

Montréal-Nord

Tax Rates and User Fees¹

General property tax rates

Rates by property category

Residential properties of five units or less	0,8125
Residential properties with six or more units	0,8767
Non-residential properties	3,4545
Vacant lots	1,6250

Water taxes

Special tax concerning water service

Residential properties of five units or less and vacants lots	0,1109
Residential properties with six or more units	0,0645
Non-residential properties ²	0,2045

Road improvement taxes

Special tax concerning roads

Residential properties	0,0047
Non-residential properties	0,0296

Borough taxes

Tax concerning services (all immovables)	0,0916
Tax concerning capital expenditures (all immovables)	0,0556

User fees

Water

Residential properties	Buildings with 1 to 3 units: fixed fee of \$45 per unit. Buildings with 4 units or more: fixed fee of \$45 per unit.
Non-residential properties	The higher of: a) fixed fee of \$0.2250 per \$100 of valuation, or b) \$0.165/m ³ .

¹ Unless otherwise specified, all rates are expressed in dollars per \$100 of assessed valuation.

² In 2012, for non-residential major water users, a metered rate of \$0.57/m³ is charged for consumption exceeding 100,000 m³.