

CONTACT INFORMATION

For Property Tax Information:

Call Mississauga 3-1-1
(or 905-615-4311 outside city limits)
Monday–Friday; 7 a.m.–7 p.m.

Email: tax@mississauga.ca

Write: Mississauga Taxes
General Correspondence
300 City Centre Drive
Mississauga ON L5B 3C1

Website: mississauga.ca/tax

For Assessment Information:

Call the Municipal Property Assessment
Corporation: 1-866-296-6722

Website: mpac.ca

TAX SELF SERVICES

The Tax Self-Service Centre provides **quick and convenient online access to a variety of tax services**, 24 hours a day, seven days a week:

- View your tax account details
- Change information on your account such as mailing address, name, mortgage company or agent
- Advise us you are moving
- Enrol in the Preauthorized Tax Payment (PTP) Plan
- Manage your PTP banking information
- Purchase a tax receipt
- Manage your tax PIN
- Purchase a tax certificate

Don't stand in line – go online to the Tax-Self Service Centre at mississauga.ca/tax.

Please note, the Customer Number indicated on your tax bill is required to access tax account information on our website, when calling Mississauga 3-1-1 or visiting the Tax Office.

MAYOR AND MEMBERS OF COUNCIL

Mayor

Hazel McCallion 905-896-5555
mayor@mississauga.ca

Ward 1

Jim Tovey 905-896-5100
jim.tovey@mississauga.ca

Ward 2

Pat Mullin 905-896-5200
pat.mullin@mississauga.ca

Ward 3

Chris Fonseca 905-896-5300
chris.fonseca@mississauga.ca

Ward 4

Frank Dale 905-896-5400
frank.dale@mississauga.ca

Ward 5

Bonnie Crombie 905-896-5500
bonnie.crombie@mississauga.ca

Ward 6

Ron Starr 905-896-5600
ron.starr@mississauga.ca

Ward 7

Nando Iannicca 905-896-5700
nando.iannicca@mississauga.ca

Ward 8

Katie Mahoney 905-896-5800
katie.mahoney@mississauga.ca

Ward 9

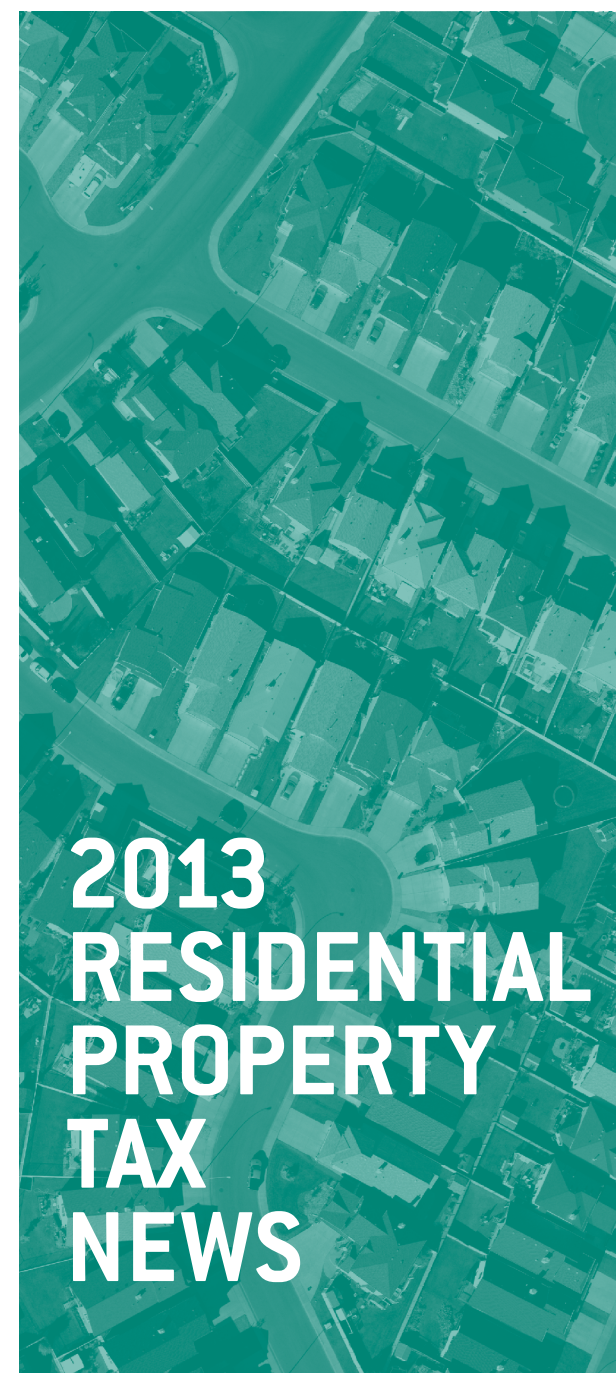
Pat Saito 905-896-5900
pat.saito@mississauga.ca

Ward 10

Sue McFadden 905-896-5010
sue.mcfadden@mississauga.ca

Ward 11

George Carlson 905-896-5011
george.carlson@mississauga.ca



ASSESSMENT INFORMATION

The Municipal Property Assessment Corporation (MPAC) is responsible for placing assessment values on all properties in Ontario. Last fall, you received a Property Assessment Notice from MPAC which contained an assessed value for your property and a 2013 phased-in assessment value. For billing purposes, the 2013 phased-in assessment value is used to calculate taxes.

ASSESSMENT APPEALS

Residential property owners wishing to appeal their assessment must first make application to MPAC for a Request for Reconsideration (RFR). Property owners who disagree with the decision of MPAC at the conclusion of the RFR process may file an appeal with the Assessment Review Board (ARB) within 90 days of MPAC's decision. The deadline for submitting an RFR application to MPAC for your 2013 assessment has passed.

As taxes are a lien on property, adjustments resulting from appeals are applied to the property tax account at the time of determination. If you have an outstanding reconsideration or appeal, and are selling your property, please ensure your lawyer makes provision for readjustment of taxes subsequent to your closing date. Refunds can only be issued to a previous owner of the property with written direction from the current owner.

For additional information regarding your assessment, please contact MPAC.

SUPPLEMENTARY TAX BILLS

The City issues a supplementary tax bill to reflect any additions or improvements you have made to your property. Owners of newly constructed properties will receive a Property Assessment Change Notice (PACN) from MPAC detailing the assessed value that will take effect on their occupancy date. From the supplementary assessment information supplied by MPAC, the City of Mississauga calculates the property tax due and issues a tax bill. Taxes are payable from the date of occupancy. Until the City receives the information from MPAC, we cannot issue a tax bill. As MPAC may issue PACNs for the current and two previous years, there may be a considerable time lapse between the effective date of the supplementary assessment and the date you receive your PACN and subsequent tax bill.

LAND APPORTIONMENT

When properties are being newly constructed, land value is apportioned between lots after the registration of a plan of division. Adjustment of land taxes between lots may be delayed depending on the date of registration. Further, lots for semi-detached properties are registered as a whole and subsequently subdivided when the properties are sold. Upon receipt of land division information from MPAC or the Assessment Review Board (ARB), the City recalculates the land taxes for each lot and sends each owner a tax bill with future due dates. There may be a considerable time lapse between the date you occupy your property and the date that the land taxes are apportioned.

TAX ADJUSTMENTS

An application may be made to adjust taxes if a change such as a demolition or fire has occurred on your property. It is the responsibility of the property owner to submit an application to the City in writing along with the applicable fee by February 28 of each year for changes which have occurred in the previous year. Application forms are available at mississauga.ca/tax.

LATE PAYMENT CHARGES

Payments are due on the date and in the amounts indicated on the tax bill. Arrears are due immediately. Discounts for advance payment are not available.

A late payment charge of 1.25 per cent is added on the unpaid amount of an instalment on the first day after the instalment due date and on the first day of each calendar month until paid. Penalty and interest rates are set by a City by-law pursuant to the Municipal Act and cannot be waived or altered.

Payments not honoured by your financial institution will result in a service charge of \$35 being added to your account. Please ensure that your cheques are properly completed and signed. Cheques are cashed as dated. Undated cheques are cashed on date of receipt.

If property taxes remain outstanding, a Notice of Overdue Taxes will be issued in October advising that your taxes are in arrears. If a Notice is issued to you, a fee of \$3.00 will be added to your account to cover the cost of producing and mailing the notice.

TAX RATES, FEES, AND CHARGES

A complete list of 2013 rates, fees, and charges are available on the City's website at mississauga.ca/tax.

ARE YOU MOVING?

Ownership and/or mailing address changes must be provided in writing to the Tax Office. Notification may be made through the Tax Self-Service Centre at mississauga.ca/tax.

If you pay your taxes through telephone or internet banking, please ensure you **update your payee information** for Mississauga Taxes with the tax roll number for your new property. Payments made towards a previous property after a sale can only be refunded or transferred with written direction from the current owner.

If you are on a Preauthorized Tax Payment (PTP) plan and are selling your property, you must notify the City in writing a minimum of 15 business days prior to your sale date in order to cancel future withdrawals. Withdrawals that are made after your sale date can only be refunded with written direction from the current owner. If you move within Mississauga, your **PTP Plan is not transferable**. You must cancel from the program for your previous property and complete a new application for your new property.

MUNICIPAL TAX ASSISTANCE FOR SENIORS AND PERSONS WITH DISABILITIES

The City of Mississauga offers a \$400 tax rebate on annual property taxes for low income seniors and low income persons with disabilities who own and occupy their own home. The rebate is applied to your account to offset property taxes.

To be eligible you must be receiving benefits under the Guaranteed Income Supplement Program or the Ontario Disability Support Program.

Application forms must be submitted by December 31st of the year for which the rebate is being claimed. For additional information regarding the program or an application form, contact Mississauga 3-1-1 or visit our website.