

# 2025 PROPERTY TAX POLICY UPDATE

## 2025 REGIONAL MESSAGE

The Regional Municipality of York's [2025 Budget](#) upholds the commitments outlined in the [2024 Budget](#), which served as the second installment of the 2023-2026 four-year cycle aligned with the current term of York Regional Council. This approved 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. The Region remains dedicated to its priorities: 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 2025 Budget resulted in a tax levy increase of 3.55%, and continues to include a special 1% levy, first approved for the 2022 Budget, to fund transit and other priority infrastructure projects, including the Region's share of the Yonge North Subway Extension.

In 2025, York Regional Council approved several tax policy changes to support housing, development, and tax fairness:

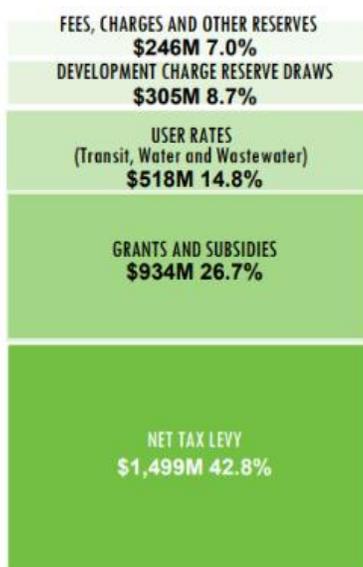
- Implementing a 35% municipal tax discount for eligible new purpose-build rentals
- Removing the tax discount for vacant and excess land non-residential lands to support development and enhance tax equity, and
- Updating eligibility criteria for the property tax increase deferral program for low-income seniors and people with disabilities to align with provincial legislation and practices in other municipalities.

## 2025 BUDGET HIGHLIGHTS

**\$4.8 billion** ▶ **\$3.50 billion Operating costs** + **\$1.26 billion Capital costs**

### 2025 OPERATING FUNDING SOURCE

\$3.5 Billion



### WHERE DOES THE MONEY GO?

Net Tax Levy \$1.5 Billion



## CURRENT VALUE ASSESSMENT

Properties in Ontario are typically reassessed every four years, with updated property current value assessments previously expected in 2021. Due to the COVID-19 pandemic, the reassessment was postponed, and property values have been frozen at 2020 levels. Through the 2025 Ontario budget, the province reaffirmed that assessment values would remain frozen until a review of the property tax and assessment system is complete.

# 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 maintained the 2020 taxation year ratios for the 2025 taxation year as well, to keep the share of the tax burden borne by each property class consistent.

## TAX RATES

2025 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:

$$\text{Property Tax Rates} = \frac{\text{Total Property Tax Funding Requirement for 2025}}{\text{Weighted and Discounted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

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 2024 only reflect the requirement to raise the necessary funds to meet the approved 2025 Budget.

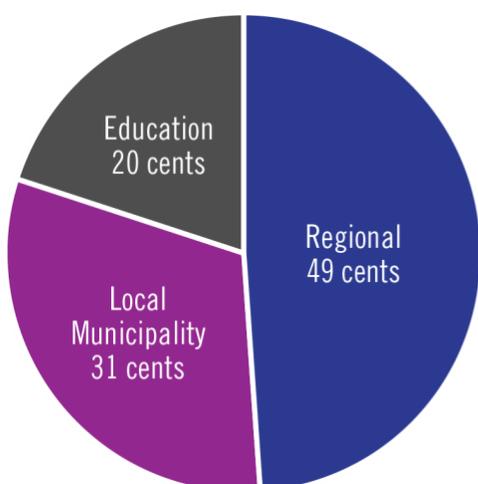
Broad Property Class	2025 Tax Ratios	2025 Tax Rates %	2024 Tax Rates %
Residential	1.000000	0.375863	0.361852
Multi-Residential	1.000000	0.375863	0.361852
New Multi-Residential	1.000000	0.375863	0.361852
New Multi-Residential (Municipal Reduction) Subclass	1.000000	0.244311	0.361852
Commercial	1.332100	0.500687	0.482023
Industrial	1.643200	0.617618	0.594595
Pipelines	0.919000	0.345418	0.332542
Farmland	0.250000	0.093966	0.090463
Managed Forests	0.250000	0.093966	0.090463
Landfill	1.100000	0.413449	0.398037
Aggregate Extraction	1.337082	0.502560	N/A

## HOW IS PROPERTY TAX CALCULATED?

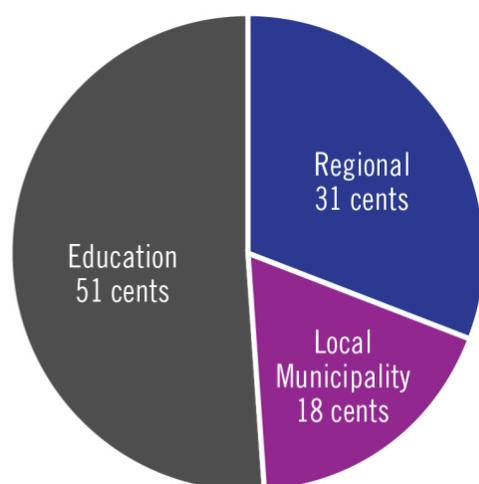


## Average Distribution of \$1 Property Tax in 2025

### 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
Excess Land	Classified by Municipal Property Assessment Corporation	0% of the commercial rate 0% of the industrial rate
Vacant Land	Classified by Municipal Property Assessment Corporation	0% of the commercial rate 0% of the industrial 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: <ul style="list-style-type: none"> <li>\$23,000 (single-person household), or</li> <li>\$40,000 (household of two or more persons)</li> </ul>	

## 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	<p>The Province of Ontario provides incentives for residential units built or altered to accommodate senior(s) or person(s) with a disability</p> <p>For more details on these programs, please contact the Municipal Property Assessment Corporation or visit Ontario.ca</p>	Tax reduction / exemption subject to application
Ontario Senior Homeowners' Property Tax Grant	<p>Aged 64 or over on Dec. 31, 2023, who meet the following income criteria:</p> <p>Single, divorced or widowed and income less than <b>\$50,000</b></p> <p>Married or living common-law, and combined income of less than <b>\$60,000</b></p> <p>The application is part of the income tax return</p> <p>For more details, please check Ontario.ca and/or the annual Ontario income tax package on the Canada Revenue Agency website</p>	Up to \$500, subject to annual application to the Canada Revenue Agency
Property Tax Assistance for Seniors	<p>The City of Richmond Hill, the City of Vaughan, and the Town of Newmarket offer property tax relief for eligible seniors</p> <p>The City of Markham offers repayment plan option for property tax arrears</p> <p>For more details on these programs, please contact your local municipality</p>	<p>Tax grant / rebate</p> <p>Repayment Plan</p>
Extraordinary Circumstances Tax Relief	<p>The Township of King offers tax relief in extraordinary, unforeseen circumstances</p> <p>Please contact the Township of King for more information</p>	Tax deferral
Relief for Brownfields	<p>Owners and developers who redevelop vacant, abandoned and/or idle industrial and commercial sites within the existing urban boundary</p> <p>For more details, please contact your local municipality</p>	Tax incentives / postponements
Incentives and Relief for Heritage Properties	<p>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</p> <p>For more details on these programs, please contact your local municipality</p>	Tax reductions or refunds

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