



## Property Tax FAQ

### **When will I receive my tax bill?**

The City issues 2 tax bills every year with 2 installments due on each bill.

- Your first bill is called the Interim Bill and is sent out in February  
The interim bill has 2 installment due dates at the end of February and April.
- Your second bill is called the Final Bill and is sent out in June.  
The Final Bill also has 2 installment due dates at the end of June and August.

### **How are my property taxes calculated?**

Property taxes are calculated using the tax rate times the assessed property value. The current tax rates can be found at: [Tax Rates - City of Thorold](#).

### **Why can't the City do anything about my assessed property value?**

The Municipal Property Assessment Corporation (MPAC) is responsible for placing an assessed value on all properties in Ontario, not the City of Thorold. For more information, please visit '[Appeal your Assessment](#)'.

**How can I update my mailing address or phone number?** Email [taxes@thorold.ca](mailto:taxes@thorold.ca) to provide your updated contact information.

### **How do I sign up for email billing?**

Complete this online form: [Sign up for City of Thorold E-Billing - City of Thorold](#)

### **Payment Options**

#### **How do I pay my tax bill?**

All payment options can be found at the following link: [Payment Options - City of Thorold](#) and include on-line banking, at your bank, at City Hall, and by a pre-authorized payment plan.

#### **How do I pay through on-line banking?**

For payments through online banking, add a new payee & search "Thorold". Please use your roll number as your account number. Your roll number has 15 numeric digits, no spaces, no hyphens, no commas. (eg 000123123450000)

#### **How can I sign up for a Pre-Authorized Payment Plan?**

Complete this online form: [Pre-Authorized Payment Plan – City of Thorold](#)

### **Account Information**

#### **How can I request a tax statement?**

Requests can be made online at [Taxes - City of Thorold](#). In person requests can also be accommodated by visiting City Hall. Please ensure you bring photo ID. The cost for a statement is \$5 per year per property and will be added to your account automatically if not paid



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in person.

### **What is the cost for requesting a tax certificate to be used for the sale/purchase of a property?**

The cost of a tax certificate is \$40.00 and is normally requested by your lawyer.

### **I am selling/purchasing a home in Thorold – what do I need to do?**

On or after your closing date the purchaser's lawyer should provide a copy of the transfer deed to the Tax Department in order for us to update ownership records. We require a copy of this legal document in order to change the ownership on your property. Your lawyer can send the copy of the deed to [taxes@thorold.ca](mailto:taxes@thorold.ca).

### **How would I give access to my Property Tax account to someone other than a listed owner, eg, son or daughter or property management company)?**

The City requires written authorization from the owner(s) of the property to give someone other than the owner(s) access to request information or modify information such as the mailing address or PAP information.

### **Newly built or renovated homes and supplemental property tax bills**

#### **I've paid my property tax bills for the year but now I've received 3 more bills in the mail, why?**

These are supplemental tax bills based on the reassessment of your property for value of your newly built home or renovation. MPAC would have also sent an Assessment Notice notifying you of the additional assessment for the newly built home or renovation. The City prepares the supplemental property tax bill based on this additional assessment.

The original property tax bill for the year was based on the assessment on your land only or pre-renovated value of your property. Next year, your property tax bill will reflect the new assessment value and you will receive only the interim and final property tax bills.

#### **Why am I being billed for 2 previous years for supplemental assessment?**

The Assessment Act specifies that MPAC can assess the property for the current year and 2 years prior, resulting in 3 bills received by the taxpayer all at once.

#### **What are my payment options?**

There are typically two installment dates for the supplemental property tax bills. Typically, taxpayers will set funds aside during this 3 year waiting period in order to pay for the additional tax bills.

For any additional questions, please email the Tax Clerk at [taxes@thorold.ca](mailto:taxes@thorold.ca) or phone at 905-227-6613, ext 235.