

According to section 317 of The Municipal Act, your 2011 Interim Taxes are based on 50% of the taxes levied on the property in the previous year (2010). Any changes to your assessment will be reflected on the 2011 Final Tax Bill, which will also show the total taxes for 2011.

TAX DUE DATES

The interim due dates are the last Tuesday of March and May 2011. The final levy will be due the last Tuesday in August and October 2011 (dates are subject to change). Supplementary tax bills for new homes, additions, improvements or other changes, have various due dates which depend on when the bill is issued.

PENALTY & INTEREST

Arrears are due immediately. Any payments received are applied to the penalty and interest first. Payments are due on the due dates and in the amounts indicated on the tax bill. If taxes are not paid on the due date a penalty of 1.25% will be charged on the first day of each calendar month until paid in full. Neither the Treasurer nor Tax Department staff have the authority to waive penalty charges.

PRE AUTHORIZED PAYMENT PLAN (PAP)

The application deadline for the 2011 tax year has expired. The application to enroll in the PAP for the 2012 tax year will be included with the final 2011 tax bill, or may be found on the Town website www.caledon.ca, and must be submitted by October 31, 2011. If you are currently enrolled in the plan it will automatically renew for the next year.

Preauthorized payment withdrawals are made on the first Friday of the month, January through October. If you move or change your banking information it is your responsibility to notify our office in writing before any payment due date.

ASSESSMENT APPEALS

If you do not agree with your assessment, a reconsideration process is available through the Municipal Property Assessment Corporation (MPAC), free of charge. The deadline for submitting a request is March 31, 2011.

For additional information:

Municipal Property Assessment Corporation

6745 Century Ave, Mississauga, ON L5N 8C9

T 1.866.296.6722 | F 905.813.9170 www.mpac.on.ca

PAYMENT METHODS

For your convenience, the Town of Caledon offers a number of payment methods: (See the back of your bill for details)

- Visit Town Hall, 6311 Old Church Road, Main Floor, Monday through Friday from 8:30 am to 4:30 pm, to pay by interac, cash or cheque
- Use the night deposit box outside the main front doors at Town Hall, 6311 Old Church Road (no cash please)
- Through your financial institution, including internet or telephone banking
- Caledon library branches (excluding Caledon East Branch)
- Via Canada Post (please do not send cash in the mail)

SUPPLEMENTARY TAX BILL

A supplementary tax bill reflects any additions or changes made to your property. (e.g. -- a new residential unit, class change, property improvements.) This bill is issued by the Town *in addition to* the interim and final tax bills. Prior to receiving the supplementary tax bill, you will receive a "Notice of Omitted Assessment" from the Municipal Property Assessment Corporation (MPAC).

NEW HOME OWNER ALERT!

NOTE: Owners of newly constructed homes may not be fully assessed, and will receive a supplementary tax bill pertaining to the assessed value of the home/property effective from the occupancy (closing) date. Supplementary tax bills may be issued for the current taxation year and/or the two prior taxation years. Thus, it is possible to receive tax bills for three years of taxes at once.

To estimate a full year of taxes for land and house, you may apply the following formula:

$Purchase\ Price \times the\ Latest\ Residential\ Total\ Tax\ Rate$
Please note: This will be an estimate only. The assessed value, will be determined by MPAC, and may not necessarily be the purchase price.

PLEASE TAKE NOTICE

The onus lies with the property owner to ensure their taxes are paid and that the Municipality is properly notified in writing of any address changes, mortgage company information, and/or failure to receive a tax notice. Please allow sufficient time for mailed payments to reach the Town Hall, on or before the due date. Canada Post is not an agent for the municipality. Therefore, penalty will not be waived if the payment is not delivered on time.

TOWN HALL

6311 Old Church Road, Caledon, ON L7C 1J6
905.584.2272 | 1.888.CALEDON | FAX 905.584.4325 | www.caledon.ca