Municipal Property Assessment Corporation (MPAC)  
Supplementary and Omitted Assessments

IMPACT ON THE CITY OF WATERLOO

The timing and issuing of supplementary and omitted assessments has become a matter of public concern and discussion within the City of Waterloo. Citizens and businesses are expressing frustration in receiving tax bills for the current and two prior taxation years and cannot comprehend a three year legislative window to receive a property tax bill.

It is our understanding that for residential properties, it is MPAC’s stated goal to issue a supplementary or omitted assessment within six months of a final occupancy permit and for commercial, multi-residential and industrial properties to issue an assessment within eight months of a final occupancy permit. It is our experience that these goals are not being met. In fact, the City of Waterloo has experienced in instances, a loss in tax revenue because MPAC appeared not to have sufficient resources at the local level to systematically ensure all assessments are retroactively applied for the current and two prior taxation years in a timely manner. In this one instance, the City of Waterloo lost approximately $20,000 in tax revenue. The full impact of lost tax revenue is unknown as the City of Waterloo does not have a tracking system to capture this data.

Paul Hettinga BBA CA  
Acting CFO and Treasurer  
City of Waterloo  
100 Regina Street South  
Waterloo, Ontario, N2J 4A8  
519-747-8722  
TTY 1-866-786-3941

December 12, 2011
RESOLUTION OF THE COUNCIL OF
THE CORPORATION OF THE CITY OF WATERLOO
December 5, 2011

RE: Municipal Property Assessment Corporation

WHEREAS the Municipal Property Assessment Corporation (MPAC) operating under the authority of the Municipal Property Assessment Corporation Act (the Act) is responsible for assessing all property in Ontario;

AND WHEREAS MPAC’s main responsibility is to calculate assessed values and to classify properties according to their use for the over four million properties in Ontario;

AND WHEREAS these values are provided to municipalities on annual assessment rolls and municipalities and the Province use these values to calculate property taxes and education taxes;

AND WHEREAS MPAC supplementary or omitted assessments are issued by MPAC to increase the assessed value of a property or change its classification;

AND WHEREAS MPAC supplementary or omitted assessments can only be applied retroactively for the current and two prior calendar years;

AND WHEREAS delays in the issuance of supplementary or omitted assessments can result in loss of tax revenue to municipalities and hardship to the taxpayer.

THEREFORE BE IT RESOLVED THAT Waterloo City Council request that:

1) the Provincial Government immediately review the practices of the Municipal Property Assessment Corporation to ensure assessments are completed in a timely manner;

2) sufficient resources be committed to ensure that MPAC’s stated service standard for supplementary and omitted assessments be issued within six months of a final occupancy permit for a residential property;

3) MPAC commit resources to ensure the same service standard for supplementary and omitted assessments for all commercial, industrial and multi-residential properties and
that assessments be issued within six months of a final occupancy permit;

4) that MPAC commit to tracking and reporting on an annual basis to local municipalities all supplementary or omitted assessments that could not be applied retroactively for the current and two prior calendar years; and

5) that as it strives to meet its service standards, MPAC adopt the guiding principle and best practice that local knowledge be retained in its local offices.

AND FURTHER BE IT RESOLVED THAT Waterloo City Council direct that this resolution, and a summary of the impact of delayed assessments on the City of Waterloo, be forwarded to:

- the Premier of Ontario, Minister of Finance, and Minister of Municipal Affairs and Housing
- the Municipal Property Assessment Corporation
- the Ontario Ombudsman
- all local Members of Provincial Parliament
- the Association of Municipalities of Ontario (AMO)
- the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO)
- all local municipalities including the Region of Waterloo
- all municipalities in Ontario with a request that those municipalities endorse the City of Waterloo’s resolution and forward their endorsement to Premier of Ontario, Minister of Finance, Minister of Municipal Affairs and Housing and the Municipal Property Assessment Corporation.

For further information, please contact

Susan Greatrix, City Clerk
The Corporation of the City of Waterloo
100 Regina Street South, Waterloo, ON N2J 4A8
Telephone: 519-747-8705
Fax: 519-747-8510
E-mail: susan.greatrix@waterloo.ca

DISCLAIMER
This material is provided under contract as a paid service by the originating organization and does not necessarily reflect the view or positions of the Association of Municipalities of Ontario (AMO), its subsidiary companies, officers, directors or agents.