

City of Mississauga
Corporate Report



<p>Date: March 10, 2026</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Marisa Chiu, CPA, CA, Commissioner of Corporate Services, Chief Financial Officer and Treasurer</p>	<p>Meeting date: April 22, 2026</p>

Subject

2026 Tax Ratios, Tax Rates and Due Dates

Recommendation

1. That the 2026 tax rates for the City of Mississauga be established as outlined in Appendix 1 of this report dated March 10, 2026, and titled "2026 Tax Ratios, Tax Rates and Due Dates" from the Commissioner of Corporate Services, Chief Financial Officer and Treasurer.
2. That the tax ratios for the City of Mississauga be approved as follows:

Residential	1.000000
Multi-Residential	1.265604
New Multi-Residential	1.000000
Commercial	1.516977
Industrial	1.615021
Pipeline	1.313120
Farmland	0.250000
Managed Forest	0.250000
3. That the 2026 net operating municipal property tax levy for the City of Mississauga be approved at \$789,732,834.
4. That the 2026 operating budget be adjusted to reflect a transfer to the Fiscal Stability Reserve Fund (#30125) in the amount of \$311,609.
5. That the 2026 residential property tax due dates be set for July 2, August 6 and September 3, 2026.
6. That the 2026 non-residential property tax due date be set for August 6, 2026.
7. That the 2026 due dates for properties enrolled in the City's pre-authorized tax payment plan be set based on their chosen withdrawal date.

8. That the 2026 tax rates for the Clarkson, Cooksville, Malton, Port Credit and Streetsville Business Improvement Areas (BIA) tax levy requirement be established as set out in Appendix 2 of this report.
9. That the levy amounts for the 2026 taxation year for colleges and universities, public hospitals and correctional facilities (“Heads and Beds” levy) be based on the current legislated rates.
10. That all necessary by-laws be enacted.

Executive Summary

- Approval is being sought for the City’s 2026 net property tax levy, tax ratios, tax rates, due dates and the 2026 tax rates for the BIAs.
- The tax due dates being proposed are consistent with previous years in the number and timing.
- As per provincial legislation, current assessment values (CVA) continue to remain based on a valuation date of January 1, 2016.
- A budget adjustment of \$311,609 is proposed to reflect the final assessment growth compared to the estimated growth and be allocated to the Fiscal Stability Reserve Fund.
- The 2026 property tax rebate amount for low-income seniors and low-income persons with disabilities be adjusted to \$601.00 reflecting the increase based on the blended tax impact.
- The 2026 taxes per \$100,000 CVA will increase by \$53.68: \$16.46 relating to the increase in City taxes and \$37.22 relating to the increase in Region of Peel taxes.
- The provincial residential tax rate remains at the same level set in 2020.

Background

Section 310 of the *Municipal Act, 2001* requires Council to establish tax ratios for property classes annually. This report outlines the decisions necessary by Council to establish the tax ratios and tax rates for 2026 and authorize the final tax levy. The Province of Ontario prescribes the tax rates for education purposes by regulation. As the legislated valuation date remains January 1, 2016, the Province continues to bill residential education taxes at the same rate of 0.153% since 2020.

The City’s 2026 budget was adopted on January 28, 2026, and provided a 4.39 percent budget increase on the City’s portion of the tax bill which equates to an average 1.61 percent increase on the total residential tax bill. The Council for the Region of Peel approved its 2026 budget with a 7.4 percent budget increase for residents in Peel which equates to an average 3.60 percent increase on the total residential tax bill. The combined average blended tax impact for the City and Region is 5.21 percent on the total residential tax bill.

Section 208 of the *Municipal Act, 2001* requires a special charge to be levied upon the BIA members to provide the revenues as identified in each of the BIA budgets. City Council approved the 2026 budget submissions for the Clarkson, Cooksville, Malton, Port Credit and Streetsville BIAs.

The tax levy funding required for each BIA is as follows:

Business Improvement Area	2026 Tax Levy Requirement
Clarkson	\$ 124,400
Cooksville	\$ 329,250
Malton	\$ 320,000
Port Credit	\$1,108,743
Streetsville	\$ 485,500
Total	\$2,367,893

Comments

Property Assessment

Property assessment values for the 2026 taxation year continue to be based on a valuation date of January 1, 2016. The Province has not yet indicated when the next province-wide reassessment will occur and the next valuation date following the cancellation of the reassessment planned for 2020.

Tax Ratios and Rates

As assessment values are still based on a January 1, 2016, valuation date and any tax burden shifts resulting from the last reassessment have already been addressed, the proposed tax ratios for 2026 remain the same as 2025.

Typically, tax ratios are adjusted to mitigate shifts in tax burden between property classes resulting from assessment changes within the assessment base caused by a province-wide reassessment. This practice is referred to as revenue neutral tax ratios. Tax ratio adjustments can also be used to address policy initiatives such as reducing tax ratios to be within the provincially set ranges of fairness. Adjusting tax ratios does not change the amount of taxes collected, any adjustments create a shift in tax burden amongst the property classes, mainly impacting the residential class as this is the largest property class and the tax ratio is legislated at 1.000.

The 2026 tax rates include a tax rate for the optional New Multi-Residential subclass (NT1) for new purpose-built rental properties that was adopted by the Region of Peel on September 25, 2025. This rate reflects the 35 percent reduction to the New Multi-Residential rate for municipal purposes.

Attached as Appendix 1 are the tax rates for the City and the Region of Peel based on these tax ratios.

Education Tax Rates

For 2026, the residential education tax rate remains unchanged from 2020 at 0.153 percent since property assessment values continue to be based on a January 1, 2016, valuation date.

The province is also maintaining the same education tax rates for business properties as established for 2021. The rate will remain at 0.88%. To ensure municipalities are not negatively impacted by the business education tax (BET) reduction implemented in 2021, the province is maintaining the 2020 BET rates for properties whose payments in lieu (PILT) of education taxes is retained by the municipality.

Education tax rates as set by the province through regulation are shown in Appendix 1 for information.

Levy Due Dates

It is proposed that the due dates for the 2026 final levy for residential properties with regular instalment due dates to be payable in three instalments on July 2, August 6 and September 3, 2026, and for non-residential properties with regular instalments to be payable in one instalment on August 6, 2026. The recommended final levy due dates are consistent in time and number of instalments with previous years.

For properties enrolled in the City's pre-authorized tax payment plan, the 2026 final levy will be payable based on their chosen withdrawal dates.

Levy Adjustment

Assessment growth is monitored throughout the year and with an estimated growth being incorporated into the budget each year. The 2026 budget included an estimated assessment growth of 1.216 percent. The final assessment growth based on the 2026 assessment roll has been calculated at 1.258 percent. Because the budget was approved before the final growth numbers were calculated, it is necessary to amend the budget and the 2026 levy by \$311,609 to reflect the final assessment growth. It is proposed that the additional funds be allocated to the Fiscal Stability Reserve Fund.

BIA Budgets and Levy

The 2026 budget submissions for the Clarkson, Cooksville, Malton, Port Credit and Streetsville BIA's have been approved by City Council. The BIA tax rates have been calculated as indicated in Appendix 2 using the CVA provided by the Municipal Property Assessment Corporation (MPAC) for the 2026 taxation year for the properties within each of the BIA boundaries in order to raise the required revenues.

Heads and Beds Levy

Section 323 of the *Municipal Act, 2001* provides that local municipalities may by by-law levy an annual PILT on provincial institutions such as public hospitals, universities, community colleges and correctional facilities. The current rate as established in O. Reg. 384/98 is \$75 per hospital bed, full time student enrolled or resident place. This rate has not changed since 1987. The levy calculation is based on institution capacity information for the previous year as provided by the Ministry of Municipal Affairs and Housing.

Minimum tax

In accordance with Section 355 of the *Municipal Act, 2001* the municipality may pass a by-law providing that where the total final tax levy to be imposed on a property would be less than the tax amount specified by the municipality, the amount of actual taxes payable shall be zero.

Therefore, it is recommended that where the total final levy taxes to be imposed on a property would be less than twenty-five dollars (\$25), the amount of actual taxes shall be zero. This is consistent with prior years.

Financial Impact

Adjusting the 2026 operating budget to reflect the final assessment growth will result in an increase of \$311,609. It is proposed that the additional funds be allocated to the Fiscal Stability Reserve Fund.

The tax levy changes for \$100,000 residential CVA are as follows:

		Tax Impact on Total Taxes
2025 Taxes*	\$1,034.22	
Increase in City Taxes	\$16.46	1.6%
Increase in Region of Peel Taxes	<u>\$37.22</u>	<u>3.6%</u>
2026 Taxes	\$1,087.90	5.2%

*Reflects Adjusted Assessment Growth

Providing the tax increase per \$100,000 CVA facilitates the calculation of the tax increase for any other assessment value for specific properties. For example, a property assessed at \$1,000,000 would be ten times the increase above.

Conclusion

The 2026 tax rates have been calculated, as shown in Appendix 1, to raise the required property tax revenue for City and Region of Peel services. Appendix 1 also reflects the tax rates established by the Province of Ontario for funding education. The proposed final levy due dates are consistent with prior years.

The 2026 BIA tax rates have been calculated as shown in Appendix 2 to raise the required revenue for the purposes of the BIA Boards of Management.

Attachments

Appendix 1: 2026 Final Tax Rates

Appendix 2: 2026 Business Improvement Area Tax Rates



Marisa Chiu, CPA, CA, Commissioner of Corporate Services, Chief Financial Officer and Treasurer

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