



NOTICE

WATER ON CONSTRUCTION and PROPERTY VALUE REASSESSMENT

City of Thorold
Finance Department

Water on Construction

Access to water during construction is charged at a flat rate on a 3 month basis as a 'Water on Construction fee'. The building permit application fee includes the Water on Construction fee for the first 3 months of access. Starting 3 months after the permit issue date, invoices will be prepared and issued by the Finance Department. Invoices will continue to be issued until the installed water meter is inspected and tagged by the City's Public Works Department.

Any questions regarding Water on Construction fees or billing should be directed to the Water Clerk at water@thorold.ca

Changes to your Property's Assessed Value due to renovations or new construction and Supplemental Billings

If the property you own is under construction, being renovated or is a newly constructed building, you may not be fully assessed for property tax purposes. If the change to the property was not processed the assessment roll by January 1st, you will be issued a supplementary tax bill(s) in the future. MPAC can assess your property value for the current year plus previous two tax years for such changes and you will be issued a supplementary property tax bill based on the MPAC assessment changes for the current year plus the previous two tax years. These bills will be issued upon receipt of the necessary assessment information from the Municipal Property Assessment Corporation and may be payable in less than two installments.

If you have purchased a newly constructed home for which the current tax assessment is based solely on the value of the land, please note that MPAC will be assessing your property for the value of the constructed home. Supplementary tax bills for will be processed by the City when the assessment change information is received from MPAC.

Any questions regarding tax assessments should be directed to the Tax Clerk at taxes@thorold.ca.