

## Payment Methods

### 1. Pre-authorized payment plans:

- **Monthly on the 1<sup>st</sup> or 15<sup>th</sup> of each month:** annual taxes are withdrawn over 12 months, from January to December.
- **Bi-Monthly on the 1<sup>st</sup> and 15<sup>th</sup> of each month:** annual taxes are withdrawn twice per month over 12 months, from January to December.
- **Due date:** tax payments are withdrawn on the installment dates as per tax bill.

**Note: The above plans are available to those ratepayers with no outstanding tax arrears.**

- **Arrears:** 12 monthly withdrawals on the 15<sup>th</sup> of each month – subject to penalty and interest on any balance outstanding.

### 2. By mail:

Please attach your cheque to the payment stub provided when mailing your payment.

### 3. At the municipal office (390 Hwy 94, Corbeil):

Payments may be made by cheque, interac and cash. **We do not accept credit cards.** Also, there is an outside payment slot located to the right of the front door at the Municipal Office for overnight drop off. **Please do not drop off cash in the payment slot.**

### 4. Internet/telephone banking:

Payments can be made using personal online internet/telephone banking. Six (6) digits of your nineteen (19) digit roll number are required to process your payment (i.e. 4834-0000-01-**23456**-0000). Service charges may apply.

## Other Tax Information

### Late charges:

Penalty and interest is charged on overdue taxes as authorized by Section 345 of the Municipal Act. A penalty of 1.25% is added to overdue accounts on the

1<sup>st</sup> day of default and interest at 1.25% per month is added on the 1<sup>st</sup> of each month thereafter. To avoid penalty/interest charges, please ensure that your payment is received by the due date. **Please note that staff is not authorized to reverse interest charges that have been applied to tax accounts.**

### Name/mailling address changes to accounts:

The Municipality of East Ferris does not have the legal authority to amend the assessment roll without authorization from the Municipal Property Assessment Corporation (MPAC). Legal documentation for changes/additions/deletions of names is required. Mailing address change forms are available at the Municipal Office or on our website. We will forward all changes to MPAC on your behalf.

### Tax cancellation/refunds/reductions:

Section 357/358/359 of the Municipal Act provides Council with the authority to cancel, reduce or refund taxes under very specific circumstances upon application by the ratepayer. Application forms and additional information are available at the Municipal Office.

### Omitted or supplementary assessment:

Tax bills are issued following receipt of omitted and supplementary assessment rolls from the Municipal Property Assessment Corporation primarily for new construction, additions or renovations and assessments that were omitted from the assessment roll. These bills are in addition to your regular tax bills.

### Assessment reconsiderations/appeals:

For information related to assessment appeals, please visit [www.mpac.ca](http://www.mpac.ca). In the event that you have filed an assessment appeal or a request for reconsideration, the Municipality of East Ferris must await notification from the Assessment Review Board or the Municipal Property Assessment Corporation before any approved changes in assessment can be processed.



The Corporation of the  
Municipality of East Ferris

390 Highway 94  
Corbeil, ON P0H 1K0

# 2017 PROPERTY TAX INFORMATION

## MAYOR

Bill Vrebosch

## COUNCILLORS

Pauline Rochefort (Deputy Mayor)

Michel Voyer

Rick Champagne

Terry Kelly

## Municipal Office Hours

8:30 a.m. to 4:30 p.m.  
Monday to Friday

Tel: (705) 752-2740

Fax: (705) 752-2452

[www.eastferris.ca](http://www.eastferris.ca)

## Your Property's Current Value Assessment

The Municipal Property Assessment Corporation (MPAC) is responsible for accurately valuing and classifying properties in Ontario. The assessed value of your property is used as the basis for calculating your property taxes.

2016 was a re-assessment year. Property Assessment Notices were issued by MPAC showing the assessed value of your property based on a valuation date of January 1, 2016. This assessed value will be used to calculate your property taxes for the years 2017 to 2020 with assessment increases being phased in equally over these 4 years. This means that you will begin paying taxes on your 2016 assessment value in 2020.

The Municipality is not responsible for assessing property value and is not authorized to make changes to any property assessments. Should you have any questions regarding your property's assessed value, please contact MPAC toll free at 1-866-296-6722, the North Bay office at (705) 474-4553 or on-line at [www.mpac.ca](http://www.mpac.ca).

## 2017 Tax Rates

Class	Municipal	Education	Total
Residential/ Multi Res.	0.00854952	0.00179000	0.01033952
Commercial Occ.	0.00854952	0.01016949	0.01871901
Commercial Vac./Excess	0.00598467	0.00711864	0.01310331
Industrial Occ.	0.00854952	0.01133385	0.01988337
Industrial Vac./Excess	0.00555719	0.00736700	0.01292419
Pipelines	0.01299185	0.01140000	0.02439185
Farmlands	0.00213738	0.00044750	0.00258488
Managed Forest	0.00213738	0.00044750	0.00258488

**Education tax rate:** This rate is set annually by the Province of Ontario. The Municipality collects and remits these funds to the various local school boards.

## How to calculate your 2017 property taxes

On residential property with a phased-in current value assessment (CVA) of \$100,000, property taxes would be calculated as follows:

(phased-in cva x total tax rate) = property taxes due for the year

(i.e. \$100,000 x 0.01033952) = \$1,033.95

or

\$1,033.95 per \$100,000 of assessment

## 2017 Fees and Charges – Treasury Services (By-law 2016-27)

Tax Certificates	\$60.00
Official Receipts	\$20.00
Tax Bill Reprints	\$20.00
Tax Status Inquiry	\$5.00
Tax Account Research (per 15 mins.)	\$17.50
Water to Tax Transfer Admin. Fee	\$55.00
Third Party Additions to Roll	\$55.00
Returned Item Charge (ie: NSF)	\$40.00
Invoicing Fee – Vendor Accounts	\$15.00
Tax Registration Extension Agreement	\$70.00
Tax Sale Registration – 1 <sup>st</sup> Notice	\$225.00*
Tax Sale Registration – Final Notice	\$275.00*
Tax Sale Registration – Tender Process	\$575.00*

\* Plus actual costs incurred.

- ❖ The median/typical single family residential property (not on water) in East Ferris is valued at \$232,000 and would therefore be levied taxes of \$2,398.77 for 2017; an annual increase of \$132.64 or \$11.05/month.
- ❖ 93.5% of properties will see a tax increase. The average annual increase is \$151.00 or \$12.58/month.
- ❖ 2017 operating budget = \$6,913,928. Revenues = Tax levy of \$5,098,554 + Grants & User Fees of \$1,815,374.

## Where do my tax dollars go?

2017 budgeted tax levies for municipal (\$5,098,554) & educational (\$1,207,501) purposes = \$6,306,055

