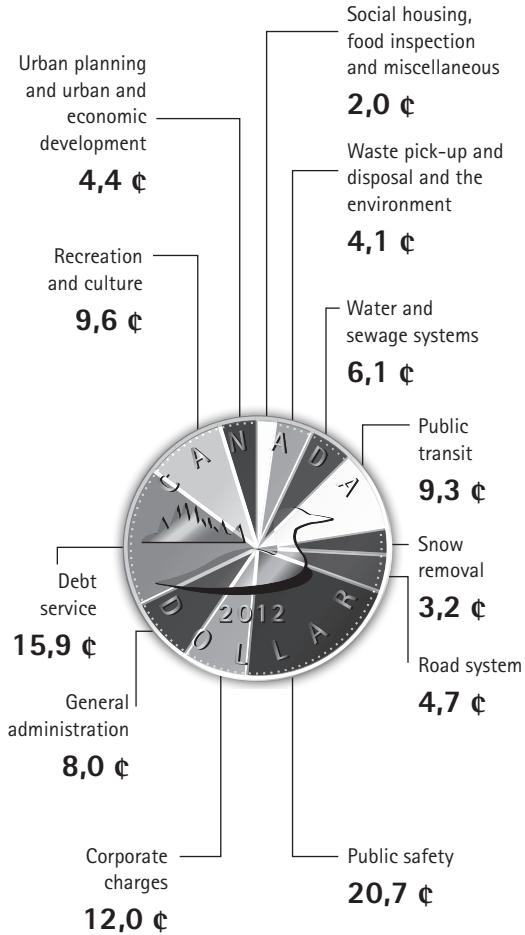


## All Your Taxes Count

### How Your Dollars are Used in the 2012 Budget Overall Montréal Budget



### Questions

Please consult the back of your tax account for payment terms and the annex enclosed for other useful information

For more information, please call the Ville de Montréal at 311, free of charge, or 514 872-0311 from outside the Island of Montréal.

Your  
**2012**  
taxes – All property categories

## Your 2012 taxes – All property categories

Property taxes account for approximately 70% of the revenues for the Ville de Montréal. Taxes are based mainly on property values.

Please consult the dollar illustration to better understand how your taxes are divided up to cover municipal expenditures.

To learn about municipal administration priorities, please consult the 2012 budget documents at [www.ville.montreal.qc.ca](http://www.ville.montreal.qc.ca)

Your tax account reflects four levels of taxation:

- Municipal taxes
- Borough taxes
- Water tax
- Road tax

### Municipal taxes

Municipal taxes are used to finance expenditures involving local city and urban agglomeration responsibilities.

### Borough taxes

The boroughs are entitled to charge a tax to improve services throughout their territory. To learn about the 2012 priorities in your borough, please consult its budget documents at [www.ville.montreal.qc.ca](http://www.ville.montreal.qc.ca)

In 2012, nine boroughs are charging a services tax. They are: Anjou, Lachine, LaSalle, Sud-Ouest, Montréal-Nord, Pierrefonds-Roxboro, Saint-Laurent, Saint-Léonard and Verdun.

The boroughs are also charging an investment tax to help finance loans for projects within their territory. This tax does not add to the tax burden, because the municipal property tax is reduced accordingly.

### Water tax

For the sake of transparency, this year, Montréal will consolidate revenue from the Water Fund. More specifically, the portion of expenditures dedicated to the Water Fund, which was previously financed through general property taxes, is now financed entirely from the water tax. Your tax account will show that the corresponding increase of the special water service tax was subtracted from your general property taxes. This fiscally neutral operation simply transfers the water charge to another tax heading that states how much ratepayers are contributing to the Water Fund.

Non-residential immovables are subject to a property tax rate, as well as a rate of \$0.57 per cubic metre for water consumption in excess of 100,000 cubic metres per year.

### Road tax

This tax is used for the cash financing of capital assets in the roads sector to limit debt growth. It is determined based on two separate rates, for residential or non-residential immovables.

### Factors that influence your tax account

To offset the effects of the 2011-2012-2013 roll, the city is averaging variations of property values over a three-year period.

## Averaging variations of property values over three years

The difference between the value of your property as of December 31, 2010, and its value as of January 1, 2011, is divided by three. In 2012, two thirds of the difference will be added to or subtracted from the past value of your property, whether it has increased or decreased. In 2013, the entire difference will be taken into account.

Here is an example of averaging for a property assessed at \$278,000 in 2010, with a value increase of \$70,050 on the 2011-2012-2013 roll.



#### 2011 value

$$\begin{aligned} & \$278,000 + \$23,350 \\ & = \$301,350 \end{aligned}$$



#### 2012 value

$$\begin{aligned} & \$301,350 + \$23,350 \\ & = \$324,700 \end{aligned}$$



#### 2013 value

$$\begin{aligned} & \$324,700 + \$23,350 \\ & = \$348,050 \end{aligned}$$