

TAXATION

2011 TAXATION

Municipal powers on the Island of Montréal are shared among the Urban Agglomeration Council, the municipal councils of the related municipalities and, in the case of Montréal, among the borough councils. The City Council's property taxes fund local expenditures and Montréal's share of expenditures that fall under the Urban Agglomeration Council's responsibility.

Tax Parameters

Montréal's City Council levies a variable rate tax on all properties situated within the city. Rates depend on property category. There are four such categories: residual (residential properties of five units or less), properties with six or more units, non-residential properties and serviced vacant lots.

Twice the basic tax rate applies to both serviced and unserviced vacant lots. However, while serviced vacant lots are also subject to the Water Tax and the Road Tax, these charges do not apply to unserviced vacant lots.

The solid waste management user fees applied in certain sectors remain unchanged in the 2011 Budget.

The General Property Tax

The local general property tax finances expenditures relating to the city's local areas of authority and to the city's payment of quota shares to defray expenditures falling under the Urban Agglomeration Council's jurisdiction.

Water Taxation

Water Financial Reserve Tax

The 2011 Budget provides for the payment of \$157.6 million (up \$32.6 million from the prior year) to the Water Financial Reserve.

The local contribution to the local Water Financial Reserve has been increased by \$16.3 million in the 2011 Budget to \$66.3 million. The urban agglomeration's contribution to this reserve, which is funded by quota shares, is set at another \$16.3 million, for a total of \$91.3 million in the 2011 Budget. Montréal's portion of this quota share stands at \$74.1 million, up \$13.2 million from 2010. Contributions from the reconstituted municipalities are up \$3.1 million.

Total Water Financial Reserve contributions thus total \$140.4 million in the 2011 Budget, a \$29.5 million rise from 2010. Property taxes serve as the primary source of this contribution to the city's Water Financial Reserve and to Montréal's share of the urban agglomeration's Water Financial Reserve. Non-residential buildings are subject a property tax rate, plus a rate of \$0.56 per cubic metre for all consumption in excess of 100,000 m³.

Water Fees

Different residential water rates have been cut this year in many of the boroughs in which they are charged in an effort to harmonize such fees. Non-residential rates, however, remain the same.

Road Financial Reserve Tax

The collection of a Road Financial Reserve Tax that was suspended in 2010 will be resumed in the 2011 Budget. This tax stands at \$17.3 million.

The Parking Lot Tax

The property tax on parking lots is expected to generate revenues of \$19 million in the 2011 Budget, with rates unchanged from 2010. This tax applies to indoor and outdoor parking lots located in either of two sectors. “Sector A” is Montréal’s business centre,¹ while “Sector B” is downtown Montréal,² excluding Sector A. A map of these two sectors appears in Appendix 10.

This per-square metre tax is based on the gross size of the parking lots. However, the first 390 m² is exempted for any parking lot, as long as it is not located on a serviced vacant lot where a parking business is situated. It is collected each year on the same dates and in the same manner as the general property tax.

Table 51
2011 Rates – Parking Lot Tax

	Indoor \$/m ²	Outdoor \$/m ²
Sector A	9.90	19.80
Sector B	4.95	14.85

Borough Taxation

The boroughs may levy two types of taxes: one pertaining to the cost of services and the other to the cost of capital investments. These taxes are charged at a single rate that applies to all building categories.

Services Tax

A borough council may levy a property tax or require compensation for taxable properties situated in its borough so that it may increase the levels of service it delivers. Eight boroughs will collect service taxes in fiscal 2011. Six of these boroughs (Lachine, LaSalle, Montréal-Nord, Saint-Léonard, Sud-Ouest and Verdun) will raise their tax levels. Pierrefonds-Roxboro will keep its tax at the same level as last year and Anjou will reduce its tax rate. Any changes in borough taxes will only result in tax changes for the boroughs concerned.

¹ As defined in section 89 of *Charter of Ville de Montréal* (R.S.Q., chapter C-11.4).

² As defined in section 8 of *Compendium of tariffs of private transportation by taxi*, decision MPTC08-00275, 080804 ([2008] 140 G.O. II 4862).

Capital Investment Tax

Since 2005, the borough councils have had the authority to adopt borrowing by-laws for local expenditures in their respective three-year capital works programs. The owners of taxable properties situated in these boroughs are responsible for repaying such loans.

A borough investment tax has accordingly been levied under borrowing by-laws previously adopted by the various borough councils and investment expenditures that have been made in accordance with such by-laws. These investment taxes should generate revenues of \$63.3 million in fiscal 2011 to repay loans relating to capital works performed from 2005 through 2009.

Treatment of Non-Taxable Properties

Under the *Act respecting municipal taxation*, non-taxable properties are subject to various payments in lieu of taxes. Properties belonging to the governments of Québec and of Canada are generally subject to payments in lieu of taxes equivalent to the full amount of municipal taxes that would otherwise be imposed.

The Government of Québec pays such compensation for properties falling within the healthcare and educational systems at the weighted global tax rate ("TGT"). The weighted TGT for fiscal 2011 has been set at \$1.4374 \$ per \$100 of assessed valuation.³

Non-profit organizations recognized by the Commission municipale du Québec make payments in lieu of taxes to the Ville de Montréal and to the urban agglomeration of \$0.5000 per \$100 of assessed valuation on buildings that they own. Religious institutions make payments in lieu of taxes on their land, only, of \$0.8000 per \$100 of assessed valuation to the city.

Places of worship, property owned by the Régie des installations olympiques and property belonging to the Agence métropolitaine de transport make no payments in lieu of taxes, but may be subject to local user fees.

³ A rate equal to 97.1% of the weighted TGT is charged to healthcare system and higher education (community colleges and universities) properties. This percentage drops to 85.3% for elementary schools and to 72.2% for other properties in the primary-secondary school system.

Urban Agglomeration Taxes

The cost of the Urban Agglomeration Council's exercise of its powers is primarily funded by quota shares allocated to all of the related municipalities. The Urban Agglomeration Council also collects certain taxes.

9-1-1 Emergency Centre Tax

Under legislation adopted by the National Assembly to tax telephone customers and use these revenues to fund 9-1-1 emergency centres, the urban agglomeration charges each customer a 40¢ monthly tax. Resulting revenues are estimated at \$10.7 million in the 2011 Budget.

Tax on Registered Vehicles

A tax on registered vehicles (TVI) has been established for fiscal 2011 throughout the urban agglomeration to help fund the Société de transport de Montréal (STM). At \$45 per vehicle, this tax will be charged to residents who own a registered vehicle.

The TVI will be covered by a tax by-law that must be approved by the Urban Agglomeration Council during the year. Waivers may apply to certain types of vehicles, such as school buses, taxis and shared Communauto vehicles.

Since the TVI will only come into effect during the year, its expected contribution to the 2011 Budget has been capped at \$18.5 million.

2011 Tax Rates

Tax rates for 2011 appear in tables 52, 53 and 54 for the residual category, for properties with six or more units and for non-residential buildings. User fees for water and solid waste are listed in tables 55 and 56.

Table 52
2011 Rates – Residual Properties
(In \$ per \$100 of assessed valuation)

Sectors-boroughs ¹	Ville de Montréal					Boroughs			GLOBAL AVERAGE CUMULATIVE RATE ⁶	
	General property tax	Contributions to the water financial reserve	Contribution to the roads financial reserve	Fees (property equivalent) ²	Others ³	Average cumulative rate ⁴	Tax concerning services ⁵	Tax concerning capital expenditures		Average cumulative rate ⁴
Anjou	0.9478	0.0551	0.0051	0.0248		1.0328	0.0350	0.0735	0.1085	1.1413
Lachine	0.8281	0.0551	0.0051	0.0807		0.9690	0.0344	0.0629	0.0973	1.0663
LaSalle	0.8029	0.0551	0.0051	0.0897		0.9528	0.0692	0.0481	0.1173	1.0701
L'Île-Bizard	0.8614	0.0551	0.0051	0.0288		0.9504		0.0786	0.0786	1.0290
Montréal										
<i>Ahuntsic-Cartierville</i>	0.9493	0.0551	0.0051			1.0095		0.0507	0.0507	1.0602
<i>Côte-des-Neiges-Notre-Dame-de-Grâce</i>	0.9493	0.0551	0.0051			1.0095		0.0287	0.0287	1.0382
<i>Mercier-Hochelaga-Maisonneuve</i>	0.9493	0.0551	0.0051			1.0095		0.0407	0.0407	1.0502
<i>Plateau-Mont-Royal</i>	0.9493	0.0551	0.0051			1.0095		0.0243	0.0243	1.0338
<i>Rivière-des-Prairies-Pointe-aux-Trembles</i>	0.9493	0.0551	0.0051			1.0095		0.0638	0.0638	1.0733
<i>Rosemont-La Petite-Patrie</i>	0.9493	0.0551	0.0051			1.0095		0.0453	0.0453	1.0548
<i>Sud-Ouest</i>	0.9493	0.0551	0.0051			1.0095	0.0118	0.0568	0.0686	1.0781
<i>Ville-Marie</i>	0.9493	0.0551	0.0051			1.0095		0.0139	0.0139	1.0234
<i>Villeray-Saint-Michel-Parc-Extension</i>	0.9493	0.0551	0.0051			1.0095		0.0458	0.0458	1.0553
Montréal-Nord	0.8958	0.0551	0.0051	0.0308		0.9868	0.0916	0.0527	0.1443	1.1311
Outremont	0.8465	0.0551	0.0051	0.0425		0.9492		0.0203	0.0203	0.9695
Pierrefonds	0.8749	0.0551	0.0051	0.0538		0.9889	0.0273	0.0691	0.0964	1.0853
Roxboro	0.9178	0.0551	0.0051	0.0310		1.0090	0.0273	0.0600	0.0873	1.0963
Sainte-Geneviève	0.7768	0.0551	0.0051	0.1413		0.9783		0.0783	0.0783	1.0566
Saint-Laurent	0.9228	0.0551	0.0051	0.0186		1.0016		0.0529	0.0529	1.0545
Saint-Léonard	0.8864	0.0551	0.0051	0.0244		0.9710	0.0153	0.0592	0.0745	1.0455
Verdun	0.8050	0.0551	0.0051	0.0673	0.0679	1.0004	0.0307	0.0394	0.0701	1.0705
VILLE DE MONTRÉAL						0.9989			0.0575	1.0564

¹ Rates for certain boroughs appear by sector, based on the geographic locations of the former municipalities that existed before the municipal merger of 2002. Differences between property tax rates in these sectors are largely due to the repayment of loans obtained by these entities prior to 2002.

² User fees have been converted to property tax rates. These rates appear for purposes of information. They are produced by dividing revenues generated from user fees for water supply and waste management services by the values of the properties in question.

³ Verdun collects two different property taxes to pay for municipal work. For Île-des-Sœurs, the tax rate is \$0.0586, while this rate is \$0.0797 for the "mainland" sector. This corresponds to an average weighted rate of \$0.0679 for this property category.

⁴ The average cumulative rates correspond to the sum of a council's revenues from taxes and user fees, divided by the values of properties situated within that jurisdiction. The global average cumulative rate corresponds to the set of average cumulative rates for the two levels of taxation.

⁵ Lachine charges a fee of \$63.35 per unit, corresponding to a property tax of \$0.0344 for this category of structure.

Table 53
2011 Rates – Properties with Six or More Units
(In \$ per \$100 of assessed valuation)

Sectors-boroughs ¹	Ville de Montréal					Boroughs			GLOBAL AVERAGE CUMULATIVE RATE ⁴	
	General property tax	Contributions to the water financial reserve	Contribution to the roads financial reserve	Fees (property equivalent) ²	Others ³	Average cumulative rate ⁴	Tax concerning services ⁵	Tax concerning capital expenditures		Average cumulative rate ⁴
Anjou	1.0232	0.0551	0.0051	0.0269		1.1103	0.0350	0.0735	0.1085	1.2188
Lachine	0.7243	0.0551	0.0051	0.2620		1.0465	0.1127	0.0629	0.1755	1.2220
LaSalle	0.6959	0.0551	0.0051	0.2742		1.0303	0.0692	0.0481	0.1173	1.1476
L'Île-Bizard	0.7981	0.0551	0.0051	0.1696		1.0279		0.0786	0.0786	1.1065
Montréal										
<i>Ahuntsic-Cartierville</i>	1.0267	0.0551	0.0051			1.0869		0.0507	0.0507	1.1376
<i>Côte-des-Neiges-Notre-Dame-de-Grâce</i>	1.0267	0.0551	0.0051			1.0869		0.0287	0.0287	1.1156
<i>Mercier-Hochelaga-Maisonneuve</i>	1.0267	0.0551	0.0051			1.0869		0.0407	0.0407	1.1276
<i>Plateau-Mont-Royal</i>	1.0267	0.0551	0.0051			1.0869		0.0243	0.0243	1.1112
<i>Rivière-des-Prairies-Pointe-aux-Trembles</i>	1.0267	0.0551	0.0051			1.0869		0.0638	0.0638	1.1507
<i>Rosemont-La Petite-Patrie</i>	1.0267	0.0551	0.0051			1.0869		0.0453	0.0453	1.1322
<i>Sud-Ouest</i>	1.0267	0.0551	0.0051			1.0869	0.0118	0.0568	0.0686	1.1555
<i>Ville-Marie</i>	1.0267	0.0551	0.0051			1.0869		0.0139	0.0139	1.1008
<i>Villeray-Saint-Michel-Parc-Extension</i>	1.0267	0.0551	0.0051			1.0869		0.0458	0.0458	1.1327
Montréal-Nord	0.9245	0.0551	0.0051	0.0796		1.0643	0.0916	0.0527	0.1443	1.2086
Outremont	0.7669	0.0551	0.0051	0.1996		1.0267		0.0203	0.0203	1.0470
Pierrefonds	0.7871	0.0551	0.0051	0.2191		1.0664	0.0273	0.0691	0.0964	1.1628
Roxboro	0.9258	0.0551	0.0051	0.1005		1.0865	0.0273	0.0600	0.0873	1.1738
Sainte-Genève	0.7140	0.0551	0.0051	0.2815		1.0557		0.0783	0.0783	1.1340
Saint-Laurent	0.9403	0.0551	0.0051	0.0785		1.0790		0.0529	0.0529	1.1319
Saint-Léonard	0.9211	0.0551	0.0051	0.0671		1.0484	0.0153	0.0592	0.0745	1.1229
Verdun	0.7370	0.0551	0.0051	0.2128	0.0717	1.0817	0.0307	0.0394	0.0701	1.1518
VILLE DE MONTRÉAL						1.0812			0.0519	1.1331

¹ Rates for certain boroughs appear by sector, based on the geographic locations of the former municipalities that existed before the city merger of 2002. Differences between property tax rates in these sectors are largely due to the repayment of loans obtained by these entities prior to 2002.

² User fees have been converted to property tax rates. These rates appear for purposes of information. They are produced by dividing revenues generated from user fees for water supply and waste management services by the values of the properties in question.

³ Verdun collects two different property taxes to pay for municipal work. For Île-des-Sœurs, the tax rate is \$0.0586, while this rate is \$0.0797 for the "mainland" sector. This corresponds to an average weighted rate of \$0.0717 for this property category.

⁴ The average cumulative rates correspond to the sum of a council's revenues from taxes and user fees, divided by the values of properties situated within that jurisdiction. The global average cumulative rate corresponds to the set of average cumulative rates for the two levels of taxation.

⁵ Lachine charges a fee of \$63.35 per unit, corresponding to a property tax of \$0.01127 for this category of structure.

Table 54
2011 Rates – Non-residential Properties
(In \$ per \$100 of assessed valuation)

Sectors-boroughs ¹	Ville de Montréal						Boroughs			GLOBAL AVERAGE CUMULATIVE RATE ¹	
	General property tax	Contributions to the water financial reserve		Contribution to the roads financial reserve	Fees (property equivalent) ²	Others ³	Average cumulative rate ⁴	Tax concerning services ⁵	Tax concerning capital expenditures		Average cumulative rate ⁴
		Based on property value	Major water users ²								
Anjou	3.8686	0.2008	0.0105	0.0316	0.0411		4.1526	0.0350	0.0735	0.1085	4.2611
Lachine	3.5638	0.2008	0.0510	0.0316	0.1254		3.9726	0.0093	0.0629	0.0722	4.0448
LaSalle	3.5314	0.2008	0.0100	0.0316	0.1044		3.8782	0.0692	0.0481	0.1173	3.9955
L'Île-Bizard	3.5816	0.2008		0.0316	0.0513		3.8653		0.0786	0.0786	3.9439
Montréal											
<i>Ahuntsic-Cartierville</i>	3.8384	0.2008	0.0064	0.0316	0.0025		4.0797		0.0507	0.0507	4.1304
<i>Côte-des-Neiges-Notre-Dame-de-Grâce</i>	3.8384	0.2008	0.0185	0.0316	0.0073		4.0966		0.0287	0.0287	4.1253
<i>Mercier-Hochelaga-Maisonneuve</i>	3.8384	0.2008	0.0797	0.0316	0.0313		4.1818		0.0407	0.0407	4.2225
<i>Plateau-Mont-Royal</i>	3.8384	0.2008		0.0316			4.0708		0.0243	0.0243	4.0951
<i>Rivière-des-Prairies-Pointe-aux-Trembles</i>	3.8384	0.2008	0.0170	0.0316	0.0067		4.0945		0.0638	0.0638	4.1583
<i>Rosemont-La Petite-Patrie</i>	3.8384	0.2008	0.0051	0.0316	0.0020		4.0779		0.0453	0.0453	4.1232
<i>Sud-Ouest</i>	3.8384	0.2008	0.0411	0.0316	0.0161		4.1280	0.0118	0.0568	0.0686	4.1966
<i>Ville-Marie</i>	3.8384	0.2008	0.0100	0.0316	0.0039		4.0847		0.0139	0.0139	4.0986
<i>Villeray-Saint-Michel-Parc-Extension</i>	3.8384	0.2008	0.0241	0.0316	0.0095		4.1044		0.0458	0.0458	4.1502
Montréal-Nord	3.4823	0.2008	0.0292	0.0316	0.2490		3.9929	0.0916	0.0527	0.1443	4.1372
Outremont	3.5280	0.2008		0.0316	0.1045		3.8649		0.0203	0.0203	3.8852
Pierrefonds	3.6680	0.2008		0.0316	0.0946		3.9950	0.0273	0.0691	0.0964	4.0914
Roxboro	3.7420	0.2008		0.0316	0.0891		4.0635	0.0273	0.0600	0.0873	4.1508
Sainte-Geneviève	3.5286	0.2008		0.0316	0.2011		3.9621		0.0783	0.0783	4.0404
Saint-Laurent	3.7142	0.2008	0.0171	0.0316	0.0848		4.0485		0.0529	0.0529	4.1014
Saint-Léonard	3.6228	0.2008	0.0282	0.0316	0.0803		3.9637	0.0153	0.0592	0.0745	4.0382
Verdun	3.4815	0.2008		0.0316	0.0822	0.0657	3.8618	0.0307	0.0394	0.0701	3.9319
VILLE DE MONTRÉAL							4.0691			0.0415	4.1106

¹ Rates for certain boroughs appear by sector, based on the geographic locations of the former municipalities that existed before the city merger of 2002. Differences between property tax rates in these sectors are largely due to the repayment of loans obtained by these entities prior to 2002.

² User fees have been converted to property tax rates. These rates appear for purposes of information. They are produced by dividing revenues generated from user fees for water supply and waste management services by the values of the properties in question.

³ Verdun collects two different property taxes to pay for municipal work. For Île-des-Sœurs, the tax rate is \$0.0586, while this rate is \$0.0797 for the "mainland" sector. This corresponds to an average weighted rate of \$0.0657 for this property category.

⁴ The average cumulative rates correspond to the sum of a council's revenues from taxes and user fees, divided by the values of properties situated within that jurisdiction. The global average cumulative rate corresponds to the set of average cumulative rates for the two levels of taxation.

⁵ Lachine charges a user fee of \$63.35 per unit, corresponding to a property tax of \$0.0093 for this category of structure.

Table 55
Residential Property User Fees by Borough, Ville de Montréal ¹

Boroughs	Water	Solid waste
Ahuntsic-Cartierville	N/A	N/A
Anjou	Buildings with 5 or fewer units: fixed fee of \$45 per unit. Buildings with 6 units or more: metered rate \$0.091122/m ³ .	N/A
Côte-des-Neiges– Notre-Dame-de-Grâce	N/A	N/A
Lachine	Fixed fee of \$62 per unit.	\$85 per unit
LaSalle	Base rate of \$40 per unit for the first 255 m ³ , metered rate of \$0.37/m ³ up to 425 m ³ and \$0.41/m ³ for excess consumption.	\$100 per unit
L'Île-Bizard–Sainte-Geneviève	L'Île-Bizard: fixed fee of \$100 per unit, except for chalets (\$45 per unit) and rooming houses (\$20 per room). Sainte-Geneviève: fixed fee of \$115 per unit (\$115 per building for rooming houses).	L'Île-Bizard: N/A Sainte-Geneviève: \$125 per unit or \$50 per room
Mercier–Hochelaga-Maisonneuve	N/A	N/A
Montréal-Nord	Fixed rate of \$45 per unit for all buildings.	N/A
Outremont	N/A	\$202 per unit
Pierrefonds-Roxboro	Pierrefonds: fixed fee of \$45 per unit. Roxboro: buildings with 10 or fewer units: fixed fee of \$68 per unit; buildings with 11 units or more: fixed fee of \$45 per unit.	Pierrefonds: \$85 per unit Roxboro: N/A
Plateau-Mont-Royal	N/A	N/A
Rivière-des-Prairies– Pointe-aux-Trembles	N/A	N/A
Rosemont–La Petite-Patrie	N/A	N/A
Saint-Laurent	Fixed minimum of \$25 per unit for the first 228 m ³ and metered rate of \$0.396/m ³ for excess consumption.	N/A
Saint-Léonard	Fixed fee of \$45 per unit.	N/A
Sud-Ouest	N/A	N/A
Verdun	Fixed fee of \$45 per unit.	\$96 per unit
Ville-Marie	N/A	N/A
Villeray–Saint-Michel–Parc-Extension	N/A	N/A

¹ This table displays the main types of user fees. Certain distinctive features are not indicated, however. Water consumption data have been converted to cubic metres.

Table 56
Non-Residential Property User Fees by Borough, Ville de Montréal¹

Boroughs	Water	Solid waste
Ahuntsic-Cartierville	Metered rate of \$0.22/m ³ for major water users.	N/A
Anjou	Metered rate of \$0.1869775/m ³ .	N/A
Côte-des-Neiges–Notre-Dame-de-Grâce	Metered rate of \$0.22/m ³ for major water users.	N/A
Lachine	Varied metered fees for mixed-used and non-residential buildings. Lachine: the higher of: a) \$62 per unit and \$150 per business establishment b) \$0.33/m ³ for 454,609 m ³ and \$0.2552/m ³ for excess consumption. Saint-Pierre, the higher of: a) \$0.90/m ³ , b) \$62 per unit and \$360 per business establishment c) fixed fee depending on the type of meter: from \$1,300 to \$4,700.	\$85 per business establishment
LaSalle	Base rate of \$90 per unit for the first 255 m ³ , metered rate of \$0.37/m ³ up to 425 m ³ and \$0.41/m ³ for excess consumption.	\$100 per business establishment
L'Île-Bizard–Sainte-Geneviève	L'Île-Bizard: varied fixed fees: business in mixed-use building, \$160 per business establishment; other business, \$270 per business establishment. Sainte-Geneviève: base rate of \$175 per business establishment for the first 227.3 m ³ and metered rate of \$0.274967/m ³ for excess consumption.	L'Île-Bizard: N/A Sainte-Geneviève : \$125 per business establishment
Mercier–Hochelaga-Maisonneuve	Metered rate of \$0.22/m ³ for major water users.	N/A
Montréal-Nord	The higher of: a) fixed fee of \$0.2370 per \$100 of valuation, or b) \$0.165/m ³ .	N/A
Outremont	Metered rate of \$0.44/m ³ . A credit of \$0.10 per \$100 of commercial valuation is given.	\$202 per business office or \$518 per business establishment
Pierrefonds-Roxboro	Pierrefonds: base rate of \$85 per unit for the first 360 m ³ and metered rate of \$0.21/m ³ for excess consumption. Roxboro: fixed fee per business establishment, from \$180 to \$360 depending on the type of business.	Pierrefonds: \$85 per business establishment Roxboro: N/A
Plateau-Mont-Royal	Metered rate of \$0.22/m ³ for major water users.	N/A
Rivière-des-Prairies–Pointe-aux-Trembles	Metered rate of \$0.22/m ³ for major water users.	N/A
Rosemont–La Petite-Patrie	Metered rate of \$0.22/m ³ for major water users.	N/A
Saint-Laurent	Different fixed minimum depending on meter diameter. Metered rate of \$0.396/m ³ up to 909,200 m ³ and \$0.297/m ³ for excess consumption.	N/A
Saint-Léonard	Fixed minimum of \$85 per business establishment for the first 318 m ³ and metered rate of \$0.26708/m ³ for excess consumption.	N/A
Sud-Ouest	Metered rate of \$0.22/m ³ for major water users.	N/A
Verdun	Fixed minimum of \$78 per business establishment for the first 228 m ³ and metered rate of \$0.19/m ³ for excess consumption.	\$96 per business establishment
Ville-Marie	Metered rate of \$0.22/m ³ for major water users.	N/A
Villeray–Saint-Michel–Parc-Extension	Metered rate of \$0.22/m ³ for major water users.	N/A

¹ This table displays the main types of user fees. Certain distinctive features are not indicated, however. Water consumption data have been converted to cubic metres.

CITYWIDE VARIATIONS IN TAX BURDEN

The following tables present differences in general tax burden for residential and non-residential properties in each of Montréal's boroughs. They also present differences in tax burden due to borough taxes and to the water and road financial reserve taxes. An average tax increase of 2.5% applies to residential and to non-residential properties.

Tax bills may, however, increase or decrease in different proportions, based primarily on the manner in which different property values within the city have evolved with respect to each other.

Table 57
Rate and Overall Rate and Variation in Tax Burden from 2010 to 2011 by Borough – Residential Properties

Boroughs	Residential properties				Overall tax burden
	General tax burdens ¹	Contributions to the water financial reserve	Contribution to the roads financial reserve	Borough taxes services	
Ahuntsic-Cartierville	1.6%	1.1%	0.5%		3.2%
Anjou	2.6%	1.1%	0.5%	-0.2%	4.0%
Côte-des-Neiges–Notre-Dame-de-Grâce	1.2%	1.2%	0.5%		2.9%
Lachine	4.2%	1.1%	0.5%	0.2%	6.0%
LaSalle	1.9%	1.2%	0.5%	0.5%	4.1%
L'Île-Bizard–Sainte-Geneviève	2.9%	1.1%	0.5%		4.5%
Mercier–Hochelaga-Maisonneuve	3.0%	1.2%	0.5%		4.7%
Montréal-Nord	1.2%	1.1%	0.5%	0.5%	3.3%
Outremont	2.7%	1.3%	0.5%		4.5%
Pierrefonds-Roxboro	0.9%	1.1%	0.5%		2.5%
Plateau-Mont-Royal	5.1%	1.2%	0.5%		6.8%
Rivière-des-Prairies–Pointe-aux-Trembles	2.3%	1.1%	0.5%		3.9%
Rosemont–La Petite-Patrie	3.6%	1.2%	0.5%		5.3%
Saint-Laurent	3.1%	1.2%	0.5%		4.8%
Saint-Léonard	3.4%	1.2%	0.5%	0.7%	5.8%
Sud-Ouest	4.4%	1.2%	0.5%	1.2%	7.3%
Verdun	1.1%	1.1%	0.5%	0.8%	3.5%
Ville-Marie	0.7%	1.2%	0.5%		2.4%
Villeray–Saint-Michel–Parc-Extension	3.1%	1.2%	0.5%		4.8%
VILLE DE MONTRÉAL	2.5%	1.2%	0.5%	0.1%	4.3%

¹ "General tax burden" comprises general property taxes, basic contributions to the Water Financial Reserve, fiscal user fees and borough investment taxes. It excludes additional taxes for the road and water financial reserves and changes in borough service taxes.

Source: Compilation based on tax parameters for 2010 and 2011 and updated as at September 15, 2010.

Table 58
Rate and Overall Rate and Variation in Tax Burden from 2010 to 2011 by Borough – Non-Residential Properties

Boroughs	Non-residential properties				Overall tax burden
	General tax burdens ¹	Contributions to the water financial reserve	Contribution to the roads financial reserve	Borough taxes services	
Ahuntsic-Cartierville	1.7%	0.9%	0.7%		3.3%
Anjou	2.6%	1.1%	0.8%	-0.1%	4.4%
Côte-des-Neiges–Notre-Dame-de-Grâce	1.3%	0.8%	0.5%		2.6%
Lachine	2.7%	1.2%	0.8%	0.0%	4.7%
LaSalle	2.5%	1.1%	0.8%	0.1%	4.5%
L'Île-Bizard–Sainte-Geneviève	2.9%	0.7%	0.7%		4.3%
Mercier–Hochelaga-Maisonneuve	1.5%	1.1%	0.7%		3.3%
Montréal-Nord	2.5%	1.0%	0.7%	0.1%	4.3%
Outremont	3.2%	0.7%	0.5%		4.4%
Pierrefonds-Roxboro	3.0%	1.0%	0.7%		4.7%
Plateau-Mont-Royal	6.1%	1.0%	0.7%		7.8%
Rivière-des-Prairies–Pointe-aux-Trembles	2.6%	1.0%	0.7%		4.3%
Rosemont–La Petite-Patrie	3.5%	0.9%	0.7%		5.1%
Saint-Laurent	3.1%	1.1%	0.8%		5.0%
Saint-Léonard	4.0%	1.2%	0.8%	0.2%	6.2%
Sud-Ouest	4.2%	1.1%	0.7%	0.3%	6.3%
Verdun	4.3%	1.0%	0.7%	0.2%	6.2%
Ville-Marie	1.8%	1.0%	0.8%		3.6%
Villeray–Saint-Michel–Parc-Extension	3.6%	1.0%	0.7%		5.3%
VILLE DE MONTRÉAL	2.5%	1.0%	0.7%	0.1%	4.3%

¹ "General tax burden" comprises general property taxes, basic contributions to the Water Financial Reserve, fiscal user fees and borough investment taxes. It excludes additional taxes for the road and water financial reserves and changes in borough service taxes.

Source: Compilation based on tax parameters for 2010 and 2011 and updated as at September 15, 2010.

THE CITY ASSESSMENT ROLL

Municipal revenues on the Island of Montréal are primarily derived from taxation based on property values. These values have evolved in two respects. The construction of new buildings and major renovations to existing structures increased the property-tax base from September 13, 2009 to September 13, 2010. Furthermore, a new property assessment roll reappraising the values of all Montréal properties was introduced on September 15, 2010. These two types of change are discussed separately.

Change in the Assessment Roll from 2009 to 2010

The taxable property base grew by more than \$1.4 billion from September 13, 2009 to September 13, 2010. The following table highlights changes in the 2007-2010 roll over this period, based on certificates modifying the value of properties located within the Island of Montréal.

Table 59
Change in the 2007-2010 Four-Year Assessment Roll, Ville de Montréal

	Property value (\$M)		
	Taxable	Non-taxable	Total
Value at tabling, September 13, 2009	135,785.5	22,396.9	158,182.4
<i>Variation during year:</i>			
Addition of new buildings	967.6	15.2	982.9
Modification to existing buildings	451.1	292.8	743.9
Revision agreement	(5.5)	0.0	(5.5)
Decision of the CMQ	(27.1)	27.1	0.0
Fire	(14.0)	(0.1)	(14.0)
Demolition	(25.3)	(1.4)	(26.7)
Other	57.5	4.1	61.6
Value as of September 13, 2010	137,189.9	22,734.5	159,924.4
<i>Net variation:</i>			
September 13, 2009 – September 13, 2010	1,404.4	337.7	1,742.1
September 13, 2008 – September 13, 2009	2,242.3	(97.9)	2,144.4
September 13, 2007 – September 13, 2008	2,655.7	3.8	2,659.5
September 13, 2006 – September 13, 2007	1,920.2	481.9	2,402.1

Source: Ville de Montréal, 2007-2010 Four-Year Assessment Roll, updated September 13, 2010.

The following table presents variations in taxable values from 2009 to 2010 for each of Montréal's boroughs.

Table 60
Variation in Taxable Values by Borough

Boroughs	Taxable property value (\$M)			Net variation in percentage of tax base
	Sept. 13, 2009	Sept. 13, 2010	Net variation	
Verdun	5,457.9	5,613.3	155.3	2.8%
Sud-Ouest	4,599.8	4,674.4	74.6	1.6%
Ville-Marie	21,215.6	21,529.0	313.4	1.5%
Saint-Laurent	10,389.6	10,541.6	152.0	1.5%
Mercier-Hochelaga-Maisonneuve	8,297.6	8,419.0	121.4	1.5%
Saint-Léonard	5,716.9	5,786.1	69.2	1.2%
Villeray-Saint-Michel-Parc-Extension	7,345.2	7,414.6	69.3	0.9%
Rivière-des-Prairies-Pointe-aux-Trembles	7,510.6	7,577.2	66.6	0.9%
Pierrefonds-Roxboro	4,894.5	4,937.9	43.4	0.9%
Plateau-Mont-Royal	8,545.3	8,620.3	74.9	0.9%
Côte-des-Neiges-Notre-Dame-de-Grâce	11,238.0	11,334.1	96.1	0.9%
Rosemont-La Petite-Patrie	8,515.7	8,583.6	67.8	0.8%
Ahuntsic-Cartierville	9,590.0	9,638.4	48.5	0.5%
Anjou	3,981.0	4,000.2	19.2	0.5%
LaSalle	5,398.3	5,424.2	25.9	0.5%
L'Île-Bizard-Sainte-Genève	1,728.1	1,733.3	5.2	0.3%
Lachine	3,570.1	3,576.9	6.9	0.2%
Montréal-Nord	4,363.8	4,365.0	1.2	0.0%
Outremont ¹	3,427.4	3,420.9	-6.5	-0.2%
VILLE DE MONTRÉAL	135,785.5	137,189.9	1,404.4	1.0%

¹ The Outremont switching yard, sold to the Université de Montréal, has become non-taxable.

Source: Ville de Montréal, 2007-2010 Assessment Roll, updated September 13, 2010.

The New 2011-2013 Assessment Roll

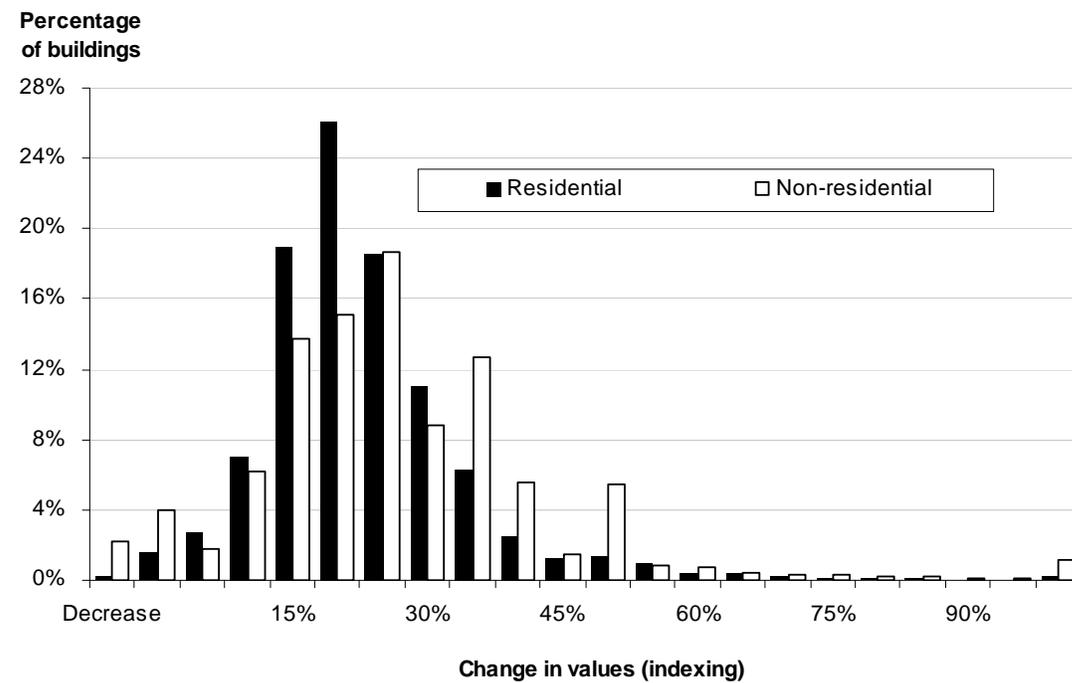
The city's new assessment roll comes into effect on January 1, 2011. Changes in value are not uniform and certain differences in indexing values are great enough that the Administration has decided to stagger these changes over a three-year period.

Dispersal of Property Value Changes in Montréal

The roll introduced on September 15, 2010 lists a total taxable property value of \$170 billion, up 23.9% with respect to the previous roll. However, differences in indexing apply to buildings within a given category, to different categories of structures and to Montréal's different boroughs.

The following figure illustrates the dispersal of changes in taxable values of Montréal's residential and non-residential properties.

Figure 2
Dispersal of Change in Property Values of Taxable Residential and Non-Residential Buildings from the 2007-2010 to the 2011-2013 Roll, for Montréal



The owner of a property with the value that has increased more than an average amount will pay higher property taxes, all other factors being equal. Conversely, the owner of a property the value of which has increased less than average will pay lower taxes. Figures 3 and 4 show, for each borough, the respective proportions of residential and non-residential buildings the values of which have evolved above or below the average indexing for Montréal as a whole.

Figure 3
Dispersal of Change in Taxable Residential Property Values with Respect to Average Indexing from the 2007-2010 to the 2011-2013 Roll, by Borough

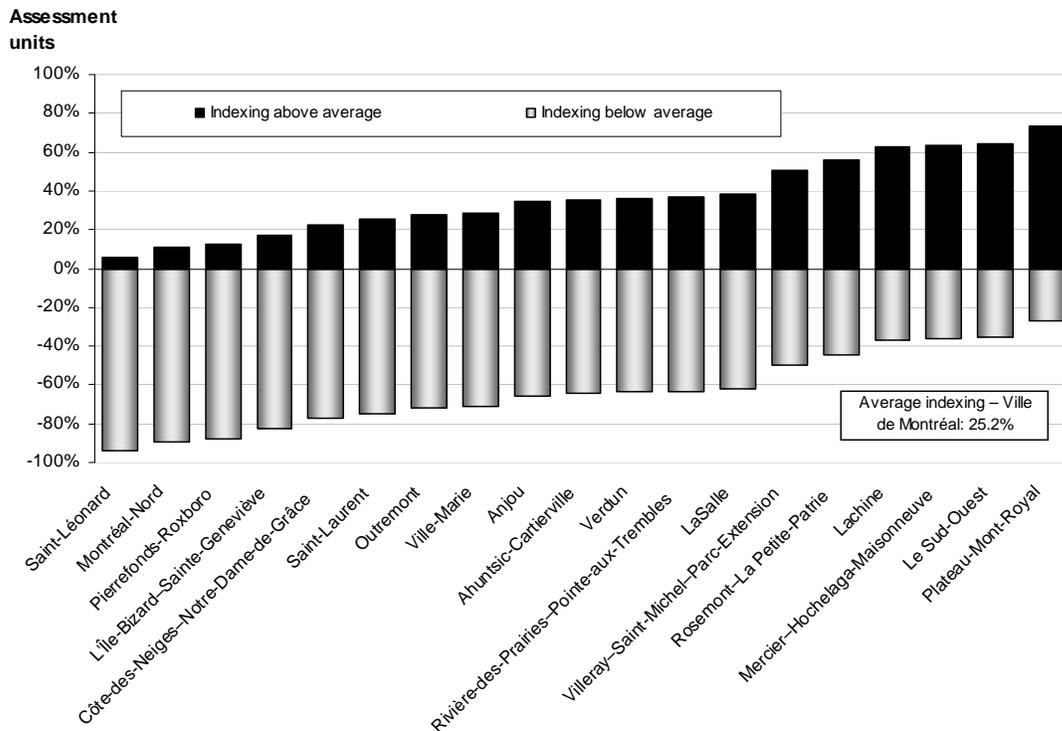
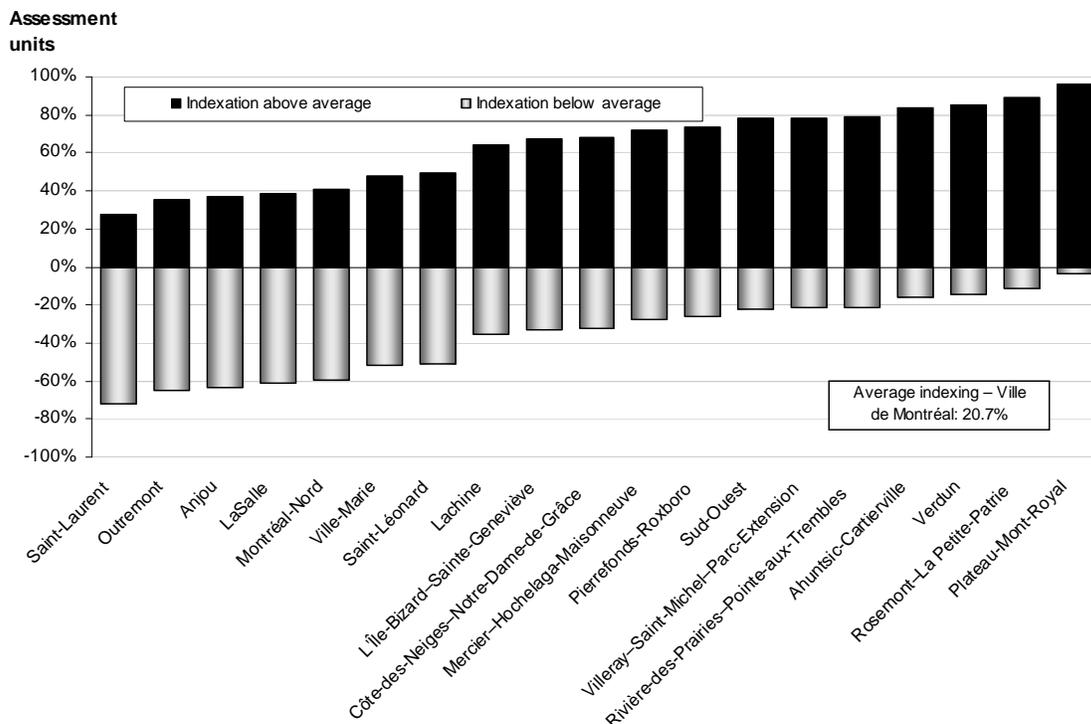


Figure 4
Dispersal of Change in Taxable Non-Residential Property Values with Respect to Average Indexing from the 2007-2010 to the 2011-2013 Roll, by Borough



Phasing in of Value Changes in the Property Assessment Roll

To reduce the impact illustrated in the preceding figures, property value changes between prior and current assessment rolls in Montréal will be staggered over a three-year period.

Consequently, in calculating property taxes for 2011, 2012 and 2013, one quarter of the difference between property values entered on the previous and the current roll is added (or subtracted, as the case may be) each year to produce what is known as the “adjusted value”.

The following table illustrates how adjusted values are calculated for two properties whose values on the roll have evolved differently.

Table 61
Calculation of Adjusted Property Value for 2011, 2012 and 2013

	Property A	Property B
Basic data		
Value on the 2007-2010 roll (4 years)	\$200,000	\$200,000
Value on the 2011-2013 roll (3 years)	\$170,000	\$260,000
Variation of the value on the roll	-\$30,000	\$60,000
Calculation of the adjusted value		
Value on the 2007-2010 roll	\$200,000	\$200,000
+/- 1/3 of the variation of value	-\$10,000	\$20,000
Adjusted value for 2011	\$190,000	\$220,000
Adjusted value for 2012	\$180,000	\$240,000
Adjusted value for 2013	\$170,000	\$260,000

Distribution of Property Values for Montréal

The following table provides a portrait of property values in each of Montréal's boroughs by property category.

Table 62
Taxable and Non-Taxable Values by Borough, Ville de Montréal

Boroughs	Unit	Taxable value (\$M)			Non-taxable (\$M)	Total of roll	
		Residential	Commercial, industrial	Vacant lot		Value (\$M)	Relative share
Ahuntsic-Cartierville	27,871	9,930.3	1,856.2	140.5	2,539.7	14,466.6	7.3%
Anjou	13,003	3,295.3	1,482.5	31.8	266.0	5,075.5	2.6%
Côte-des-Neiges–Notre-Dame-de-Grâce	25,244	12,248.5	1,599.2	77.0	3,573.4	17,498.1	8.9%
Lachine	11,579	3,042.5	1,240.4	189.3	471.4	4,943.6	2.5%
LaSalle	17,501	5,523.4	1,093.3	80.9	790.6	7,488.2	3.8%
L'Île-Bizard–Sainte-Geneviève	6,468	1,974.1	83.0	39.9	138.4	2,235.4	1.1%
Mercier–Hochelaga-Maisonneuve	28,819	8,810.4	1,636.7	146.0	1,748.6	12,341.6	6.3%
Montréal-Nord	13,955	4,404.9	726.7	35.7	526.4	5,693.8	2.9%
Outremont	6,072	4,077.8	137.8	22.3	596.4	4,834.4	2.4%
Pierrefonds-Roxboro	20,770	5,517.9	282.9	123.6	550.7	6,475.2	3.3%
Plateau-Mont-Royal	23,813	9,495.9	2,146.8	44.4	1,560.9	13,248.0	6.7%
Rivière-des-Prairies–Pointe-aux-Trembles	32,906	7,900.0	1,217.8	263.9	1,475.3	10,857.0	5.5%
Rosemont–La Petite-Patrie	28,028	9,665.5	1,364.4	71.0	1,841.0	12,941.9	6.6%
Saint-Laurent	25,034	7,605.5	4,654.9	345.7	1,164.7	13,770.8	7.0%
Saint-Léonard	13,121	5,617.3	1,280.6	41.9	415.1	7,354.8	3.7%
Sud-Ouest	17,970	4,834.7	1,152.3	165.0	1,189.8	7,341.9	3.7%
Verdun	19,850	6,160.0	706.5	92.5	706.5	7,665.4	3.9%
Ville-Marie	30,651	10,071.9	15,730.9	166.9	6,671.6	32,641.3	16.5%
Villeray–Saint-Michel–Parc-Extension	23,903	7,689.8	1,645.2	43.7	1,176.1	10,554.8	5.3%
VILLE DE MONTRÉAL	386,558	127,865.7	40,038.0	2,122.0	27,402.6	197,428.3	100.0%

Source: Ville de Montréal, 2011-2013 Three-Year Assessment Roll, introduced September 15, 2010.

