2026 PROPERTY TAX POLICY UPDATE

2026 REGIONAL MESSAGE

The 2026 Budget for the Regional Municipality of York upholds the commitments outlined in the 2025 Budget, the final year of the 2023-2026 four-year budget cycle aligned with the current term of York Regional Council. The approved 2026 budget supports an expanded capital plan, sustains investments in social priorities and service excellence, and addresses fiscal challenges while ensuring the smooth operation of day-to-day activities. This budget continues to advance the Region's long-term priorities by fostering economic growth, enhancing community well-being, promoting environmental stewardship, and efficiently delivering critical services.

INTRODUCTION

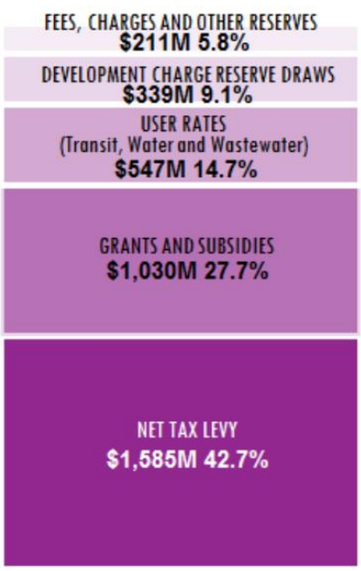
The Regional Municipality of York establishes tax ratios and tax rates to raise the amount of tax levy revenue approved by Council through the annual budget process. The 2026 Budget resulted in a tax levy increase of 3.28%, and continues to include a special 1% levy, first approved for the 2022 Budget, to fund rapid transit and other priority infrastructure projects, including community housing.

2026 BUDGET HIGHLIGHTS

$5.2 billion → **$3.7 billion** Operating costs + **$1.5 billion** Capital costs

2026 OPERATING FUNDING SOURCE

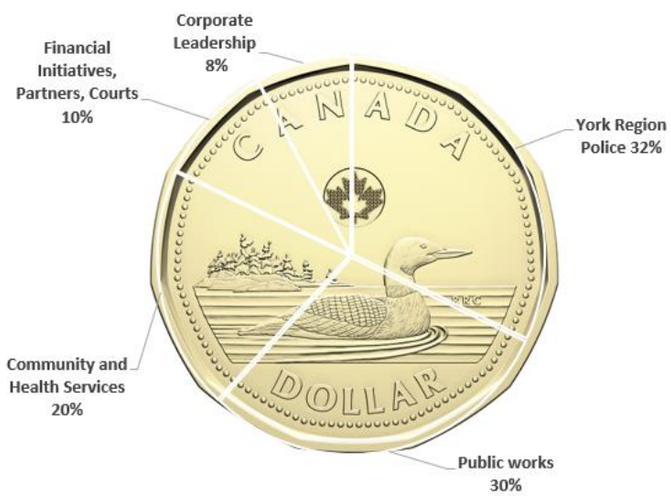
$3.7 Billion



The Net Tax Levy figure is an adjustment to the approved 2026 Budget to account for the higher assessment growth as outlined in the Council-approved 2026 Property Tax Rates report dated March 5, 2026.

WHERE DOES THE MONEY GO?

Net Tax Levy $1.6 Billion



CURRENT VALUE ASSESSMENT

Ontario usually reassesses properties every four years. The province postponed the 2020 Assessment Update due to the COVID-19 pandemic and subsequent review of the property taxation and assessment system. For the 2026 tax year, property assessments continue to be based on the January 1, 2016 current value assessment. The province has not announced the next province-wide reassessment date.

Regional Property Tax Ratios and Rates

TAX RATIOS

York Regional Council establishes the relative tax share of each property class by setting tax ratios for the Region and its local municipalities. Property tax ratios determine how the tax burden of properties within a particular class compares with that of the residential class, which has a tax ratio of 1.0.

As a result of the continued assessment freeze, York Region has maintained the same tax ratios used in the 2020 taxation year ratios for the 2026 taxation year. This ensures that each property class continues to carry a consistent share of the overall tax burden.

TAX RATES

2026 tax rates are determined by the approved budget, assessment values and tax ratios. The Regional property tax rates are calculated based on the following formula:

$$\text{Property Tax Rates} = \frac{\text{Total Property Tax Funding Requirement for 2026}}{\text{Weighted and Discounted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

Tax rates are adjusted each year to raise the amount needed to fund the Region's approved operating budget. Changes in the taxation rates from 2025 only reflect the requirement to raise the necessary funds to meet the approved 2026 Budget.

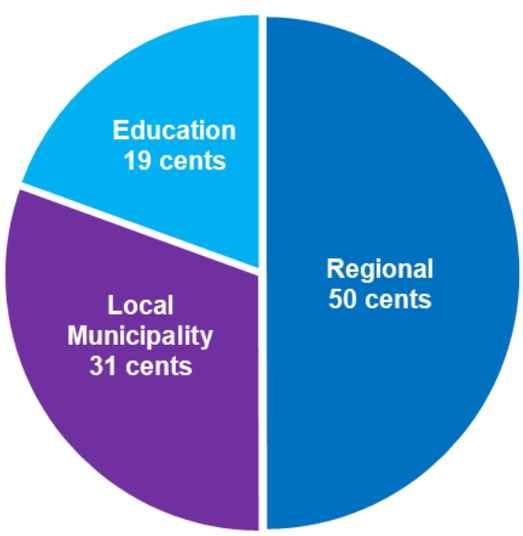
Broad Property Class	2026 Tax Ratios	2026 Tax Rates %	2025 Tax Rates %
Residential	1.000000	0.392412	0.375863
Multi-Residential	1.000000	0.392412	0.375863
New Multi-Residential	1.000000	0.392412	0.375863
New Multi-Residential (Municipal Reduction) Subclass	1.000000	0.255068	0.244311
Commercial	1.332100	0.522732	0.500687
Industrial	1.643200	0.644811	0.617618
Pipelines	0.919000	0.360627	0.345418
Farmland	0.250000	0.098103	0.093966
Managed Forests	0.250000	0.098103	0.093966
Landfill	1.100000	0.431653	0.413449
Aggregate Extraction	1.337082	0.524687	0.502560

HOW IS PROPERTY TAX CALCULATED?

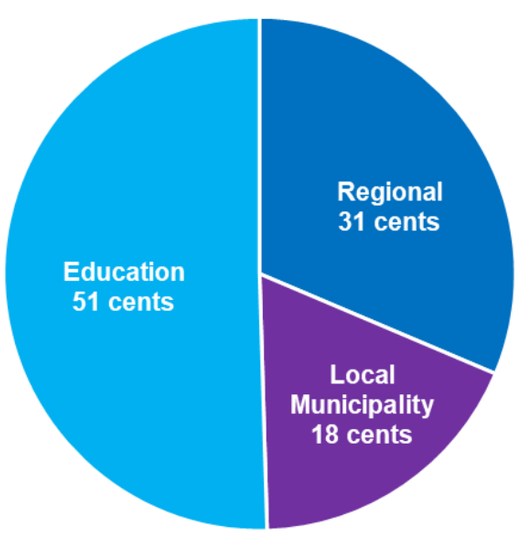
Current Value Assessment	X	2026 Tax Rate	=	Total Tax Bill
2026 Average Single-Family Detached Assessment $978,872	X	0.392412%	=	$3,841

Average Distribution of $1 Property Tax in 2026

RESIDENTIAL



COMMERCIAL & INDUSTRIAL



Regional Property Tax Policies

The Regional Municipality of York offers property tax discounts, rebates and deferral programs, including:

Property Type / Property Owner	Eligibility / Criteria	Rebate / Discount / Deferral
New Multi-Residential (Municipal Reduction) Subclass	All New Multi-Residential properties (as classified by Municipal Property Assessment Corporation) whose permits are issued on or after May 23, 2024	35% of the new multi-residential tax rate
Farmland Awaiting Development	Phase I – Registered plan of subdivision on the property	75% of the residential tax rate
Registered Charities	Registered charity as defined by subsection 248 (1) of the Income Tax Act	40% rebate of the taxes payable subject to annual application
Royal Canadian Legions, Veterans Associations, and Ontario Provincial Command	Defined by Section 6.1 of the Assessment Act	100% rebate of the taxes payable subject to annual application for Veterans Associations and Ontario Provincial Command Royal Canadian Legions are exempt from property taxes
Low-Income Seniors and Low-Income Persons with Disabilities	Recipients of the Guaranteed Income Supplement pursuant to Part II of the Old Age Security Act, R.S.C. 1985, c. O-9	100% deferral of the tax increase subject to annual application
	Persons eligible to claim a disability amount as defined in the Income Tax Act, with an annual gross household income from all sources of up to: • $23,000 (single-person household), or • $40,000 (household of two or more persons)	

Other Property Tax Incentives

York Region property owners may be eligible for property tax relief measures offered by the Province of Ontario or their local municipality, including:

Program	Eligibility / Criteria	Rebate / Discount / Deferral
Tax Exemptions	The Province of Ontario provides incentives for residential units built or altered to accommodate senior(s) or person(s) with a disability For more details on these programs, please contact the Municipal Property Assessment Corporation or visit mpac.ca	Tax reduction / exemption subject to application
Ontario Senior Homeowners' Property Tax Grant	Aged 64 or over on Dec. 31, 2025, who meet the following income criteria: Single, divorced or widowed and income less than **$50,000** Married or living common-law, and combined income of less than **$60,000** The application is part of the income tax return For more details, please check Ontario.ca and/or the annual Ontario income tax package on the Canada Revenue Agency website	Up to $500, subject to annual application to the Canada Revenue Agency
Property Tax Assistance for Seniors	The City of Richmond Hill, the City of Vaughan, and the Town of Newmarket offer property tax relief for eligible seniors The City of Markham offers repayment plan option for property tax arrears For more details on these programs, please contact your local municipality	Tax grant / rebate Repayment Plan
Extraordinary Circumstances Tax Relief	The Township of King offers tax relief in extraordinary, unforeseen circumstances Please contact the Township of King for more information	Interest waived for up to six months
Brownfields Financial Tax Incentive	Owners and developers who redevelop vacant, abandoned and/or idle industrial and commercial sites within the existing urban boundary For more details, please contact your local municipality	Tax incentives / postponements
Incentives and Relief for Heritage Properties	The tax reduction for the Heritage Property Program, pursuant to section 365.2 of the Municipal Act, 2001 provides local municipalities with a tool to provide tax reductions or refunds with respect to an eligible heritage property For more details on these programs, please contact your local municipality	Tax reductions or refunds

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