

HOW TO PAY YOUR PROPERTY TAXES

There are several convenient ways to pay your property taxes. You can pay online or through telephone banking as available through your Financial Institution, at your bank branch, by mail, in person at Aurora Town Hall (100 John West Way) 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 for property taxes.** You may also consider one of our easy pre-authorized payment plan options noted below.

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 Financial Services department before the close of business (4:30 p.m. local time) on the due date.

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

PRE-AUTHORIZED PAYMENT PLANS

The Town of Aurora offers pre-authorized payment plans. Property owners can pay their municipal taxes in 11 monthly installments, or on the installment due dates. For your convenience, we are enclosing a pre-authorized payment enrolment form.

Also available is a 12-month payment arrears plan. This monthly payment plan option is in place to assist taxpayers who may have outstanding property tax bills due. Each month, the payments are automatically withdrawn from your financial institution.

For information and additional enrolment forms for our three pre-authorized plans, please visit www.aurora.ca/preauthorized or call the Town's Revenues Division at 905-726-4747.

PROPERTY TAX DEFERRAL PROGRAM FOR LOW-INCOME SENIORS AND LOW-INCOME DISABLED PERSONS

The Regional Municipality of York has established a Tax Deferral Program for seniors 65 or older, low-income seniors or low-income disabled persons. This program makes it possible to defer some increased taxes until the ownership of the property changes.

For more information, please call the Town's Revenue Administrator at 905-727-3123, ext. 4115.

PLANNING TO SELL YOUR AURORA PROPERTY IN 2011?

If during the year the ownership of your Aurora property changes, please make sure that the person responsible for paying any unpaid taxes receives this bill. Your statement of adjustment prepared on closing by your lawyer indicates the tax obligation of both the vendor and the purchaser.

The Town does not divide up property taxes when the ownership changes. Property taxes reside with the property and unpaid amounts are the responsibility of the current owner of the property.

If you use telephone or personal computer banking for payments, please note: When moving to your new home in the Town of Aurora, make sure to update your files with your new account information so that your payments can be applied to the correct property tax account.

2011 PROPERTY TAX RATES

For a complete listing of the 2011 property tax rates for all assessment classes, please visit our website, www.aurora.ca/propertytaxes

Assessment Class/Type		Town of Aurora	Region of York	School Boards	Total
Commercial	CT	.00409795	.00529850	.01204043	.02143688
Office Buildings	DT	.00409795	.00529850	.01204043	.02275249
Farmlands	FT	.00089624	.00115880	.00057750	.00263254
Industrial	IT	.00476977	.00616713	.01375265	.02468955
Industrial New Construction	JT	.00476977	.00616713	.01330000	.02423690
Large Industrial	LT	.00476977	.00616713	.01375265	.02468955
Multi-Residential	MT	.00358495	.00463520	.00231000	.01053015
Residential	RT	.00358495	.00463520	.00231000	.01053015
Pipelines	PT	.00329457	.00425975	.01585785	.02341217
Shopping Centres	ST	.00409795	.00529850	.01204043	.02143688
Managed Forests	TT	.00089624	.00115880	.00057750	.00263254
Commercial New Construction	XT	.00409795	.00529850	.01204043	.02143688
Shopping Centres New Construction	ZT	.00409795	.00529850	.01204043	.02143688

HAVE QUESTIONS? LOOKING FOR MORE INFORMATION?

Please contact our Corporate & Financial Services Department, Revenues Division at:

Phone: 905-726-4747

Email: koreto@aurora.ca

Website: www.aurora.ca

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

Hours: Monday to Friday from 8:30 a.m. to 4:30 p.m.

Understanding your 2011



2011 Final Residential Tax Billing Information

This brochure contains information to help you understand your 2011 Final Property Tax Levy



YOUR TAXES ARE DUE IN TWO INSTALLMENTS

INSTALLMENT

FIRST
SECOND

DUE DATE

JULY 25, 2011
SEPT. 26, 2011



2011 PROPERTY TAX BILL ENCLOSED

Enclosed with this notice, you will find your 2011 Final Property Tax Bill. The total taxes payable represent your total 2011 property tax levy, less the amount of the 2011 interim billing. The total amount is payable in two installments as follows:

YOUR TAXES ARE DUE IN TWO INSTALLMENTS

INSTALLMENT	DUE DATE
FIRST	JULY 25, 2011
SECOND	SEPT. 26, 2011

Your property tax bill is comprised of taxes levied by the Town of Aurora, Regional Municipality of York and Ministry of Education. The calculation of your property tax amount is determined by multiplying the assessed value of your property by the applicable tax rates. We have enclosed the 2011 property tax rates for the Town of Aurora, Regional Municipality of York and Ministry of Education.

2011 PROPERTY TAX RATE CHANGES

(Decreases due to phase-in of CVA assessment increases)

	2010 Residential Rate	2011 Residential Rate	Rate Decrease	Percentage Rate Decrease
Town of Aurora	.358518%	.358495%	.000023%	0.006%
York Region	.477021%	.463520%	.013501%	2.830%
Education	.241000%	.231000%	.010000%	4.149%
Combined Rate	1.076539%	1.053015%	.023524%	2.185%

The Town of Aurora is responsible for the levying and collection of your entire property tax bill. However, the Town only sets the tax rates for the Town's portion of the bill. The Regional Municipality of York establishes the tax rates for the Regional portion and the Province of Ontario establishes the tax rates for educational purposes.

The overall net tax increase to each property tax class is a reflection of the Town of Aurora, Regional Municipality of York and School Board's property tax levy for 2011. This translates into a \$59.68 property tax increase for the 2011 taxation year on the average home assessed at \$326,605.

Due to the four year phase-in of assessment increases for all properties commenced in 2008, the actual tax rates for the 2011 taxation year have decreased. **Overall residential property tax rates for 2011 have decreased by 2.19 per cent.**

MESSAGE FROM THE TOWN OF AURORA

At the Tuesday, April 26, 2011, Council Meeting, Town of Aurora Council approved the Town's 2011 Operating Budget of \$48.2 million and Capital Budget of \$12.6 million, requiring a municipal tax levy of \$29.5 million. The 2011 property tax levy represents a 3.79 per cent levy increase for the Town's taxpayers. A full 1.0 per cent of this 3.79 per cent increase is to ensure the Town's ability to maintain the good condition of its infrastructure into the future.

In all, 68 capital projects were reviewed, of which 52 were approved, with the majority of the tax dollars going to road repairs, the restoration of existing roads and other infrastructure repairs and maintenance. Also approved was a study to determine the options for a dedicated youth space.

Other large capital projects were deferred to a June workshop and could be added back into the Town's 2011 project schedule without affecting the 2011 property tax rate.

The 2011 Budget exemplifies Town Council's commitment to maintaining a reasonable tax balance while improving infrastructure and maintaining services.

To learn more about the Town of Aurora's 2011 Budget, please visit www.aurora.ca/2011budget

MESSAGE FROM THE REGIONAL MUNICIPALITY OF YORK

The Regional Municipality of York is committed to providing cost effective, quality services that responds to the needs of our rapidly growing communities. York Regional Council approved a \$2.4 billion Business Plan and Budget for 2011, including a \$900 million Capital Budget and a \$1.5 billion Operating Budget.

The 2011 Business Plan and Budget include a 1.94 per cent tax levy increase, which represents approximately:

- a \$23 increase for a home assessed at \$250,000
- a \$37 increase for a home assessed at \$400,000
- a \$56 increase for a home assessed at \$600,000

The 2011 Regional Business Plan and Budget will provide improved and increased levels of service in a number of areas, including:

- 28 additional officers and 10 civilian staff for York Regional Police
- The upgrade and refurbishment of the York-Durham Duffin Creek Water Pollution Control Plant in the City of Pickering
- A new Community Environmental Centre in the Town of Richmond Hill
- Several major road widening projects and intersection improvements
- Construction of the TTC Spadina subway extension to the City of Vaughan Metropolitan Centre
- The purchase of 47 new buses and implementation of the PRESTO transit card fare payment system
- Replacement of 11 ambulances

The Regional Operating Budget was supported by the following:

- \$13.2 million in additional savings from GTA Pooling (money collected by the Province of Ontario to help pay for Social Assistance and Social Housing programs in the City of Toronto)
- \$9.2 million in additional savings for the Ontario Disability Support Program (ODSP) with costs being uploaded to the Government of Ontario
- 3.1 per cent regional assessment growth (an increase in the tax base resulting primarily from new residential and commercial development)

For more information on The Regional Municipality of York's 2011 Budget, please visit www.york.ca

EDUCATION PROPERTY TAX RATES

The educational portion of the residential property tax rate is set by the Minister of Finance. The 2011 education property tax rate has been reduced as per the provincial government's policy of updating education tax rates in a reassessment year.

For more information on the calculation of the 2011 Education Tax Rate, please call the Ontario Ministry of Education 1-800-387-5514.

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 31st 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

INTEREST ON LATE PAYMENTS

To avoid interest charges, payments **MUST** be received by the Town of Aurora's Financial Services department on or before the due date. A charge of 1.25 per cent will be added on the first day of the calendar month following default, and on the first day of each calendar month thereafter, as long as the taxes remain unpaid.

Monthly interest charges will be imposed on any unpaid taxes from prior years. Interest rates are levied as per the Town's By-law 5338-11 pursuant to section 345 of the Municipal Act, 2001, S.O. 2001 c. 25.

Please be advised that neither Town Council nor staff have the authority to waive or alter interest charges.

Failure to receive a tax notice does not excuse a taxpayer from the responsibility of paying taxes nor does it relieve the assessed owner of the liability for interest charges due to late payment.

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 final property tax bill is based on your current property assessment.

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.