

MUNICIPALITY OF HASTINGS HIGHLANDS

INFORMATION PACKAGE – TAXATION



MUNICIPALITY

OVERVIEW



QUICK FACTS

- Lower Tier Municipality within Hastings County
- Population 4,170 (Stats Canada)
- Households 4,170 (Stats Canada)
- Land Area 972 Square Km's
- 3 Wards
 1. Bangor/Wicklow/McClure
 2. Herschel
 3. Monteagle

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**SAMPLE
CALCULATIONS**





Nipissing District

Bell Rapids

Barrymere

Centreville

Purdy

427 HWY

Lake St. Peter

Renfrew County

Craigmont

Haliburton County

Maple Leaf

Burgess Mines

New Carlow

Scotch Bush

Greenview

Slab Town

Maynooth

McAlpine Corners

Hastings Highlands

Scott Settlement Graphite

Boulder

Monteaige Valley

McGary Flats

Hybla

Carlow/Mayo

Fort Stewart

Musclow

Hughes

Birds Creek

Maxwell Vardy

Baptiste

Beechmount

Bancroft

Bancroft

Bancroft

Bowen Comer Childs Mine

Hermon

Hartsmere

Faraday

Egan Creek Bessemer

AREAS OF RESPONSIBILITIES

- Roads
 - > 1,000 lane km's of roads
 - Roads range from class 3 to class 6
- Bridges
 - 15 total
- Waste Management (Including Recycling)
 - 9 landfills
- Parks & Recreation
- Municipal Buildings & Vehicles
- Building & Planning
- Economic Development
- Fire & Emergency Services
- By-Law & Animal Control
- Administration & Legislation

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WEIGHTED ASSESSMENT

Weighted Assessment – The weighted assessment is calculated by multiplying the returned assessment by the tax ratio for that property class.

Note – The returned assessment is provided to the municipality by the Municipal Property Assessment Corporation (MPAC).

The weighted assessment is used in the residential tax rate calculation.



TAX RATE

Tax Rate – is the rate of taxation applied against the assessed value of property within a municipality to collect the revenue required by the various taxation authorities (Hastings County, Hastings School Boards, Municipality of Hastings Highlands)

The municipal residential tax rate is derived by this math equation:

Amount to be raised from taxation

Total Weighted Assessment of the Municipality

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TAX RATIOS

Tax Ratios – distribute the tax burden between property classes relative to the residential class tax ratio, which is 1.0

A property with a tax ratio of 2.0 would by definition, pay twice the amount of tax as a similarly valued residential property.

Tax ratios are set by the upper-tier municipality, which in this case is the County of Hastings. Typically commercial, industrial and multi-residential properties pay higher taxes.

If tax ratios were to decrease for commercial, industrial and multi-residential property classes and the revenue to be raised remained constant, the distribution would shift onto the other property classes, such as residential.

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TAX RANGES

Tax Ranges – In 1998, the Province of Ontario established what it considered to be fair tax ranges for each mandatory class of property in Ontario. These are referred to as the Provincial Mandated Ranges of Fairness.

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TAXATION DEFINITIONS CONT'D

PROPERTY CLASSES (Applicable to Hastings Highlands)	HASTINGS COUNTY APPROVED TAX RATIOS (2014)
Residential (RT)	1.00000000
Farmlands (FT)	0.25000000
Managed Forests (TT)	0.25000000
Commercial Full (CT)	1.10000000
Commercial Vacant/Excess (CU) (CX)	0.77000000
Industrial Full (IT)	1.12920000
Industrial Vacant/Excess (IU) (IX)	0.73398000
Large Industrial (LU)	0.73398000

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1. ESTABLISHING THE WEIGHTED ASSESSMENT

Property Class	Assessment (X)	Tax Ratio (=)	Weighted Assessment
Commercial Full (CT)	30,000,000	1.10000000	33,000,000
Residential (RT)	1,200,000	1.00000000	1,200,000
Managed Forest (TT)	1,400,000	0.25000000	350,000
Total			34,550,0000

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2. CALCULATING THE RESIDENTIAL TAX RATE

Amount to be raised from taxation

Total Weighted Assessment of the Municipality

\$200,000

= 0.00578871

\$34,550,000

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3. CALCULATING OTHER PROPERTY CLASS TAX RATES

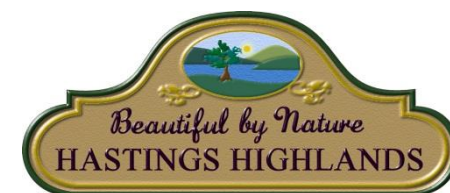
The tax rates for other property classes other than residential are determined by multiplying their corresponding tax ratios against the residential tax rate

Property Class	Tax Ratio	(X)	Residential Tax (=) Rate	Other Tax Rates
Commercial Full (CT)	1.10000000		0.00578871	0.00636758
Residential (RT)	1.00000000		0.00578871	0.00578871
Managed Forest (TT)	0.25000000		0.00578871	0.00144718

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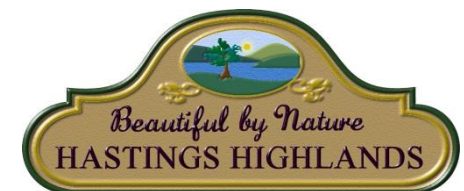
4. TO “PROOF” THAT THE VARIOUS TAX RATES ARE LEVIED AGAINST THE APPLICABLE ASSESSMENT TO VERIFY \$200,000 IS GENERATED

Property Class	Tax Rate	Assessment	Tax Revenue
Commercial Full (CT)	0.00636758	30,000,000	191,027.50
Residential (RT)	0.00578871	1,200,000	6,946.45
Managed Forest (TT)	0.00144718	1,400,000	2,026.05
Total			200,000

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HASTINGS COUNTY & SCHOOL BOARD TAX RATES

- Similar methodology to calculating municipal tax rates for applicable property classes
- These rates are provided to the municipality by each respective tax authority
- The Municipality of Hastings Highlands has no authority on these rates. We raise them through your tax bill and requisition the monies directly to each of the Hastings County and Hastings County School Boards

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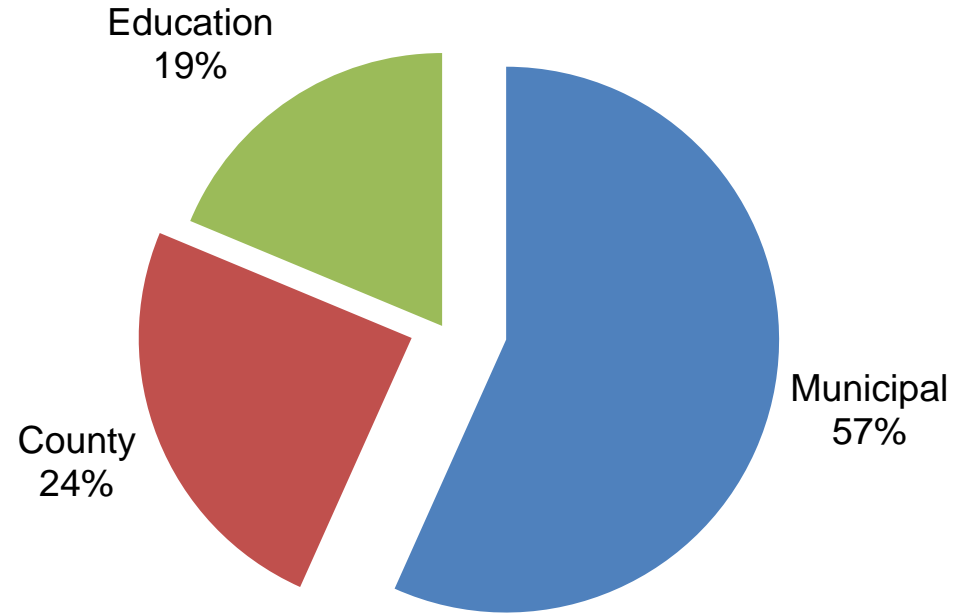
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2014 TAX AUTHORITY DISTRIBUTION

TAXATION AUTHORITIES LEVY'S

- Municipal: \$5,718,697
- County of Hastings: \$2,479,062
- Education: \$1,887,568
- Total \$10,085,327



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2014 SAMPLE TAX BILL

Residential Property Class (RT)

Property Assessment	Municipal Tax Rate 0.00661145	County Tax Rate 0.00286607	Education Tax Rate 0.00203000	Total
\$188,000	\$1,242.95	\$538.82	\$381.64	\$2,163.41

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CONCLUSION

- Hastings Highlands is required by law to pay Hastings County (24%) and Hastings School Boards (19%) portion regardless if a ratepayer pays his or her taxes
- The municipality retained 57 cents on every dollar of taxes for 2014

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