

Town of Whitby Staff Report

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Report Title: 2025 Interim Property Tax Billing

Report to: Committee of the Whole

Date of meeting: December 2, 2024

Report Number: FS 24-24

Department(s) Responsible:

Financial Services Department

Submitted by:

Fuwing Wong, Commissioner of
Financial Services / Treasurer, x4314

**Acknowledged by M. Gaskell, Chief
Administrative Officer**

For additional information, contact:

Crystal Doucette, Senior Manager of
Revenue and Taxation

1. Recommendation:

1. That a by-law be brought forward to allow for the Interim Tax Billing for the 2025 taxation year as outlined in Report FS 24-24.

2. Highlights:

- On an annual basis, municipalities levy interim taxes to provide funding for Local Municipal, Regional and Education purposes, until the final budgets and levies of these governing bodies are determined.
- The interim property taxes collected represent about 50% of the previous year's (2024) taxes and provide cash flow for the respective organizations to continue to provide services to the community until their budgets and levies are finalized.
- This report recommends that a by-law be brought forward to allow for the Interim Property Tax Billing for the 2025 taxation year.

3. Background:

In accordance with Section 317 of the Municipal Act, 2001, a local municipality, before the adoption of the estimates for the year, may pass a by-law levying

amounts on the assessment of property in the local municipality rateable for local municipal purposes

4. Discussion:

- For all property classes and for those properties for which payments-in-lieu of taxes are received, the interim taxes are based on 50% of the annualized taxes from the previous year for Municipal, Regional and Education purposes.
- The tax rates for these properties will have an interim tax rate based on 50% of the 2024 applicable final tax rate.
- The 2025 Interim Tax Levy for all property classes will be payable in two installments due on February 24, 2025, and April 25, 2025.
- After budgets are approved in December, the Town will calculate final tax rates and will issue final 2025 property tax bills in May (for Town, Region, and Education purposes) that will consider the interim property taxes already paid.

5. Financial Considerations:

- For the average home assessed at \$503,000 (for the 2024 taxation year), the amount of the Interim Tax Levy will be \$3,176 (Town, Region, and Education) or approximately \$631 for each \$100,000 of residential assessment.
- The 2025 Interim Tax Billing will total approximately \$191,500,000. Of this total billing, approximately \$63,000,000 is for local municipal (i.e., Town of Whitby) purposes. The balance will be forwarded to the Region of Durham and respective school boards within Durham.

6. Communication and Public Engagement:

- Bills will be mailed to property owners at least 21 days prior to the first due date as required by the Municipal Act. As a reminder, an advertisement will be prepared for the Town's website and social media prior to each due date.

7. Input from Departments/Sources:

N/A

8. Strategic Priorities:

N/A

9. Attachments:

Attachment 1 – Draft By-Law XXXX-24