



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

If you require this document in an alternative format email at clerks@newmarket.ca or call 905-895-5193.

Property Tax Rates and By-law for 2025

Staff Report to Council

Report Number: 2025-30

Department(s): Financial Services

Author(s): Tony Villella, Manager, Revenue

Meeting Date: May 26, 2025

Recommendations

1. That the report entitled Property Tax Rates dated June 2, 2025 be received; and,
2. That the property tax rates for 2025, as applied to the assessment roll returned in 2024 for 2025 taxation, be set for Town purposes as follows:

Residential	0.362786%
Multi-Residential	0.362786%
New multi-residential	0.362786%
Commercial	0.483267%
Industrial	0.596129%
Pipeline	0.333400%
Farm	0.090696%; and,

3. That the applicable Tax Rate By-law, attached as Attachment 1 be forwarded to Council for approval; and,
4. That the Treasurer, or their designate, if required, may amend the Property Tax Due Dates to meet the statutory notice period set out in S.343 of *The Municipal Act, 2001*. These due dates may be changed for all properties in all property classes; and,
5. That the Treasurer be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The result of the 2.99% budgetary increase on property tax rates for 2025 is as follows:

- Residential/multi-residential/new-multi residential - 0.362786%
- Commercial – 0.483267%
- Industrial – 0.596129%
- Pipeline – 0.333400%
- Farm – 0.090696%

The 2025 average single-detached residential property will experience an overall increase for all three levels of government of \$169.89 compared to 2024. The total assessment-based levy collected for all levels of Government is \$213,880,475. This consists of the Town of Newmarket's levy requirement of \$79,644,846, York Region's levy requirement of \$82,515,735 and the Province of Ontario's levy requirement of \$51,719,894.

Purpose

The purpose of this report is to provide for the levy and collection of property tax for 2025.

Background

The Municipal Act, 2001, as amended under S.312 requires that each year Council enact 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 for all property rateable for municipal purposes.

Discussion

Town of Newmarket Tax Ratios and Tax Rates

The property tax rates for Town purposes are determined using the approved tax ratios applied to the 2024 Assessment Roll as returned for 2025 taxation, and the approved 2025 Town tax-supported operating budget.

Tax ratios establish the weighted level of taxation born by each broad property class in relation to the residential class. The Regional Council have introduced a bylaw to adopt a 35% municipal tax rate discount to New Multi-Residential (Municipal Reduction) property subclass and eliminate the vacant and excess commercial and industrial land discount. The new subclass has a 35% discount from the existing New Multi-Residential property class. There will be no financial impact for the 2025 tax year since existing properties are not eligible for the discount. The elimination of the previous commercial land discount of 30% and industrial land discount of 35% will support development objectives and improve

tax equity. Eliminating the property tax discount for vacant and excess commercial and industrial land will result in the savings being redistributed to all other property classes. The tax ratios for 2025 are set and approved by Regional Council and are consistent Region wide.

In 2016, both regional and local municipal staff undertook a review of the impact of market value reassessment and the resulting tax shifts that naturally occur when one property class has values that increase at a higher rate than others. Regional Council adopted a 'revenue neutral' approach which increases the ratios on commercial and industrial properties and reduces the impact of tax shifting to the residential class. A review of this approach was initially set to be done in 2020, in accordance with the reassessment cycle. However, due to the COVID-19 pandemic, the reassessment has been postponed. The current value assessment (CVA) used for the 2025 taxation year is the same value used in the 2020 taxation year. The province has intention to continue deferring reassessment until a review of the property assessment and taxation system has been completed, focusing on fairness, affordability and business competitiveness.

Schedule 'A' attached to the by-law lists the proposed tax rates required to raise the approved 2025 Town tax supported budget requirement of \$79,644,846. This results in an average municipal (Town share only) increase to a homeowner with a residential property assessed at \$711,000 of \$70.27. This increase is reduced from 2.99% to 2.8% due to the savings from the redistribution of taxes due to the elimination of the property tax discount for vacant and excess commercial and industrial land.

Due to the re-assessment freeze, the average value of a single-detached home in Newmarket for 2025 has remained the same at \$ 711,000 compared to last year.

For further information on the average CVA breakdown of the common residential properties for 2025:

Residential Property Type	Average CVA
Single-Detached	\$711,000
Semi-Detached	\$483,000
Freehold Townhouse	\$509,000
Condominium	\$378,837

Region of York and Education Tax Rates

The Region of York has set the property tax rates they require to fund their budgets. Newmarket's portion of the region's budget is approximately \$82,515,735. This represents 5.54% of the total regional levy. Based on the average single-detached home of \$711,000, this results in an average increase to a homeowner in Newmarket of 3.87% or \$99.62.

The Ministry of Finance has provided the education property tax rates for 2025. The Residential tax rate has been set at a uniform rate for the entire province at 0.153000%, which is the same rate used in 2020. The average single-detached home assessed at \$711,000 will not see an increase in the education portion of their taxes for 2025.

Summary – 2025 Combined Tax Rates

The 2025 Final Residential Tax Rate is 0.891649%. The average single-detached home with a CVA of \$711,000 will pay \$6,339.63 in 2025. For comparison, the table below illustrates the tax levy breakdown for this property in 2025:

Levy	2024	2025	\$ Change	% Change
Town Municipal	\$2,509.14	\$2,579.41	\$70.27	2.80%*
Region Municipal	\$2,572.77	\$2,672.39	\$99.62	3.87%
Education	\$1,087.83	\$1,087.83	\$0.00	0.0%
Total	\$6,169.74	\$6,339.63	\$169.89	2.75%

*Reduced from 2.99% to 2.8% due to the savings from the redistribution of taxes resulted from the elimination of the property tax discount for vacant and excess commercial and industrial land.

The sharing of each \$1.00 of property tax collected for the three main broad classes is as follows:

Levy	Residential	Commercial	Industrial
Town Municipal	\$0.41	\$0.26	\$0.29
Region Municipal	\$0.42	\$0.27	\$0.30
Education	\$0.17	\$0.47	\$0.41
Total	\$1.00	\$1.00	\$1.00

The total taxes required for all three levels of government in Newmarket will be more than \$213 million and is managed by Town staff in terms of billing, collection, adjustments and remittance to the region and school boards.

In addition to the above levies, there are also payments-in-lieu (PIL's) calculated and levied using the same tax rates for the applicable classes, or using rates set by Provincial Regulation for the railway rights-of-way, electrical corridors and the heads and beds levy for the hospital.

Properties identified within the Business Improvement Area (BIA) will be levied a total of \$30,000 apportioned according to their commercial assessment and the funds will be available to the Treasurer of the BIA.

Property Tax Due Dates

As noted in the attached draft By-law, the due dates for the final three instalments for the property classes will be:

- Friday, July 25, 2025
- Monday, August 25, 2025
- Thursday, September 25, 2025

The due dates for the any supplementary or omitted billing from Property Assessment Change Notices (PACN's) will be established. They are legislated to be a minimum of 21 days from the date of the billing.

Property taxes can be paid by any of the following methods:

- Telephone or On-Line Banking
- Pre-authorized Payment Plans (with pre-registration)
- Mailing or dropping off cheques at 395 Mulock Dr.
- Credit Card (on-line only) at www.plastiq.com (service charge applies)

Residents are strongly encouraged to use on-line or telephone banking as the safest, most secure and efficient manner of payment.

In-person payments can be made at 395 Mulock Dr, Ray Tinney Recreation Complex, Magna Centre and the Newmarket Senior's Meeting Place.

Consultation

- Financial Services Report 2025 Operating & Capital Budget Recommendations
- Ministry of Education and Ministry of Finance Letters Regarding Education Tax
- Regional Municipality of York Reports 2025 Property Tax Ratios, Property Tax Rates and Property Tax Capping
- Online Property Tax Analysis (OPTA) for statistics and analysis
- Municipal Property Assessment Corporation, 2024 Assessment Roll for 2025 Taxation

Conclusion

The final residential tax rate for 2025 will be 0.891649%. An average residential property with a 2025 assessment of \$711,000 will pay \$6,339.63 for 2025 of which the Town share is \$2,579.41 or 40.7% of the total taxes.

Council Priority Association

This report aligns with the following Council Priority: Community and Economic Vibrancy

Human Resource Considerations

None.

Budget Impact

The proposed property tax rates for the Town will increase the tax levy for all properties an average of 2.99% and raise the necessary funds to cover the 2025 tax-supported operating budgets as approved by Council.

Attachments

Attachment 1 – Appendix A: 2025 Draft Tax Rate By-law

Approval for Submission

Andrea Tang, CPA, CGA,
Director, Financial Services

Esther Armchuk LL. B
Commissioner, Corporate Services

Report Contact

For more information on this report, contact info@newmarket.ca.