



## Corporation of the Township of Brock

### Staff Report to the Mayor and Members of Council

**From:** Donna Condon

**Position:** Tax Collector

**Title / Subject:** By-Law to Provide for 2025 Final Property Tax Levies

**Date of Report:** April 8, 2025

**Date of Meeting:** April 14, 2025

**Report No:** 2025-FI-016

---

#### 1.0 Issue / Origin

By-law to provide for 2025 Final Property Tax Levy.

#### 2.0 Background

Section 312 of the Ontario Municipal Act, 2001, as amended, provides that for the “purposes of raising the general local municipality levy, a local municipality shall each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes”.

In Ontario, property assessments are updated based on a four-year assessment cycle. The last Assessment Update was in 2016, based on a valuation date of January 1, 2016. The Ontario government has postponed the 2020 Assessment Update. This means that assessment values used to calculate 2025 final property tax bills is based on the valuation date of January 1, 2016, unless there have been changes to the property. According to the 2024 Provincial Economic and Fiscal Update – March 26, 2024, a property assessment and taxation review is underway. The provincewide property reassessment will continue to be deferred until the review is complete.

### **3.0 Analysis**

The Final 2025 Tax Rates have been calculated for Brock Township, based on the property tax levy approved as part of the 2025 Budget process. The Region of Durham and the Province calculate their own tax rates and provide their tax rate requirements to the Township of Brock, to bill and collect their share of their property tax levy. The By-law to levy property taxes for the year 2025, as well as the Final 2025 property tax rates are attached to this report.

The final tax levy imposed by this by-law shall be paid in two installments, with the first installment of the final tax levy due on July 21, 2025, and the second installment of the final property tax levy due September 22, 2025, for all property classes.

For non-payment or late payment of taxes in default on the installment due dates, penalty at the rate of one and one-quarter percent (1.25%) of the amount in default will be added on the first day of each calendar month during which the default continues.

### **4.0 Related Policies / Procedures**

N/A

### **5.0 Financial / Budget Assessment**

The total Township of Brock property tax levy requirements for 2025 is \$11,234,330 and payment in lieu of taxes (PILS) is \$312,000, as approved in the 2025 final budget. This levy will be billed in the 2025 Final property tax bills, less the 2025 interim property tax levy previously billed earlier in the year.

#### **5.1 Asset Management**

The 2025 Budget contains funding to address various asset management priorities.

### **6.0 Climate Change Impacts**

N/A

### **7.0 Communications**

The 2025 Final Property Tax Levy due dates will be communicated to taxpayers and our final tax rates will be posted on our website.

### **8.0 Conclusion**

That this Report be received for information.

### **9.0 Recommendation**

That report 2025-FI-016 be accepted and that the attached by-law for the 2025 Property Tax Levies be adopted and signed by the Mayor and Township Clerk.