

New Construction/Improvements

Newly constructed homes or improvements may not be fully assessed by the Municipal



Property Assessment Corporation (MPAC) and property owners may receive a supplementary tax bill for the assessed value effective from the closing/occupancy date.

Supplementary tax bills may be issued up to two prior taxation years and are issued upon

receipt of the necessary assessment information from MPAC. It is the responsibility of the property owner to plan for supplementary bills. Inquiries concerning your assessment should be directed to the local MPAC office at 1-866-296-6722.



Municipal Water and Wastewater

Municipal water and wastewater are financially self-sustaining, and do not rely on property taxes for funding. Rates are based on a Water/Wastewater Financial Sustainability and reviewed every five years. For more information visit www.porthope.ca or contact the Finance department.

Property Assessment

The Municipal Property Assessment Corporation (MPAC) classifies and assesses all properties in Ontario under the Provincial Assessment Act. Current assessments have a phased-in valuation date of January 1, 2016 with the addition of any physical changes since that time.

The Municipality uses MPAC assessments to calculate tax amounts for each property. Visit www.aboutmyproperty.ca to view your property profile and review similar properties in your area free-of-charge. For more information contact MPAC at 1-866-296-6722, or online at www.mpac.ca.

Farm Property Class Program

Ontario farmland owners may be eligible for the Farm Property Class Tax Rate Program through Agricorp.

The program taxes a farm residence and one acre of surrounding land at the residential rate and the balance of the property at 25% of the residential tax rate. Farm properties that do not qualify are taxed at the residential rate. Applications can be made through Agricorp at contact@agricorp.com or 1-877-424-1300 for more information.



Pre-Authorized Payments

Payment Options

Property Assessment

New Construction/Improvements

Farm Property Class Tax Program

Understanding Your Property Tax Bill



Pre-Authorized Tax Payments

Paying your taxes has never been easier. Our pre-authorized tax payment plans are a convenient way to ensure your payments are processed on time with no penalties.

There is no fee to enroll and payments are automatically withdrawn from your financial institution either monthly in 12 payments or on the installment due date plan with four payments a year. Enrollment can be completed any time throughout the year.

Contact the Finance department or download the application form at www.porthope.ca.

Your Property Tax Bill

Interim property tax bills are issued in January for the first portion of total property taxes and is based on approximately 50 percent of the previous year's taxes. The interim bill is payable in two installments on the last business day of February and April.

Final property tax bills represent the total property tax levy, less the amount of the interim billing issued in January and are payable in two installments on the last business day of June and September.

Interest/Penalties

Tax payment penalties are issued in accordance with provincial legislation at a rate of 1.25% per month (subject to change).

Penalties are applied on all unpaid taxes on the first day of each calendar month until paid.

Any subsequent payments are applied to penalty charges first. In accordance with Municipal By-law 71/2012, Municipal Staff

have no authority to waive or alter any penalty incurred.

Payment Through Your Mortgage

Property taxes may be paid through your regular mortgage payments. Contact your mortgage company to make arrangements.

If you have received a tax bill that should be paid through your mortgage, please provide a copy to your mortgage company. Property owners paying taxes through their mortgage institution will receive the FINAL tax statement only.

The Municipality of Port Hope bills and collects property taxes in accordance with Ontario provincial regulations. Property tax bills are comprised of County, Education, and Municipal taxes.

For inquiries about County taxes/policies contact the County of Northumberland at 905-372-4000 or visit www.northumberlandcounty.ca.

Making Payments

We are pleased to offer several options for tax payments:

- **Pre-authorized payments** (monthly or payment on due date).
- **Phone/internet payments** (contact your financial institution to make arrangements)
- **Cheque payments** may be mailed to the Finance office or placed in the Town Hall drop box (no cash please) east entrance—post-dated cheques are also accepted.
- **Cash, cheque or interac payments** can be made Monday to Friday, 8:30 am to 4:30 pm at Town Hall, 56 Queen Street.

Cheques should be made payable to The Municipality of Port Hope and include the tax bill payment stub. If a receipt is required, enclose the entire bill and a stamped self-addressed envelope. Returned cheques will incur a service fee.

Please retain your FINAL tax bill for income tax purposes—no other receipt will be issued.

Duplicate bills, account statements or letter confirming payment

be obtained for a service fee.