

## CURRENT VALUE ASSESSMENT (CVA)

Accurate assessments are the cornerstone of the Ontario property tax system. The Municipal Property Assessment Corporation (MPAC) classifies and values all properties in Ontario under the Assessment Act which has regulations established by the provincial government. MPAC is committed to ensuring that every valuation is accurate. If you believe your property assessment is not accurate, MPAC will review it for free. You can make a **Request for Reconsideration** any time prior to March 31<sup>st</sup> of each year.

If you have questions or concerns about the assessed value of your property, please contact MPAC at 1-866-296-6722 or visit [www.mpac.ca](http://www.mpac.ca)

## SUPPLEMENTARY PROPERTY TAXES FOR NEW CONSTRUCTION

If your home is newly constructed or any new construction, renovation or alteration has occurred on property you own, your property may not be fully assessed. This interim property tax bill is based on 50 per cent of the total taxes levied on the property for 2014 taxation year, annualized for the full year.

A separate billing, referred to as a "Supplementary Tax Notice," will be issued later based on the additional assessed value of your property as determined by the Municipal Property Assessment Corporation (MPAC).

Supplementary property taxes will be retroactive to the date of occupancy or purchase. It is recommended that you budget for a Supplementary Property Tax billing if this may apply to you. Supplementary tax billings are normally due in full in only two installments, one month apart. Timing of your supplementary billing cannot be predicted, as this is in the control of MPAC.

## MAYOR AND COUNCIL CONTACT INFORMATION

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## 2015 Interim Property Tax Bill Information

**YOUR TAXES ARE DUE IN TWO INSTALLMENTS:**

**MONDAY, FEBRUARY 23, 2015**

**FRIDAY, APRIL 24, 2015**



*You're in Good Company*

Town of Aurora

100 John West Way, Aurora, ON L4G 6J1

905-727-1375 | [www.aurora.ca](http://www.aurora.ca)

# 2015 PROPERTY TAX BILL ENCLOSED

Please find enclosed your 2015 Interim Property Tax Bill. The 2015 Interim Bill is payable in two installments, due **Monday, February 23, 2015** and **Friday, April 24, 2015**. Legislation stipulates that the Interim Property Tax Levy shall not exceed 50 per cent of the total taxes levied on the property for the previous year, annualized to reflect any Current Value Assessment (CVA) changes that occurred in 2014. For new properties where taxes were only levied for part of the 2014 taxation year, the necessary Annualization has been considered.

Taxes are due from the originally assessed owner or from any subsequent owner. If you have sold the property on which these taxes are levied, kindly forward the bill to the new owner or return it to Aurora Town Hall. If a mortgage company is responsible for paying your property taxes, please forward this bill immediately to them for payment.

Interest is charged at a rate of 1.25 per cent per month (15 per cent per annum) on all property taxes past due. It is applied on the first business day of the month following the default and on the first business day of each month thereafter until all past property taxes are paid in full. Part payments are applied first to any interest outstanding and then to taxes outstanding.

**Please notify the Town of Aurora at 905-727-1375 as soon as possible if there are errors with your name or mailing address or if you are no longer the owner of the property. Our regular office hours are 8 a.m. to 5 p.m., Monday to Friday.**

## HOW TO PAY YOUR PROPERTY TAXES

There are several, convenient, ways to pay your property taxes. You can pay online or through telephone banking at your financial institution, at your bank branch, by mail or in person at Aurora Town Hall or through the Town's after-hours payment drop box. Do not put cash in the mail or in our drop box. When paying in person at Town Hall, you may pay by cash, cheque or debit only. **We do not accept credit card payments in person for property taxes: however, should you wish to pay by credit card you can now go online and pay through a third party at [www.plastiq.com](http://www.plastiq.com). Please note that service charges will be applied by Plastiq.** You may also consider one of our easy pre-authorized payment plan options (see next panel).

Please note: When paying your taxes (other than in person), be sure to allow time for postal delivery or bank processing time. To avoid interest charges being applied, all payments must reach the Town of Aurora's Corporate & Financial Services department before the close of business (5 p.m.) on the due date.

If your property taxes are to be paid by your mortgage company, it is important that you forward this property tax bill to them for payment.

## DID YOU KNOW? WE HAVE PRE-AUTHORIZED PAYMENT PLANS FOR PROPERTY TAXES

### How the plan works

The Pre-Authorized Tax Payment Plan offers the option of worry-free payments, even if you are away for an extended period of time. Postal strikes or vacations will no longer cause concern. **Payments will be processed on the last business day of each month. Simply complete the enclosed application form and return it along with a void cheque to Aurora Town Hall.**

### How much will my payments be? Will it change?

You will be notified of the amount of your monthly payments for January to June. Once the Final Property Tax Bill is calculated, your monthly payments will be adjusted for July to November.

### What if I miss a payment?

If more than one payment is dishonoured by your bank for any reason, your enrolment in the plan may be cancelled and your tax account will revert to the regular installment system and be subject to interest charges on taxes past due.

### Can I withdraw from the plan?

Yes. To withdraw at any time, send a note to the Property Tax division or email [kpowis@aurora.ca](mailto:kpowis@aurora.ca) stating your decision to withdraw. A form is available on our website, [www.aurora.ca/tax](http://www.aurora.ca/tax). Your written request must be received at least 14 days prior to the next scheduled payment.

### Is it confidential and safe?

Yes. The Town's bank handles all of the payment transactions. Access to your account is limited solely to the withdrawal of your authorized monthly tax payment funds. Account information regarding balances and other transactions is not available to the Town.

### What if I sell my property?

Simply notify the Property Tax division in writing or email [kpowis@aurora.ca](mailto:kpowis@aurora.ca) as soon as possible, stating the closing date of the sale. We will ensure that deductions stop at the appropriate time. We require at least 14 days notice.



**YOUR TAXES ARE DUE IN TWO INSTALLMENTS:**

**MONDAY, FEBRUARY 23, 2015  
FRIDAY, APRIL 24, 2015**

## CHOICES, CHOICES... THERE ARE THREE PRE-AUTHORIZED PAYMENT PLANS TO CHOOSE FROM

### ① 11-Month Plan

For a **NEW YEAR** start, your monthly tax payments will automatically be withdrawn from your bank account starting on the last business day in January, with the 11<sup>th</sup> and final payment on the last business day in November.

For a **MID-YEAR** start, your up-to-date tax account balance is divided evenly by the remaining months left in the plan. Payments will automatically be withdrawn from your bank account starting on the last business day of your enrollment month.

An adjustment for your **July** and subsequent payments will be made to settle your taxes in full by the end of November. There will be no withdrawal for the month of December. There is no need to re-enroll each year as you are automatically re-enrolled until you decide to cancel.

### ② Installment plan

Your tax payments will automatically be withdrawn from your bank account on each of the four annual installment due dates. There is no need to re-enroll each year as you are automatically re-enrolled until you decide to cancel.

### ③ Arrears plan

An agreed-upon amount is withdrawn until the account is up-to-date. Your monthly tax payments will be automatically withdrawn from your bank account on the last business day of each month to decrease your amount owing. Interest is applied on a monthly basis at the rate of 1.25 per cent on any unpaid taxes until the taxes are paid.

## A PRE-AUTHORIZED PAYMENT APPLICATION FORM IS ENCLOSED

### HAVE QUESTIONS? LOOKING FOR MORE INFORMATION?



Please contact Town of Aurora Customer Service at:

**Phone:** 905-727-1375

**Email:** [info@aurora.ca](mailto:info@aurora.ca)

**Website:** [www.aurora.ca/tax](http://www.aurora.ca/tax)

**Address:** 100 John West Way, Aurora, ON L4G 6J1

**Hours:** Monday to Friday from 8 a.m. to 5 p.m.