

All of our webinars are easily accessible through our [website](#) and our [YouTube](#) channel.



Municipal Contacts.

Please update MPAC of any staffing or contact information changes.



Local Issues.



Please reach out if there are any local issues you would like to address or discuss.

Your Municipal Contacts

Amy Van Wyngaarden
Account Manager

Amy.VanWyngaarden@mpac.ca

Gerry Henderson

Account Support Coordinator

Geraldine.Henderson@mpac.ca

