

When to pay your taxes:

Tax accounts in the amount of \$300 or more may be paid in two instalments by the following dates:

- Monday, March 2nd, 2020
- Monday, June 1st, 2020

Montréal is also offering you the possibility of paying your taxes in 6 or 11 instalments, with added interest and penalty fees*. The details are provided on the back of your tax account.

* In accordance with the Act respecting municipal taxation.

Where and how to pay:

- On your financial institution's website. You may already program your tax payments. Participating financial institutions are listed on the back of your tax account. Enter your reference number without hyphens.
- At your financial institution's counter or ATM machine.
- By mail, by enclosing both coupons along with the post-dated cheques.
- At any Ville de Montréal points of service.

Payments will be recorded on the day they are received. Please allow a minimum of two working days for your payment to reach us.

Cheques or money orders are payable to Ville de Montréal.



Other notices

The city sends four notices per year, for each account that shows a balance. The notices are sent in April, June, August and November. They inform taxpayers of any outstanding balance to minimize interest and penalty fees.



? Questions about your taxes?

Dial **311** (island of Montréal) or 514 872-0311 (outside the island of Montréal):

- Monday to Friday, 8:30 a.m. to 8:30 p.m.
- Saturday, Sunday and holidays 9 a.m. to 5 p.m.

montreal.ca

taxes@ville.montreal.qc.ca



Montréal is connected to you!

If you have any questions, to report a pothole, a snow removal or cleanliness issue, you can contact the city electronically 24/7, 365 days per year using the Montréal – Resident Services app.

Your 2020 Tax Account



Instalment due dates:

March 2nd, 2020 | June 1st, 2020

Dear Montrealers,

Over the past two years, we have worked relentlessly to transform Montréal into a city where every person can find their place. A city in our image, where we can reach our full potential. A city that inspires us to progress towards a better future for our children and for generations to come. This ambition is the very driving force behind making Montréal the city of endless possibilities.

In order to achieve this, we are resolutely committed to continuing our sound and responsible management of the financial resources of our metropolis. It is for this reason that we are setting our priorities and ensuring an optimal distribution of the city's financial resources, all while maintaining our sound debt management.



This commitment is namely reflected in our tax harmonization efforts, and our consistent will to limit the tax increase under city council powers to 2% for residential immovables, and to 1.5% for non-residential immovables. We must however highlight the impact of the assessment roll on property taxes. Owners whose property value increased beyond the average 13.7%, will see a much greater tax increase on their statements than those whose property values have grown at a lesser pace. Property assessment rolls are issued every three years, in keeping with the evolution of the real estate market, so as to determine the actual value of properties in a given area.

The revenues generated by property taxes contribute, among other things, to funding the rehabilitation of our road and water infrastructures that are in dire need of upgrading. They also enable the city to invest massively in priority sectors for our communities. These include sustainable mobility, housing, economic development, as well as the preservation of our green areas and natural habitats.

For two years now, together with you, we have been building our future. The choices we have made in conjunction with all Montrealers will enable us to move forward and to offer our citizens a city they can be proud of.

Valérie Plante
Mayor of Montréal

Benoit Dorais
Chair of the executive committee

Montréal

23963 (12-19)

Montréal

1 Identification

The **account number** is specific to a single property and it remains unchanged in case of a property transfer.

No new property tax account is sent to a new owner when a property is transferred.

The **reference number** is required for online payments.

The **access code** is required when subscribing to *Ville de Montréal – Comptes de taxes municipales* as an epost™ mailer.

2 New property assessment roll

The new property assessment roll came into force on January 1st, 2020. This roll determines the property value used to calculate property taxes.



Should you wish to request an administrative review of an entry on the property assessment roll, you may do so by April 30, 2020 at the latest.

Go to: **montreal.ca** for more information in this regard.

Impact of the 2020-2021-2022 roll

In order to limit the impact of the new property assessment roll, Montréal has adopted several measures, including averaging over three years the variations between property values of the current roll and the previous one.

Example of the averaging measure		
Value on previous roll:	\$413,000	Variation: \$62,000
Value on 2020-2021-2022 roll:	\$475,000	Annual variation: \$20,667
Taxable value for 2020:	Taxable value for 2021:	Taxable value for 2022:
\$413,000	\$433,667	\$454,333
+ \$20,667	+ \$20,666	+ \$20,667
\$433,667	\$454,333	\$475,000

The adjusted taxable value of your property used to calculate your taxes represents your property value, combined with the measure for averaging the variation.

Your 2020 tax account

Montréal

Municipal Tax Account 2020

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Account number	Reference number	Access code	Taxation period	Billing date
XXXXXX-XX	XXXXXXXX-20-01-00	XXXXX	Day Month Year to Day Month Year 01 01 2020 to 31 12 2020	Day Month Year 24 01 2020
Debtor(s) of the account JEAN UNTEL		Property location 123, RUE DU CROISSANT		
<input type="checkbox"/> This account concerns the debtor(s) above and other co-debtors also entered as owners on the property assessment roll.		Borough: BOROUGH OF MONTRÉAL		
Cadastral description XXXXXXX	Taxable value(s) on December 31, 2019 413 000	Adjusted taxable value(s) for fiscal year 2020 433 667	Taxable value(s) on the 2020-2022 roll 475 000	
Categories of immovables Residual <input checked="" type="checkbox"/> Imm. 6 or more dwellings <input type="checkbox"/> Serviced vacant land <input type="checkbox"/> Non-residential Imm. <input type="checkbox"/>				

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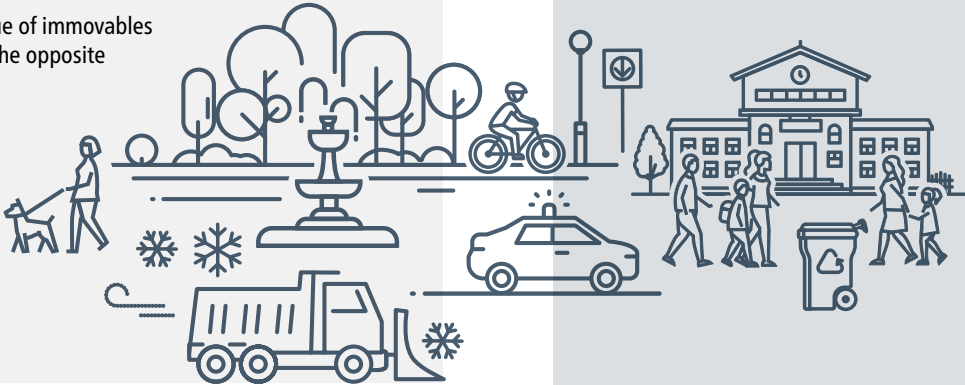
Breakdown of account (See the appendix)	Tax base	Rate	Amount
VILLE DE MONTRÉAL			
GENERAL TAX - BASIC RATE	433 667	0,6372 / \$100	2 763,33
TAX CONTRIBUTION TO THE ARTM	433 667	0,0024 / \$100	10,41
SPECIAL TAX CONCERNING WATER SERVICE	433 667	0,1043 / \$100	452,31
SPECIAL TAX CONCERNING ROADS	433 667	0,0035 / \$100	15,18
BOROUGH			
TAX CONCERNING SERVICES (BY-LAW XXX XXX)	433 667	0,0436 / \$100	189,08
TAX CONCERNING CAPITAL EXPENDITURES	433 667	0,0483 / \$100	209,46

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Due date(s)	Day Month Year	Amount	Day Month Year	Amount	Account total	
1st:	02 03 2020	1 819,89	2nd:	01 06 2020	1 819,88	3 639,77

Interest at the monthly rate of 0.75% and a penalty at the monthly rate of 0.41% will be charged daily on any payment received after the due date.
This account must be paid in full, even if you contest an entry on the property assessment roll.

If your property value has risen more than the average value of immovables of the same category, your tax increase will be greater. In the opposite case, your tax increase will be smaller.



3 Your taxes

Your tax account includes:

- The general property tax used to fund city expenditures, including the aliquot shares paid to the urban agglomeration
- Part of the contribution paid to the Autorité régionale de transport métropolitain (ARTM)
- Special taxes used to fund expenditures related to the city's water and road systems
- Taxes imposed by boroughs

Special considerations apply to non-residential immovables, including mixed-use immovables. Owners of such immovables may find additional information in this respect online, at **montreal.ca**.

The city as part of your daily life

Montréal provides the following local services to assist you in your daily life:

- Water
- Public transportation
- Snow removal
- Selective waste collection
- Public safety
- Recreation and culture
- Urban network

Stay tuned:
Facebook: @mtlville
Twitter: @MTL_Ville