

TAXES AND DEVELOPMENT CHARGES

DEVELOPMENT CHARGES

Development charges for the Town of Whitby, the Region of Durham, the Durham District School Board and the Durham Catholic District School Board are imposed against all residential development in the municipality. The development charge amount varies depending on the type of unit being constructed.

The Region of Durham and the Durham District School Board do not currently impose development charges for industrial development. The industrial/commercial development charge rate is as follows:

2009 RESIDENTIAL DEVELOPMENT CHARGES - TOWN OF WHITBY

Single and Semi: \$10,208

Apartments: \$3,914

Multiples: \$8,455

2009 INDUSTRIAL/COMMERCIAL DEVELOPMENT CHARGES

Whitby: Industrial: \$3.62/sq.ft. Commercial: \$3.62/sq.ft.

Durham Region: Industrial: \$2.31/sq.ft. Commercial: \$8.78/sq.ft.

For information regarding development charges, contact the Durham Region Finance department at 905-668-7711.

MUNICIPAL FINANCE

Taxes are levied in all municipalities in Ontario to cover the costs of municipal services and education. The amount of property taxes levied is determined by apportioning the net budgetary requirements to the assessed values of properties.

For more information on taxes, please contact:

Town of Whitby's Corporate Services department at 905-430-4304.



TAXES

2009 TAX RATES - URBAN

Tax Class	Town General Municipal	General Municipal	Region Transit	Waste Disposal	Region Subtotal	Education	TOTAL
RT - Residential Full Rate	0.00430586	0.00645530	0.00052866	0.00042888	0.00741284	0.00252000	0.01423870
RI - Farmlands Awaiting Development Phase I	0.00322939	0.00484148	0.00039650	0.00032166	0.00555964	0.00189000	0.01067903
MT - Multi-Res - Full Rate	0.00803688	0.01204882	0.00098675	0.00080050	0.01383607	0.00252000	0.02439295
FT - Farmlands	0.00086117	0.00129106	0.00010573	0.00008578	0.00148257	0.00063000	0.00297374
CT - Commercial Full Rate	0.00624349	0.00936019	0.00076656	0.00062188	0.01074863	0.01388476	0.03087688
CU - Commercial Vacant Units	0.00437044	0.00655213	0.00053659	0.00043531	0.00752403	0.00971933	0.02161380
CX - Commercial Vacant Land	0.00437044	0.00655213	0.00053659	0.00043531	0.00752403	0.00971933	0.02161380
GT - Parking Lots Full Rate	0.00624349	0.00936019	0.00076656	0.00062188	0.01074863	0.01388476	0.03087688
DT - Office Full Rate	0.00624349	0.00936019	0.00076656	0.00062188	0.01074863	0.01388476	0.03087688
ST - Shopping Full Rate	0.00624349	0.00936019	0.00076656	0.00062188	0.01074863	0.01388476	0.03087688
SU - Shopping Vacant Units	0.00437044	0.00655213	0.00053659	0.00043531	0.00752403	0.00971933	0.02161380
IT - Industrial Full Rate	0.00973038	0.01458769	0.00119467	0.00096918	0.01675154	0.01939362	0.04587554
IU - Industrial Vacant Units	0.00632487	0.00948219	0.00077655	0.00062998	0.01088872	0.01260585	0.02981944
IX - Industrial Vacant Land	0.00632487	0.00948219	0.00077655	0.00062998	0.01088872	0.01260585	0.02981944
LT - Large Industrial Full Rate	0.00973038	0.01458769	0.00119467	0.00096918	0.01675154	0.01939362	0.04587554
LU - Large Industrial Vacant Units	0.00632487	0.00948219	0.00077655	0.00062998	0.01088872	0.01260585	0.02981944
PT - Pipeline	0.00529362	0.00793615	0.00064994	0.00052727	0.00911336	0.01520000	0.02960698
TT - Managed Forests	0.00107646	0.00161383	0.00013216	0.00010722	0.00185321	0.00063000	0.00355967

Note: To determine the property tax payable, multiply the property's assessed value by the total tax rate for that property class.

The Municipal Property Assessment Corporation (MPAC) at 1-866-296-6722 can provide an estimated assessment for a new building or an addition. An estimate of your annual taxes can be calculated by multiplying this assessment by the annual tax rates. There is a small fee payable to MPAC for this service. If you are purchasing an existing building, contact the current property owner to find out the annual tax liability.

ASSESSMENT

The Ontario Property Assessment Corporation delivers a broad range of assessment services to municipalities. For assessment information telephone 905-432-8444 or toll free at 1-800-268-4224. Roll Return information for all properties in Ontario can be viewed on their website (www.opac.on.ca).